

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(1434 Railroad Avenue) *

8th Election District *

3rd Council District *

Two Farms, Inc., *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0036-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by David H. Karceski, Esquire, on behalf of Two Farms, Inc., the legal owner. The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), for approval of business parking in a residential zone (DR 5.5 zone). The Variance petition seeks relief from B.C.Z.R., §1B01.1.B.1.e(5) to allow a residential transition area buffer and setback a minimum of 8 ft. in lieu of the required 50 ft. buffer and 75 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Jeff Bainbridge (from Royal Farms store) and Bill Monk, whose firm prepared the site plan. David H. Karceski, Esquire, and Justin Williams, Esquire of Venable, LLP appeared and represented the Petitioner. Eric Rockel, a nearby resident, attended the hearing to learn further details about the proposal. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), which requested further details regarding the proposed fencing which would

ORDER RECEIVED FOR FILING

Date 10/28/13

By Sen

screen the parking area. The Department of Environmental Protection and Sustainability (DEPS) stated that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Bureau of Development Plans Review (DPR) indicated that a landscape plan must be submitted and approved.

The subject property is 0.189 +/- acres in size and is zoned DR 5.5. The property is improved with a 100+ year old single family dwelling that is vacant and in disrepair. That dwelling will be razed, and the Petitioner proposes to use the lot for additional parking for the Royal Farms Store, which has operated on the adjacent property for many years.

The petition for Special Hearing seeks approval for commercial parking in a residential zone, as permitted by B.C.Z.R. §409.8. Mr. Monk, who was accepted as an expert in zoning and land use matters, opined via proffer that the proposal satisfied the requirements in that regulation, and that the use would not be detrimental to the public health, safety and welfare. At present, customers will often park on Railroad Avenue if the store lot is filled, which is a dangerous proposition given the light rail trains operating in the area. Mr. Rockel indicated that the Greater Timonium Community Council (GTCC) discussed the matter and voted to support the petition. In these circumstances, I believe the petition should be granted.

Based upon the testimony and evidence presented, I will also grant the petition for variance. To obtain variance relief a Petitioner must show:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioner has met this test. The property is irregularly shaped and is constrained by environmental features. As such, it is unique. If the regulations were strictly interpreted, the

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Date

10/28/13

By

Sen

Petitioner would experience a practical difficulty, given it could not provide additional safe parking to meet customer demand.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be granted.

THEREFORE, IT IS ORDERED this 28th day of October, 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), for approval of business parking in a residential zone (DR 5.5 zone), be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioner's Variance request pursuant to B.C.Z.R. §1B01.1.B.1.e(5) to allow a residential transition area buffer and setback a minimum of 8 ft. in lieu of the required 50 ft. buffer and 75 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must submit for approval by Baltimore County a landscape plan, prior to the issuance of any permits for the project.

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 10/28/13

By sen

KEVIN KAMENETZ
County Executive



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

October 28, 2013

David Karceski, Esquire
Justin Williams, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 1434 Railroad Avenue
Case No.: 2014-0036-SPHA

Dear Counsel:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm
Enclosure

c: Jeff Bainbridge, 3611 Roland Avenue, Baltimore, Maryland 21211
Bill Monk, 1220-C E. Joppa Road, Suite 505, Towson, Maryland 21286
Eric Rockel, 1610 Riderwood Drive, Lutherville, Maryland 21093



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 X 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. X 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. X 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
Date 10/28/13
Mailing Address City State
By
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 2014-0036 SPHA Filing Date 8, 14, 2013 Do Not Schedule Dates: Reviewer JNP

REV. 10/4/11

FLOOD

**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.



2014-0036-SPHA

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

Abingdon, MD
(410) 515-9000

◆ Laurel, MD
(410) 792-9792

◆ Towson, MD
(410) 821-1690

◆ Georgetown, DE
(302) 855-5734

◆ Wilmington, DE
(302) 326-2200

◆ York, PA
(717) 751-6073

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0036-SPHA
Petitioner: TWO FARMS, INC.
Address or Location: 1434 RAILROAD AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich
Address: 210 W. Pennsylvania Ave
Ste. 500
Towson, MD 21204
Telephone Number: (410) 444-6200

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

No. **101535**

Date: **8/14/2013**

PAID RECEIPT

BUSINESS ACTUAL TIME
8/14/2013 8/14/2013 09:39:10 8

REC W004 WALKIN SHIL SAH
>>RECEIPT # 504377 8/14/2013 OFLN

Dept 5 528 ZONING VERIFICATION
CP NO. 101535

Recpt Tot \$1,000.00
\$1,000.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1,000.00
Total:								1,000.00

Rec From: **Venable, LLC.**

For: **Special Hearing/Variance - 1434 Railroad Avenue
2014-0036-SPHA (TWO FARMS, INC)**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/06/2013

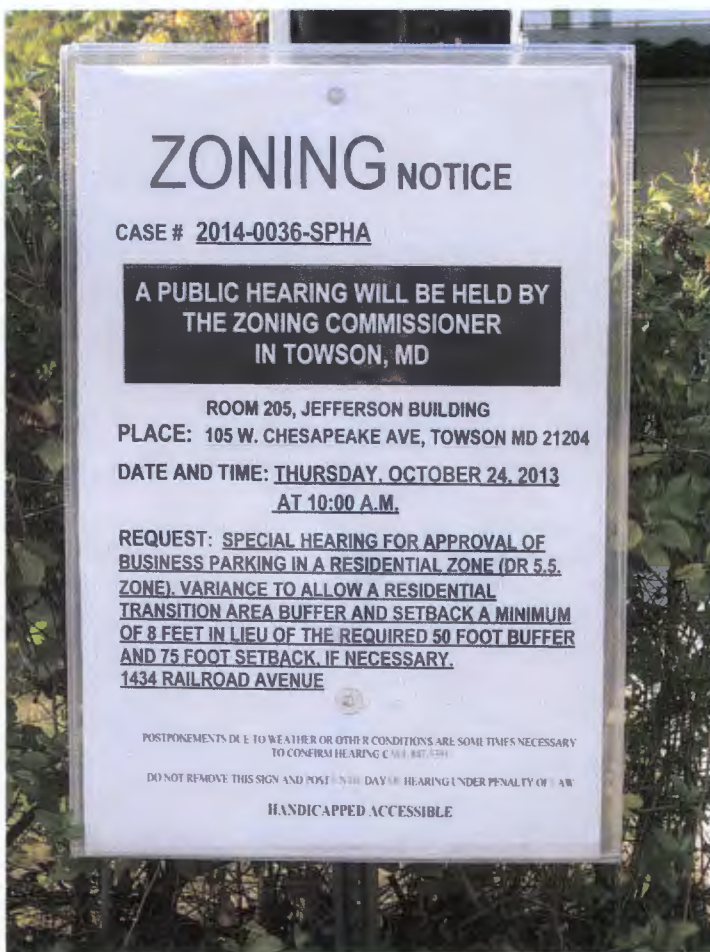
Case Number: 2014-0036-SPHA

Petitioner / Developer: DAVID KARCESKI, ESQ.~JOHN KEMP

Date of Hearing (Closing): OCTOBER 24, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1434 RAILROAD AVENUE

The sign(s) were posted on: 10/04/2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 3, 2013

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 October 3, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0036-SPHA

1434 Railroad Avenue

NW/3 Railroad Avenue, 170.72 ft. SW of Seminary Avenue

8th Election District - 3rd Councilmanic District

Legal Owners: Two Farms, Inc., John Kemp, President

Special Hearing: for approval of business parking in a residential zone (DR-5.5 zone). **Variance:** 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.

Hearing: Thursday, October 24, 2013 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.

10/021 Oct. 3

950321



KEVIN KAMENETZ
County Executive

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

September 9, 2013

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: 2014-0036-SPHA

1434 Railroad Avenue

NW/s Railroad Avenue, 170.72 ft. SW of Seminary Avenue

8th Election District – 3rd Councilmanic District

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Hearing: Thursday, October 24, 2013 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", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
John Kemp, 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 4, 2013.**
- (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
Thursday, October 3, 2013 Issue - Jeffersonian

Please forward billing to:

Barb Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

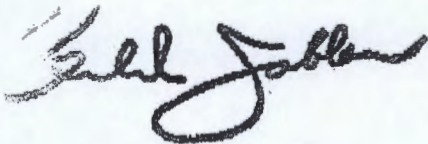
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CASE NUMBER: 2014-0036-SPHA

1434 Railroad Avenue
NW/s Railroad Avenue, 170.72 ft. SW of Seminary Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Two Farms, Inc., John Kemp, President

Special Hearing for approval of business parking in a residential zone (DR 5.5 zone). Variance 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.

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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.

M E M O R A N D U M

DATE: December 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0036-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 27, 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

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
1434 Railroad Avenue; NW/S Rialroad
Avenue, 170.72' SW of Seminary Avenue
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Two Farms, Inc
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-036-SPHA

* * * * *

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

AUG 21 2013

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 21st day of Augst, 2013, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/21/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
8/21/13	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
9/27/13	PLANNING (if not received, date e-mail sent _____)	C
8/20/13	STATE HIGHWAY ADMINISTRATION	No Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/3/13	
SIGN POSTING	Date: 10/4/13 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

October 9, 2013

Two Farms Inc
John Kemp, President
3611 Roland Avenue
Baltimore MD 21211

RE: Case Number: 2014-0036 SPHA, Address: 1434 Railroad Avenue

Dear Mr. Kemp:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 14, 2013. 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
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-20-13

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

RE: Baltimore County
Item No. 2014-0036-SPHA
Special Hearing Variance
Two Forms, Inc. John Bous
1434 Railroad Avenue
Entrances on Seminary Ave
MD 131

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 8-19-13. A field inspection and internal review reveals that an entrance onto MD 131 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2014-0036-SPHA

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/
Development Manager
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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1434 Railroad Avenue

RECEIVED

INFORMATION:

OCT 01 2013

Item Number: 14-036

Petitioner: Two Farms, Inc.

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

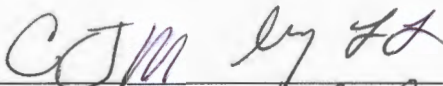
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's special hearing and variance requests. The proposed RTA buffer and setback reductions would only impact one residential property which is located adjacent to the western property line.

The petitioner proposes a 6 foot high fence and two additional light poles using LED lighting to minimize light trespass.

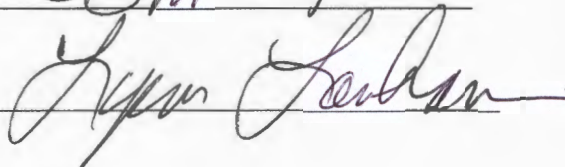
Furthermore, there are no other adjacent properties as the subject property is situated at an intersection on the northwest corner facing a heavily traveled road and the travel way of the Light Rail. The Department of Planning opines that the reduced RTA buffer and setback would not negatively impact the residential integrity of the neighborhood nor will it be detrimental to health, safety and welfare of the community. The Department of Planning has the following comments:

1. Submit a detailed elevation of the proposed fencing for review and approval. Delineate the height and materials of the fence. Fence materials shall be ornamental/decorative and durable while serving the intended purpose of screening the subject use.
2. Provide a detailed landscape plan that will significantly minimize the impact of the reduced RTA buffer and setbacks.

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

Prepared By: 

Division Chief:
AVA/LL:cjm



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. 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 21, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0036-SPHA
Address 1434 Railroad Avenue
(Two Farms, Inc. Property)

Zoning Advisory Committee Meeting of August 19, 2013.

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

X 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).

Additional Comments:

Development must comply with the conditions of the forest buffer variance granted by EPS on June 26, 2013.

Reviewer: *Glenn Shaffer – Environmental Impact Review (EIR)*

RECEIVED
AUG 21 2013
OFFICE OF ADMINISTRATIVE HEARINGS

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 August 26, 2013
Item No. 2014-0036

DATE: August 21, 2013.

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

A landscape plan shall be received and approved prior to the approval of any building permits.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0036-08202013.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 0802065750		
Owner Information		
Owner Name:	TWO FARMS INC	Use: RESIDENTIAL
Mailing Address:	3611 ROLAND AVE BALTIMORE MD 21211-	Principal Residence: NO
		Deed Reference: 1) /33209/ 00255 2)
Location & Structure Information		
Premises Address:	1434 RAILROAD AVE LUTH-TIMNOIUM 21093-	Legal Description: * 1434 RAILROAD AVE 100FT S SEMINARY AVE
Map: 0060	Grid: 0023	Parcel: 0268
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1906	Above Grade Enclosed Area 1,248 SF	Finished Basement Area
Property Land Area 10,000 SF	County Use 04	
Stories 2.000000	Basement NO	Type STANDARD UNIT
Exterior WOOD SHINGLE	Full/Half Bath 1 full/ 1 half	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	100,200	100,200
Improvements	51,900	51,900
Total:	152,100	152,100
Preferential Land:	0	
Phase-in Assessments		
	As of	As of
	07/01/2013	07/01/2014
Transfer Information		
Seller: BROWN WALTER A	Date: 02/22/2013	Price: \$54,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33209/ 00255	Deed2:
Seller: BROWN WALTER A	Date: 05/29/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28147/ 00181	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

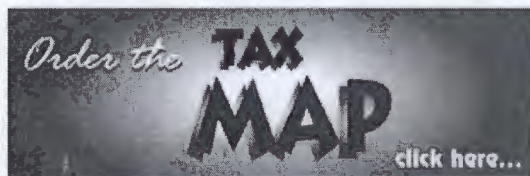
New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **0802065750**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

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CASE NAME 2014-0036-SPNA
CASE NUMBER Two Farms, Inc.
DATE 10/24/13

[illegible]

CASE NAME Royal Family
CASE NUMBER @ Railroad Avenue
DATE 2014-0036-SPHA

[illegible]

Case No.: 2014-0036-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

DW
12-2-13

slr
10/28/13

No. 1	Site plan	
No. 2	Schematic Landscape Plan	
No. 3	William Monk CV	
No. 4	Aerial zoning map	
No. 5	Aerial zoning map	
No. 6	Aerial Photo Key Sheet w/ photos A-S	
No. 7	Lighting plan	
No. 8	June 25, 2013 letter re: forest buffer variance	
No. 9		
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...

for the conversion of historic farmhouse into an inn/restaurant while retaining the farmstead outbuildings and incorporating them into an educational/learning center.

Arundel Delight Quarry, Baltimore County, Maryland - This 125-acre parcel in northwest Baltimore County utilizes an abandoned quarry as its centerpiece by transforming it into a 25-acre lake. The master plan calls for a mix of commercial (village center), employment (office), elderly care/retirement community and a mix of housing types (estate and carriage homes). Additionally an extensive open space system along with active recreational facilities and a Baltimore County fire station are incorporated into this unique master plan. This master plan was prepared over a period of 18 months in concert with a community and business task force that resulted in the approval of the overall master plan and securing the appropriate zoning to accommodate the mix of uses.

Patapsco Planned Community, Baltimore County, Maryland - Preparation of master plan for an 800-acre planned residential and commercial project. Plan includes country club, open space system, community shopping facilities/office, research and development park and a mix of residential housing types.

Run About Cove, Anne Arundel County, Maryland - 110-acre residential community containing over 700 housing units with a commercial village center and extensive recreational/open space amenities.

Edmondson Square Shopping Center, Baltimore, Maryland - Prepared site development plans for redevelopment of the six-acre site for new Giant Food, Hollywood Video, and Advance Auto Parts stores.

Towson Overlook, Baltimore County, Maryland - Re-development of 13-acre site to add 75,000 SF to the existing 50,000-SF shopping center.

EDUCATIONAL FACILITIES

Elementary - High School

St. Marks School, Baltimore County, Maryland - Prepared plans and assisted client in obtaining rezoning for the historic renovation and redevelopment of the former St. Marks School on Winters Lane in Catonsville.

College / University

Technology Center at University of Maryland Baltimore County, South Campus, Catonsville, Maryland - Principal-In-Charge responsible for master planning for expansion of the South Campus to include two to three new research & technology buildings and conference center ranging in size from 60,000-100,000 SF each.

University of Maryland Baltimore County, Main Campus Master Planning for the Technology Development Center (TDC) and the Technology Research Center (TRC), Catonsville, Maryland - Principal-In-Charge responsible for master planning for expansion of the TDC and TRC facilities to include research, teaching, and conferencing facilities totaling 150,000-200,000 SF.

University of Maryland Baltimore County, Technology Development Center Parking Facilities, Catonsville, Maryland - Principal-In-Charge of site planning, civil engineering, and surveying for a 330-car satellite parking facility with shuttle bus pickup. Design/Bid/Construction.

GOLF COURSE COMMUNITY MASTER PLANNING AND GOLF COURSE PLANNING AND DESIGN:

Lake Diamond Golf and Country Club, Pinehurst, North Carolina - Preparation of a master plan incorporating an 18-hole golf course with club facilities and a "public golf center" including driving range, chipping and pitching greens and miniature golf course. Golf course routing is through dense pine forests and sand hills indigenous to the Pinehurst area. Lake Diamond (44 acres) provides a unique natural amenity. Estate home sites, community beach and recreation

HOSPITALITY

Burkeshire Marriott Feasibility Study, Towson, Maryland - Planner hired by the Baltimore County Economic Development to provide a feasibility study for the expansion of the Marriott Hotel to include conferencing facilities, structured parking, and campus retailing along the York Road street frontage. Project also included developing alternative site plans for the entire block known as the "triangle" which includes the Towson VFW hall.

HOUSING

Decatur Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for 72 housing units in Locust Point.

Luzerne Street, Canton Mills, Chester Street, and Fleet Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for urban in-fill residential projects in Baltimore City.

**WILLIAM P. MONK
NATIONAL AND REGIONAL CLIENTS**

CONVENIENCE STORES

7-Eleven Food Stores
High's Food Stores
Wawa Food Stores
Paceway Convenience Stores
Dash-In Food Stores
6-12 Convenience Food Marts
X-Tra Mart
Royal Farm Stores

AUTOMOTIVE SERVICE

Precision Tune
Mr. Transmission
Pit Stop, Inc.
Windshields of America
Grease Monkey
Econo Lube 'N' Tune
Midas Muffler
3 Rivers Glass
Jiffy Lube
Mr. Tire
Kimmel Tire
Midas Muffler
Grease Monkey
Salvo Auto Parts
National Tire Warehouse
Western Auto
Parts America
NTW Automotive

**AUTOMOTIVE-
GASOLINE**

BP/Amoco Oil Co.
Arco Petroleum
Gulf Oil Company
Steuart/Agip
Shell Oil Company
Southern Maryland Oil Co.
Sunoco
Texaco/Star Enterprise
Eastern Petroleum
Quarles Petroleum, Inc.
Carroll Independent Fuel
Ewing Oil Company
Ocean Petroleum Co.

RESTAURANTS

Dunkin Donuts
Pizza Hut
Taco Bell
Hot-N-Now
Big Boys
Roy Rogers Restaurants
Checkers
Church's Fried Chicken
Hardee's
Burger King
Golden Corral
Kentucky Fried Chicken
Mr. Donut
Friendly's Restaurants
Chili's Restaurants
Subway Sub Shops
Red Hot n' Blue
McDonald's Corporation
All-In-One (Taco Bell, Pizza Hut, KFC)
East Side Marios
Chevys Mexican Restaurants
California Pizza Kitchen
Fuddruckers
Sweet Pea Café
Old Country Buffet
Cracker Barrel
Rita's Water Ice
Krispy Kreme
Wendy's

MISCELLANEOUS-COMMERCIAL

Rite Aid
K-Mart
Duron Paints
Nichol's Department Store
Safeway Food Stores
Blockbusters Video
Pier One Imports
Price Warehouse
F&M Drug Stores
Roses Department Store
Town & Country Pontiac-Nissan
Klein's Supermarkets
C.J. Bonner Co.
Carteret Savings Bank
Penn Advertising
Universal Advertising
Giant Foods
Nextel Corporation
PNE Media
Enterprise Rent-A-Car
Koons Ford
ATC Communications, Inc.
Wal-Mart
Sam's Club
Hechingers
Bluecrest North Caterers
Musselman Chevrolet
Bell Atlantic
Luby Chevrolet
Sports Authority
Revco Drugs
CVS Drugs
Weis Markets
Lamar Advertising
Hollywood Video
Food Lion
Graul's Food Markets
Jeepers, Inc.
Walgreens
Bank of America
Dollar General















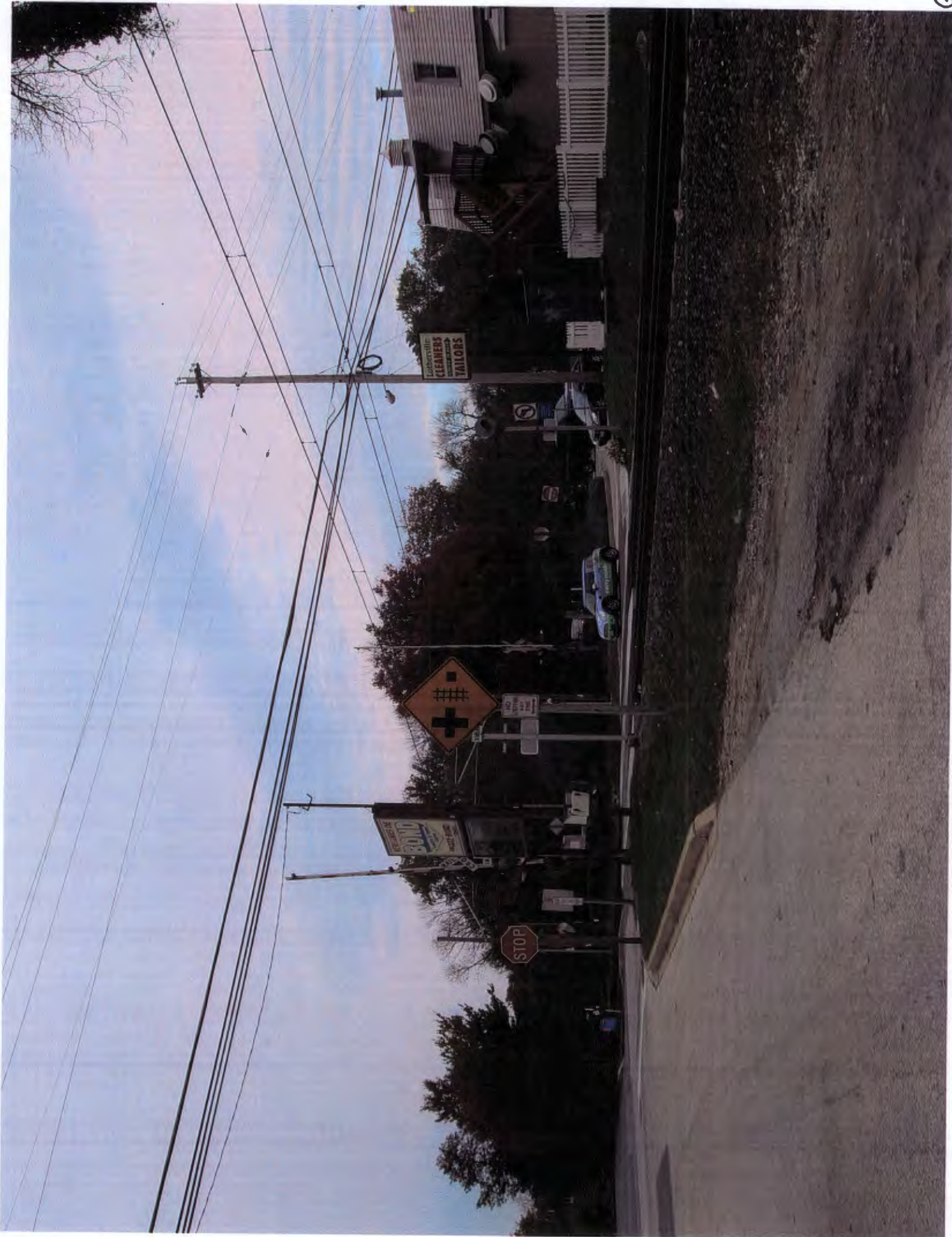




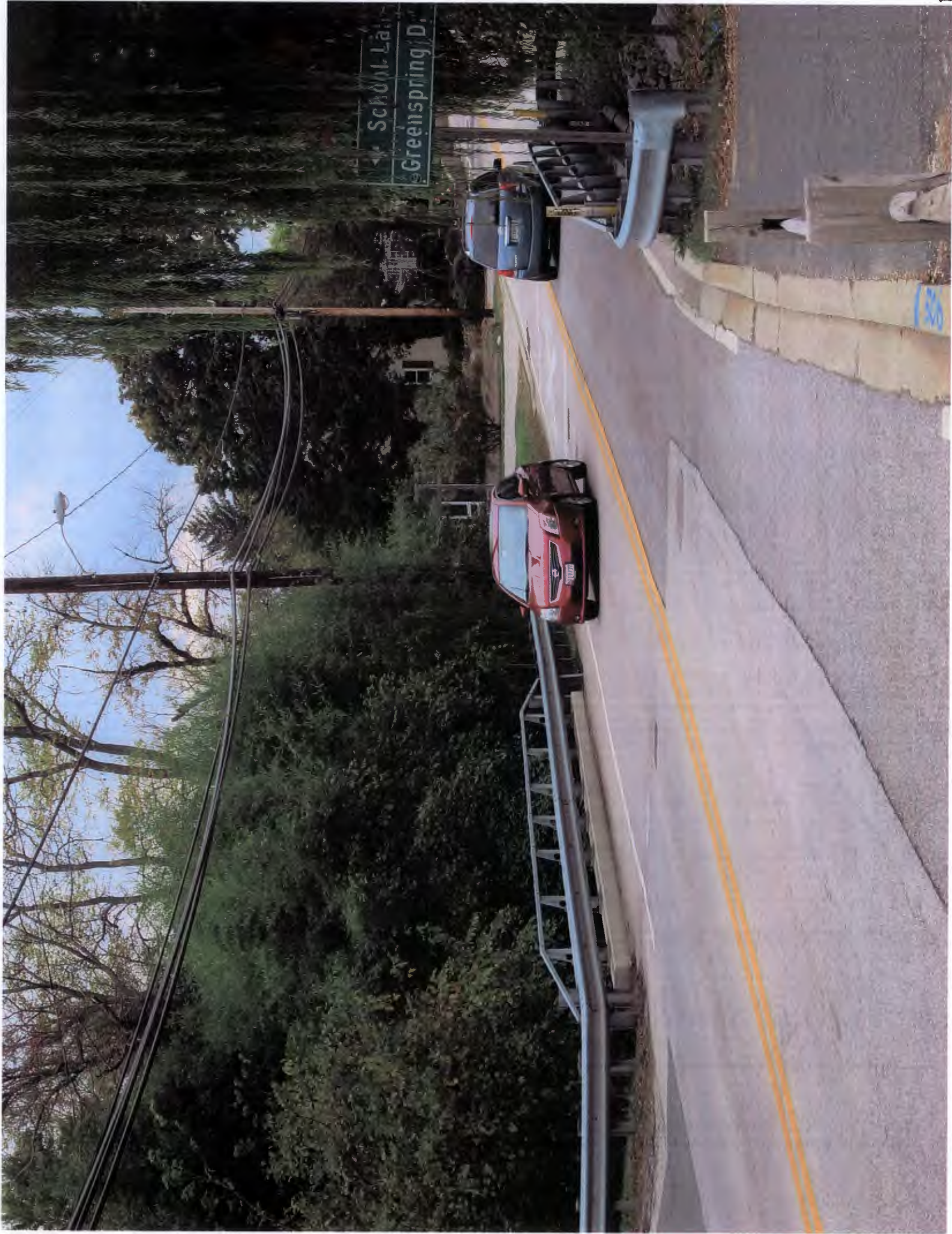




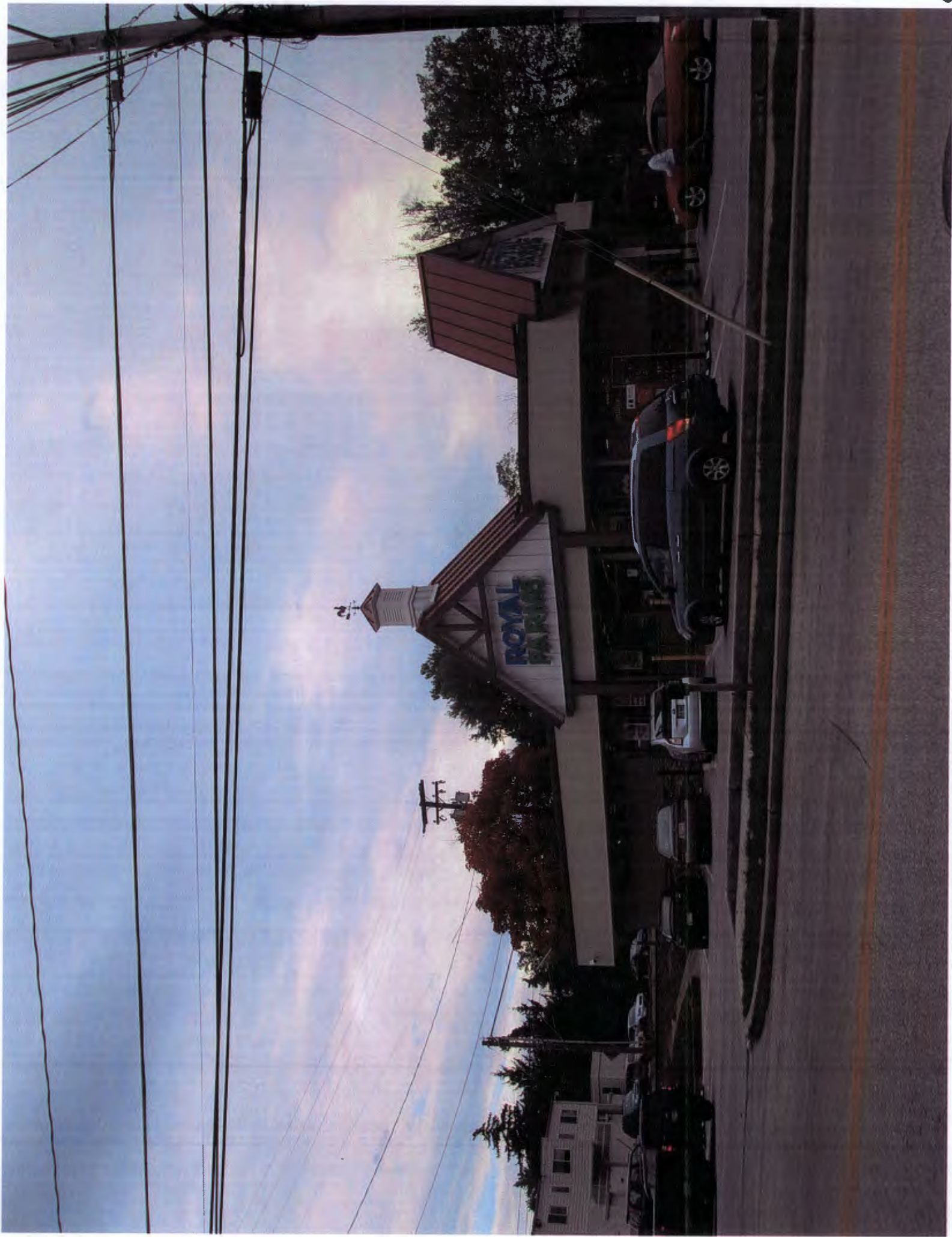














ZONING NOTICE

CASE # 2014-0016-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWN, IN

PLACE: 101 W. C. 1000 BAY AVE, TOWN, IN 47154

DATE AND TIME: THURSDAY, OCTOBER 24, 2013
AT 10:00 A.M.

REQUEST: REQUEST FOR APPROVAL OF
BARNES & NOBLES IN A BARNES & NOBLES
STORE, 1000 BAY AVE, TOWN, IN 47154

ZONE: BARNES & NOBLES IN A BARNES & NOBLES
STORE, 1000 BAY AVE, TOWN, IN 47154

CO: 1000 BAY AVE, TOWN, IN 47154

AND 1000 BAY AVE, TOWN, IN 47154

THE BARNES & NOBLES STORE

THE BARNES & NOBLES STORE

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THE BARNES & NOBLES STORE

NO TRESPASSING
Violators Will Be
Prosecuted



25
AHEAD

2014



KEVIN KAMENETZ
County Executive

VINCENT J. GARDINA, *Director*
Department of Environmental Protection
and Sustainability

June 25, 2013

Mr. John Canoles
Eco-Science Professionals, Inc.
P.O. Box 5006
Glen Arm, MD 21057

Re: Royal Farm Store at 1434 Railroad Avenue
Forest Buffer Variance Request
Tracking #03-13-1636

Dear Mr. Canoles:

A request for a variance from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains was received by the Department of Environmental Protection and Sustainability (EPS) on June 12, 2013. If granted, the variance would now allow permanent impacts to approximately 1,140 square feet of Forest Buffer along Roland Run (Use I) with a limit of disturbance over 40 feet from the top of stream bank. The purpose of the impacts is to provide a small parking lot expansion for an existing convenience store. Porous pavement is proposed to be used for the majority of the expanded parking lot.

This Department has reviewed the variance request and determined that a hardship exists due to the small size of the property, the extent of the Forest Buffer on the site, and the fact that the convenience store predates the law in question. We further determined that the several alternatives were evaluated in an attempt to minimize Forest Buffer disturbances and water quality impacts. Finally, we find the water quality impacts associated with this proposed parking area can be mitigated by constructing a portion of the parking lot of porous pavement, and planting at an EPS-approved location. Therefore, we will grant this request in accordance with Section 33-3-106 of the Baltimore County Code, with the following conditions:

1. A minimum of 2,740 square feet of the 4,620-square foot parking lot expansion shall be constructed of porous pavement in strict adherence with standard porous pavement specifications.
2. 1,960 square feet of forest buffer mitigation credit shall be purchased at an EPS-approved forest planting bank, or another EPS-approved stream buffer planting area. A mitigation bank letter is enclosed for this purpose.
3. A final Forest Buffer Protection Plan shall be submitted to EPS and approved prior to grading permit approval for the parking area.
- ~~4. A FBPP security equal to \$0.25 per square foot of planting shall be posted via an Environmental Agreement prior to grading permit approval for the parking area.~~

Mr. John Canoles
Royal Farm Store at 1434 Railroad Avenue
Forest Buffer Variance Request
June 25, 2013
Page 2

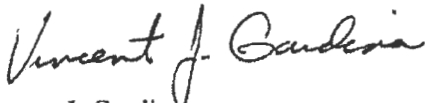
5. The reduced Forest Buffer shall be permanently posted at 50-foot intervals or at any of its corners with "Forest Buffer - Do Not Disturb" signs and permanent below grade markers (i.e. rebar) to facilitate identification of easement limits. The signs and monuments must be installed prior to issuance of any grading permit.
6. The reduced Forest Buffer on the Royal Farms Store property must be recorded as a Forest Buffer Easement via the right of way plat process. The plat and associated Declaration of Protective Covenants must be recorded in Baltimore County Land Records prior to December 31, 2013.
7. The following note must be on all plans for this project stating:
"A variance was granted by the Baltimore County Department of Environmental Protection and Sustainability from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that this variance was granted. Conditions were placed on this variance to minimize water quality impacts including use of porous pavement, posting of the reduced Forest Buffer, and offsite mitigation planting."

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request.

Please have the party responsible for meeting the conditions of this variance sign the statement on the next page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please contact Mr. Glenn Shaffer at 410-887-3980.

Sincerely,



Vincent J. Gardina
Director

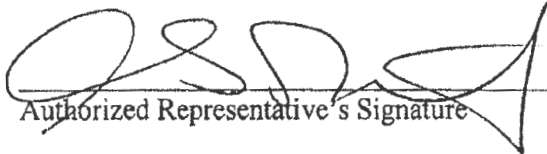
VJG:ges

Enclosure

- c. Michael Coughlin, MRA
David Karceski, Venable LLC

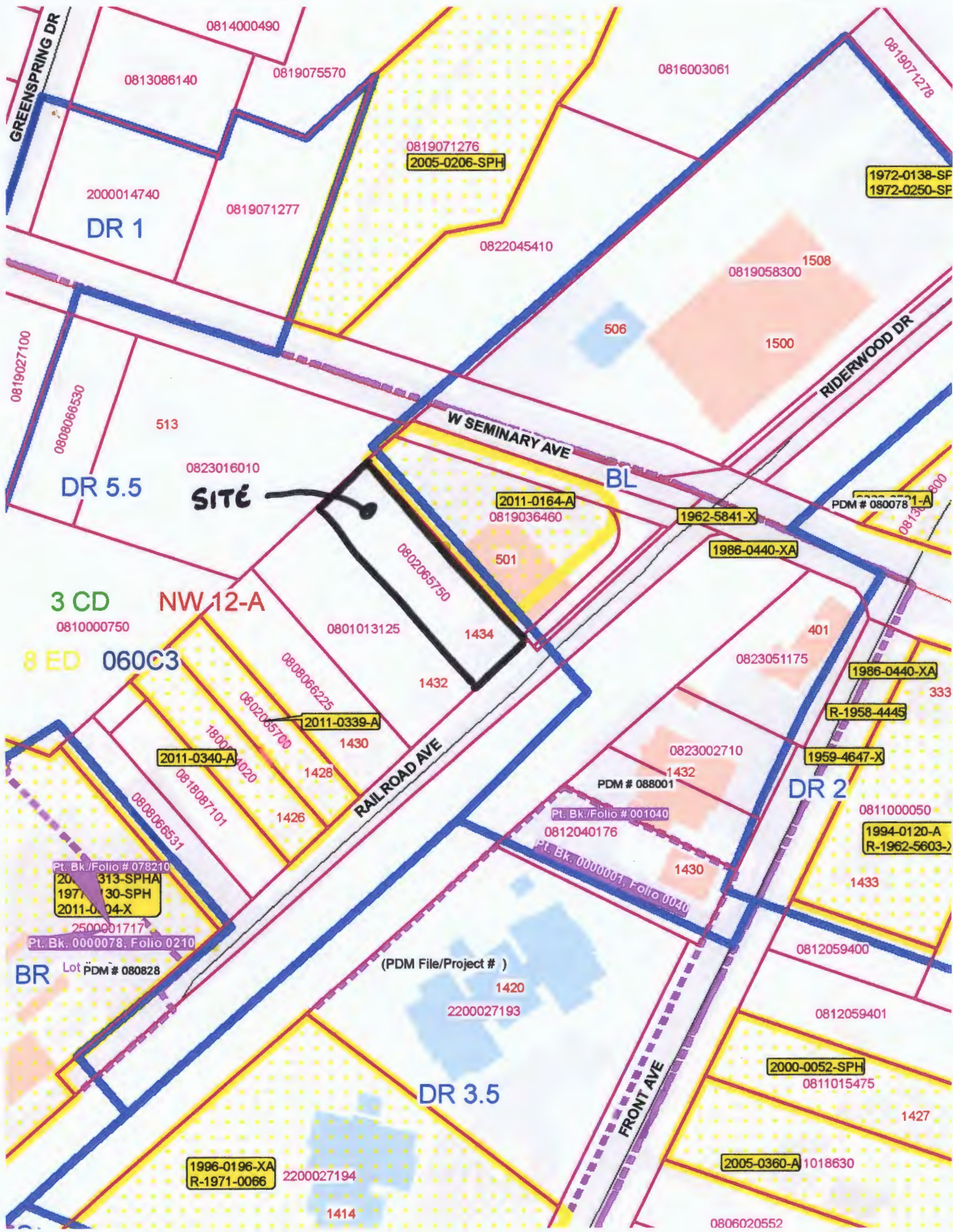
Mr. John Canoles
Royal Farm Store at 1434 Railroad Avenue
Forest Buffer Variance Request
June 25, 2013
Page 3

I/we agree to the above conditions to bring my/our property into compliance with the Law
for the Protection of Water Quality, Streams, Wetlands and Floodplains.

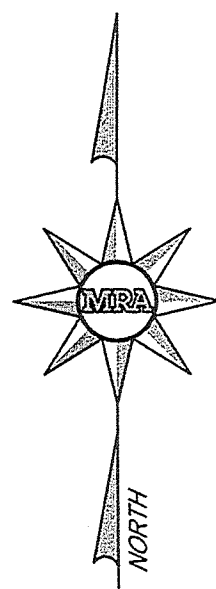

Authorized Representative's Signature

7/8/12
Date

Jeff Bowbrugh
Printed Name



2014-0036-SPHA



LEGEND

.....	LIMIT OF DISTURBANCE
---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	ZONING LINE
---	50' RTA BUFFER
---	75' RTA SETBACK
---	EX. 1' CONTOUR
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	PROP. 1' CONTOUR
---	PROP. 5' CONTOUR
---	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. FOREST BUFFER
---	EX. WOODS LINE
---	PROP. CLEARING LIMIT
---	EX. STREAM
---	EX. SOILS BOUNDARY
---	PROP. BUFFER AREA
---	PROP. PERMEABLE PAVEMENT
---	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 STIPPLED.
- 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

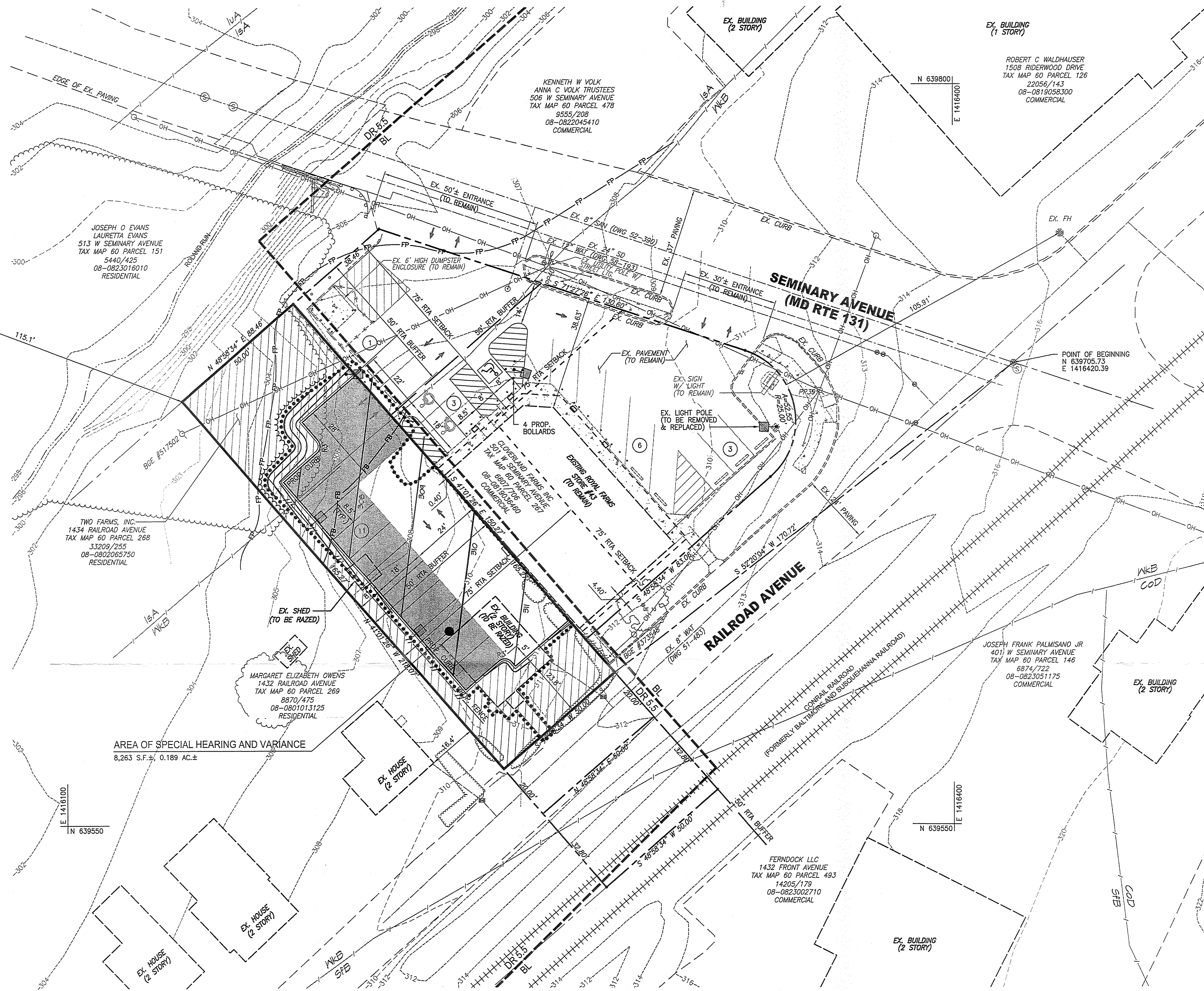
501 SEMINARY ROAD
PERMIT # 8472295 TYPE: SIGN
PERMIT # 8736411 TYPE: BUILDING (COMMERCIAL)
PERMIT # 8748262 TYPE: SIGN

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



PLAN

SCALE: 1" = 20'

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

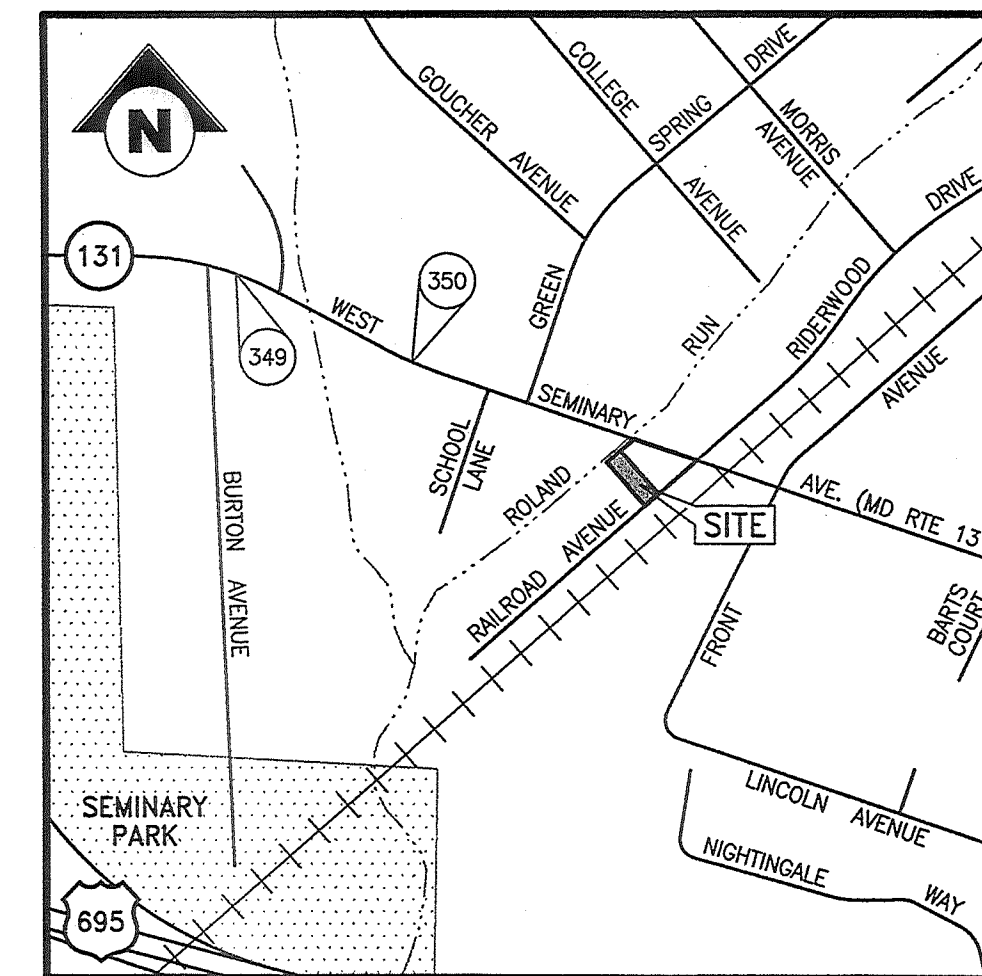
TWO FARMS, INC.
3811 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1467
FAX: (410) 741-3824

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

ENVIRONMENTAL VARIANCE NOTE

A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO MINIMIZE WATER QUALITY IMPACTS INCLUDING USE OF POROUS PAVEMENT, POSTING OF THE REDUCED FOREST BUFFER, AND OFFSITE MITIGATION PLANTING.

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 #806704 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. ADC 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 TILE REFERENCE: 06003
- FLOOR AREA RATIO: N/A
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: 11 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

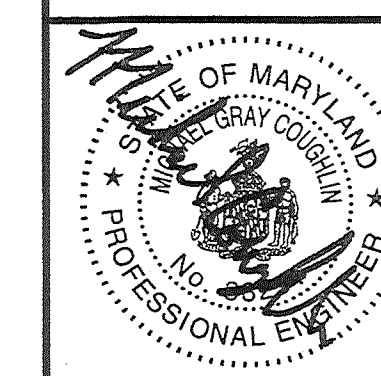
- SPECIAL HEARING FOR APPROVAL OF BUSINESS PARKING IN A RESIDENTIAL ZONE (DR 5.5 ZONE) PURSUANT TO SECTION 409.8.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- VARIANCE FROM 1801.1.B.1.(4)(5) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A RESIDENTIAL TRANSITION AREA BUFFER AND SETBACK A MINIMUM OF 8 FEET IN LIEU OF THE REQUIRED 50 FOOT BUFFER AND 75 FOOT SETBACK, IF NECESSARY.

LIMIT OF DISTURBANCE: 4,850 S.F., 0.11 AC.



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



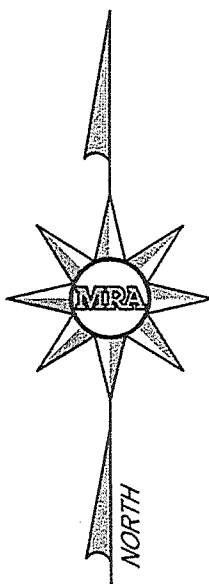
PLAN TO ACCOMPANY
SPECIAL HEARING AND VARIANCE

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: 08/07/2013
		DRAWN BY: M.J.S.
		DESIGN BY: J.P.M.
		REVIEW BY: M.G.C.
		SHEET: 01 OF 01

2014-0036-SPHA



LEGEND

- LIMIT OF DISTURBANCE
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- ZONING LINE
- 50' RTA BUFFER
- 75' RTA SETBACK
- EX. 1' CONTOUR
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 1' CONTOUR
- PROP. 5' CONTOUR
- 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. FOREST BUFFER
- EX. WOODS LINE
- PROP. CLEARING LIMIT
- EX. STREAM
- EX. SOILS BOUNDARY
- PROP. BUFFER AREA
- PROP. PERMEABLE PAVEMENT
- PROP. POLE MTD. LIGHT
- PROP. WALL PACK LIGHT
- PROP. ADA ACCESSIBLE PARKING SPACE

CONDITIONS FOR BUSINESS PARKING IN RESIDENTIAL ZONE:

1. THE LOT TO BE USED FOR BUSINESS PARKING ADJOINS THE LOT ON WHICH THE EXISTING ROYAL FARMS STORE IS LOCATED.
2. ALL PROPOSED PARKING SPACES TO BE USED FOR PASSENGER VEHICLES ONLY.
3. NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING WILL BE ALLOWED.
4. LIGHTING FIXTURES SHALL BE LOCATED AND ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL LOTS AND PUBLIC STREETS.
5. 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.
6. HOURS OF OPERATION - 24 HOURS PER DAY, 7 DAYS PER WEEK
7. OTHER CONDITIONS NOT LISTED ABOVE WILL BE DETERMINED AT THE HEARING IN THE JUDGEMENT OF THE ADMINISTRATIVE LAW JUDGE.

COMMERCIAL PERMIT HISTORY

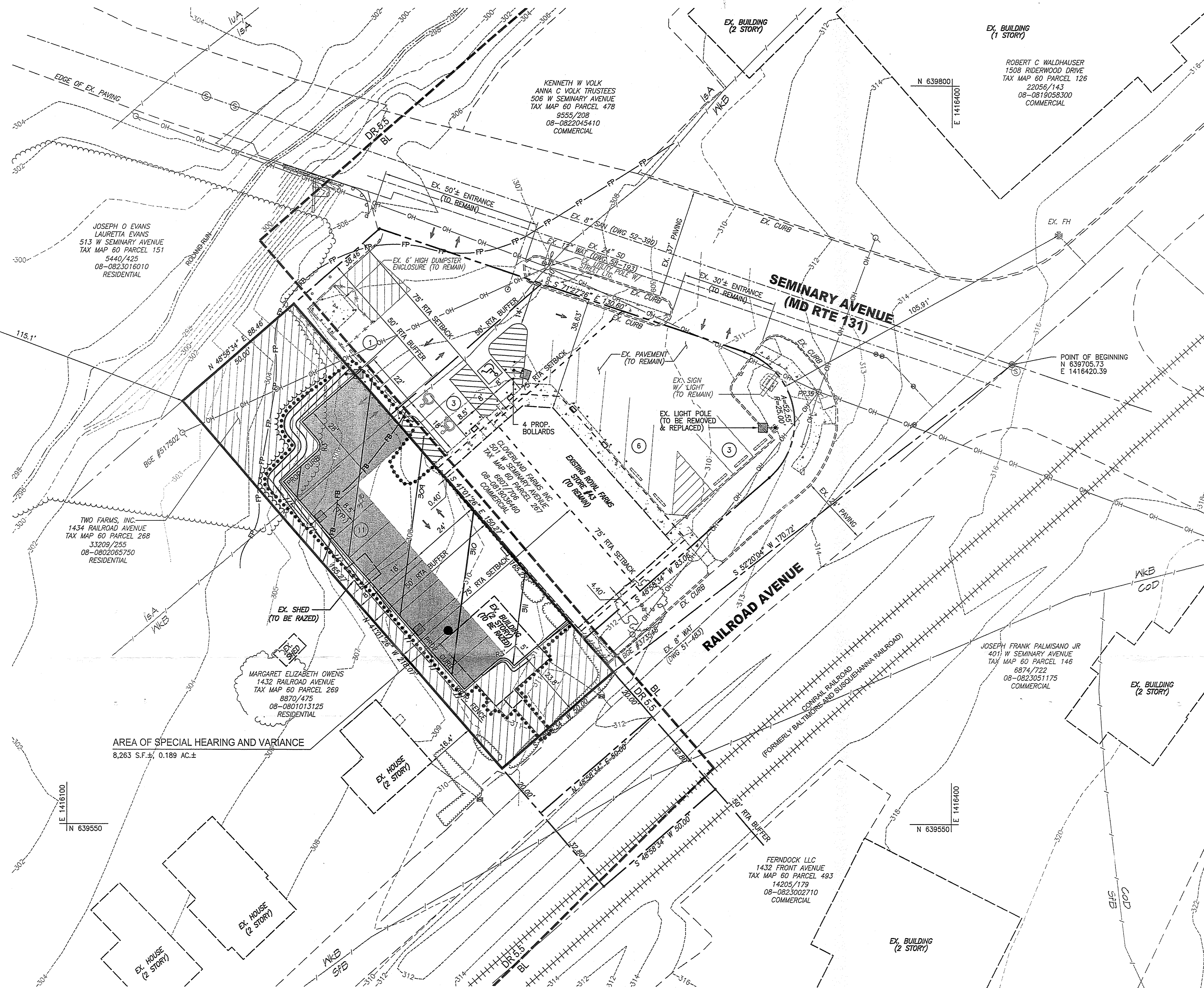
501 SEMINARY ROAD
PERMIT # B472295 TYPE: SIGN
PERMIT # B736411 TYPE: BUILDING (COMMERCIAL)
PERMIT # B748262 TYPE: SIGN

1434 RAILROAD AVENUE
NO RECORD

ZONING HISTORY

CASE NO. 1962-5841-Y - 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



PLAN

SCALE: 1" = 20'

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

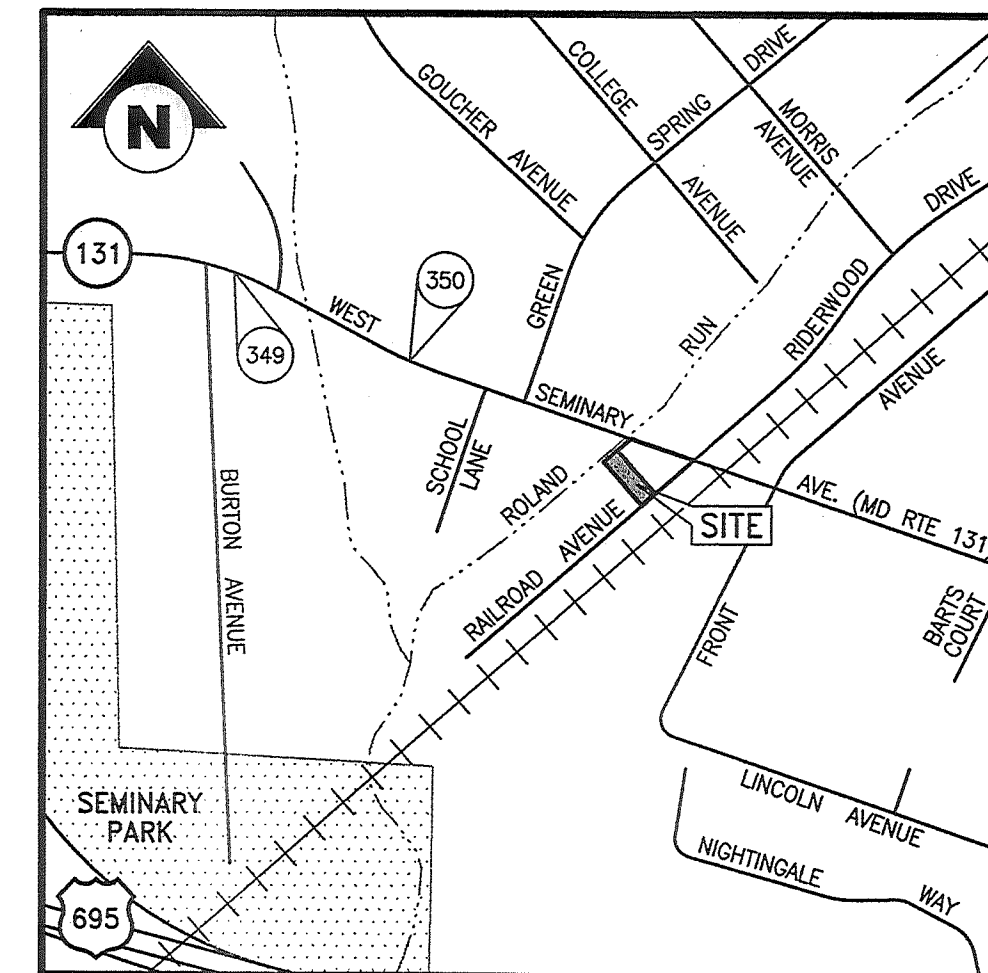
TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1487
FAX: (410) 741-3624

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

ENVIRONMENTAL VARIANCE NOTE

A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO MINIMIZE WATER QUALITY IMPACTS INCLUDING USE OF POREOUS PAVEMENT, POSTING OF THE REDUCED FOREST BUFFER, AND OFFSITE MITIGATION PLANTING.

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
ELEV. 317.29
DESCRIPTION: MONUMENT LOCATED 56.70' SOUTHWEST OF POLE #806704 AT THE INTERSECTION OF WEST SEMINARY AVENUE AND BURTON AVENUE.
N 640142.65
E 1415156.07
CONTROL POINT: 350
ELEV. 310.77
DESCRIPTION: MONUMENT LOCATED 34.7' SOUTHWEST OF TELEPHONE MANHOLE NEAR 612 WEST SEMINARY AVENUE.
N 639891.89
E 1415632.84

GENERAL NOTES

1. 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. ADC MAP: 4578
 - F. CENSUS TRACT: 408800
 - G. TAX MAP: 60
 - H. PARCEL(S): 268
 - I. TAX ACCOUNT NO.: 0802065750
2. ZONING: DR 5.5
3. ZONING MAP & GIS FILE REFERENCE: 0800CS
4. FLOOR AREA RATIO: N/A
5. EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: (11) OFF-STREET PARKING SPACES TO SUPPORT A COMMERCIAL USE
6. SETBACKS: N/A
7. HEIGHT REQUIREMENTS: N/A
8. THE SITE IS SERVICED BY PUBLIC WATER AND SEWER.
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE RELIEF SHALL BE REQUESTED. SEE SCHEMATIC LANDSCAPE PLAN.
10. THE SITE IS LOCATED IN A 100 YEAR FLOODPLAIN. LIMITS OF 100 YEAR FLOODPLAIN, AS SHOWN, WAS TAKEN FROM A REPORT PREPARED BY BRUDIS & ASSOCIATES, INC., DATED FEBRUARY 20, 2009.
11. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
12. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.

REASON FOR SPECIAL HEARING AND VARIANCE

1. SPECIAL HEARING FOR APPROVAL OF BUSINESS PARKING IN A RESIDENTIAL ZONE (DR5.5 ZONE) PURSUANT TO SECTION 409.8.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
2. VARIANCE FROM 1901.1.B.1.(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.

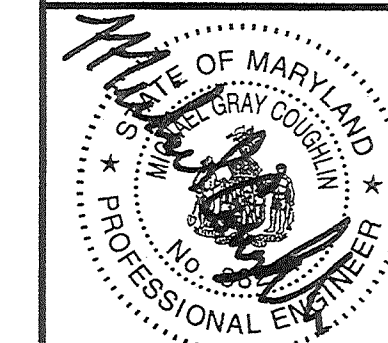
LIMIT OF DISTURBANCE: 4,850 S.F., 0.11 AC.



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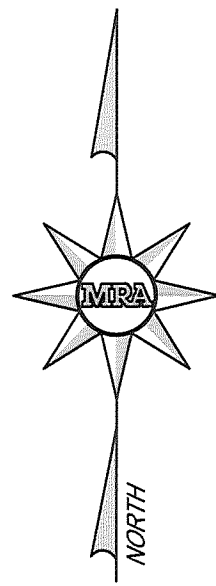
PLAN TO ACCOMPANY
SPECIAL HEARING AND VARIANCE

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: 08/07/2013
		DRAWN BY: M.J.S.
		DESIGN BY: J.P.M.
		REVIEW BY: M.G.C.
		SHEET: 01 OF 01



LEGEND

---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	ZONING LINE
---	50' RTA BUFFER
---	75' RTA SETBACK
---	EX. 1" CONTOUR
---	EX. 2" CONTOUR
---	EX. 10' CONTOUR
---	PROP. 1" CONTOUR
---	PROP. 5" CONTOUR
---	EX. BUILDING
---	EX. CURB
---	PROP. CURB
---	EX. PAVEMENT
---	EX. CONCRETE
---	EX. RAILROAD
---	EX. WOOD FENCE
---	EX. METAL FENCE
---	EX. SANITARY SEWER
---	EX. STORM DRAIN
---	EX. WATER
---	EX. OVERHEAD LINE W/ UTILITY POLE
---	EX. 100 YEAR FLOODPLAIN
---	EX. FOREST BUFFER
---	EX. WOODS LINE
---	PROP. CLEARING LIMIT
---	EX. STREAM
---	EX. SOILS BOUNDARY
---	PROP. BUFFER AREA
---	PROP. POLE MTD. LIGHT
---	PROP. WALL PACK LIGHT
---	PROP. MAJOR TREE
---	PROP. MINOR TREE
---	PROP. SHRUB
---	PROP. 6" TALL PRIVACY FENCE

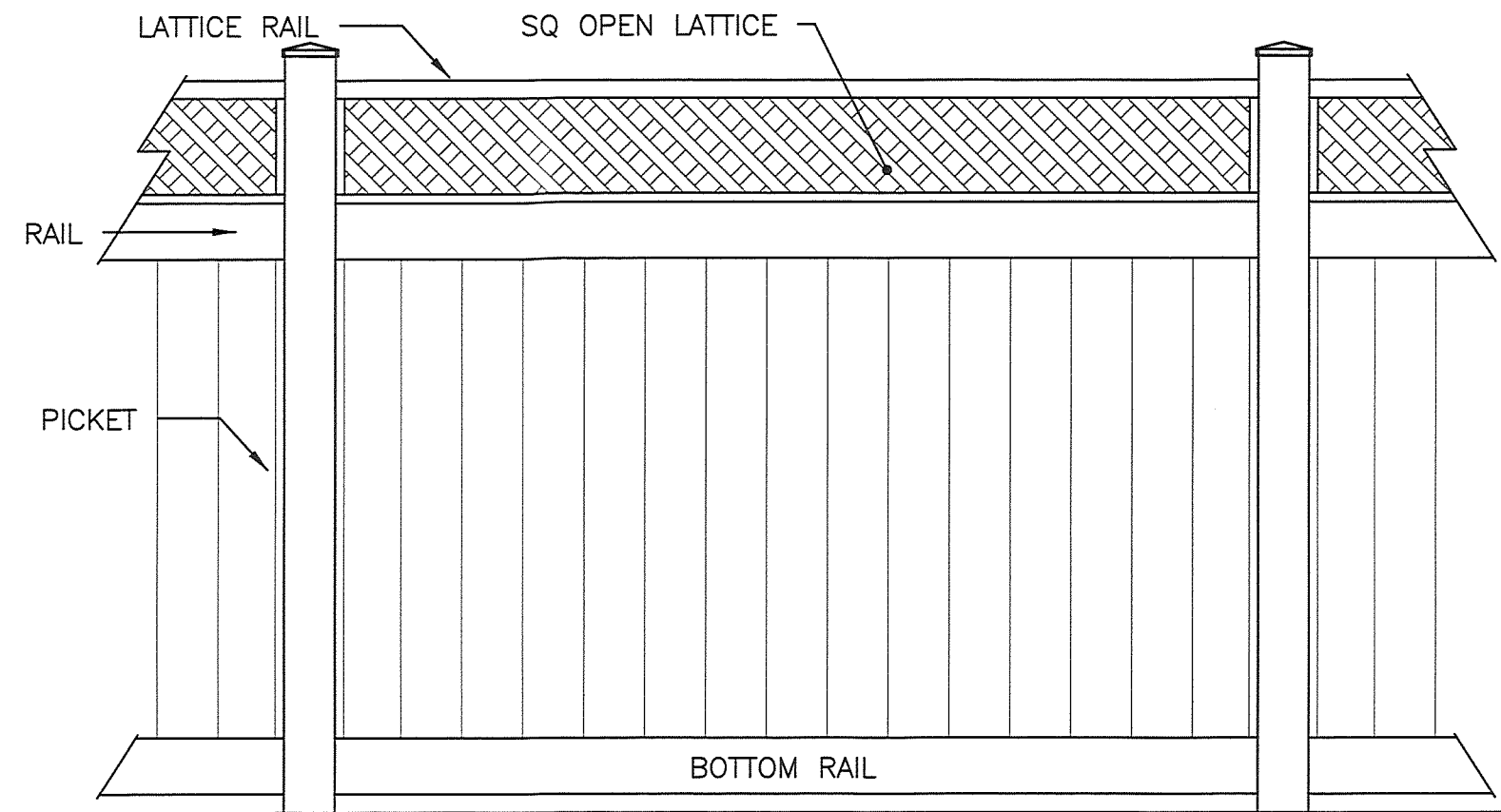
EX. TREE COVER & VEGETATION TO REMAIN

PROPOSED PRIVACY FENCE

AREA OF SPECIAL HEARING AND VARIANCE
8,263 S.F.±, 0.189 AC.±

PLAN

SCALE: 1" = 20'



FENCE NOTES:

- 6" TALL WHITE VINYL PRIVACY FENCE.
- 6" PANEL SECTIONS MEASURED FROM CENTER OF POST TO CENTER OF POST.
- USE LONG FENCE HILLSIDE W/LATTICE MODEL OR APPROVED EQUAL.
- FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR PROPER POST INSTALLATION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PRIVACY FENCE SECTION ELEVATION

NOT TO SCALE

PROFESSIONAL CERTIFICATION

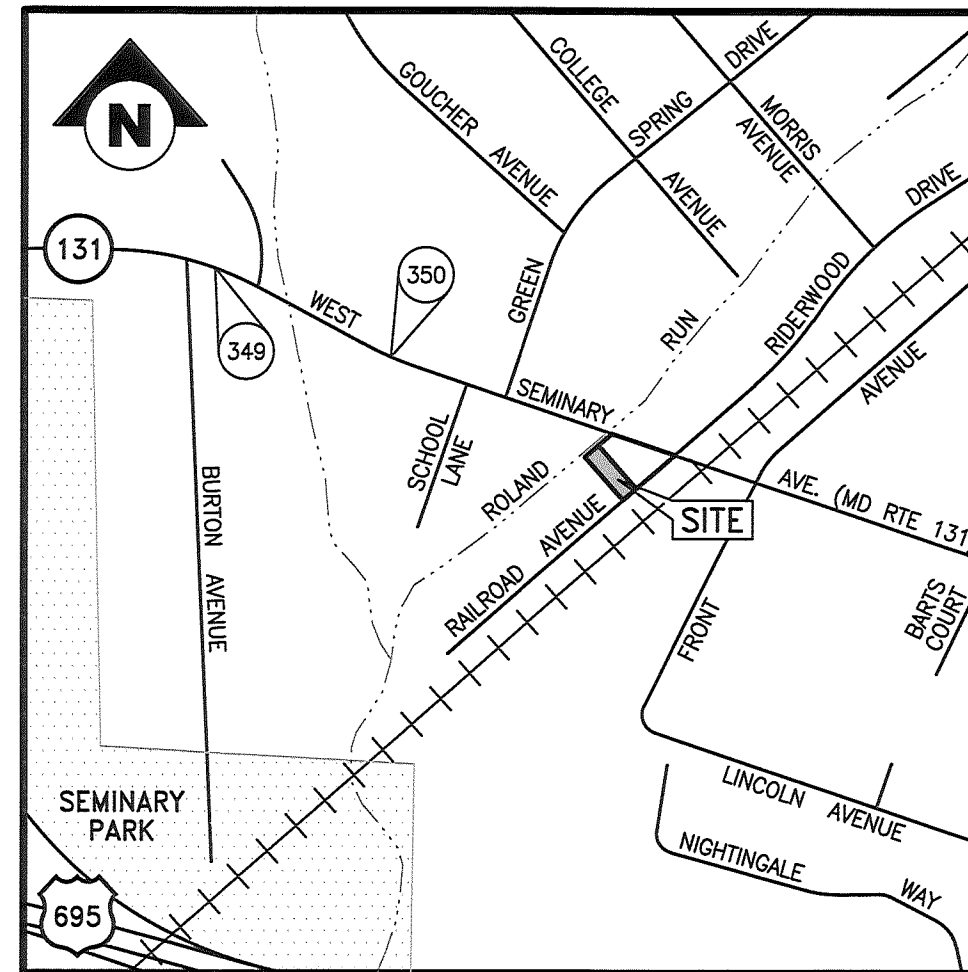
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/20/2014

OWNER / DEVELOPER

TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1487
FAX: (410) 741-3624

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83(1981)
VERTICAL NAVD 88

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
ELEV. 317.29
DESCRIPTION: MONUMENT LOCATED 56.70' SOUTHWEST OF POLE #506704 AT THE INTERSECTION OF WEST SEMINARY AVENUE AND BURTON AVENUE.

CONTROL POINT: 350
ELEV. 310.77
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. ADC 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 TILE REFERENCE: 060C3
- FLOOR AREA RATIO: N/A
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: 11 OFF-STREET PARKING SPACES TO SUPPORT A COMMERCIAL USE
- SETBACKS: N/A
- HEIGHT REQUIREMENTS: N/A

LIMIT OF DISTURBANCE: 4,850 S.F., 0.11 AC.

		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	
		SCHEMATIC LANDSCAPE PLAN	
		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: 08/29/2013	
		DRAWN BY: M.A.B.	
		DESIGN BY: M.A.B.	
		REVIEW BY: M.G.C.	
		SHEET: 01 OF 01	





LEGEND

---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	ZONING LINE
---	50' RTA BUFFER
---	75' RTA SETBACK
---	EX. 1' CONTOUR
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---	EX. FOREST BUFFER
---	EX. WOODS LINE
---	PROP. CLEARING LIMIT
---	EX. STREAM
---	EX. SOILS BOUNDARY
---	PROP. BUFFER AREA
---	PROP. POLE MTD. LIGHT
---	PROP. WALL PACK LIGHT
---	PROP. MAJOR TREE
---	PROP. MINOR TREE
---	PROP. SHRUB
---	PROP. 6" TALL PRIVACY FENCE

EX. TREE COVER & VEGETATION TO REMAIN

PROPOSED PRIVACY FENCE

AREA OF SPECIAL HEARING AND VARIANCE
8,263 S.F.±, 0.189 AC.±

PLAN

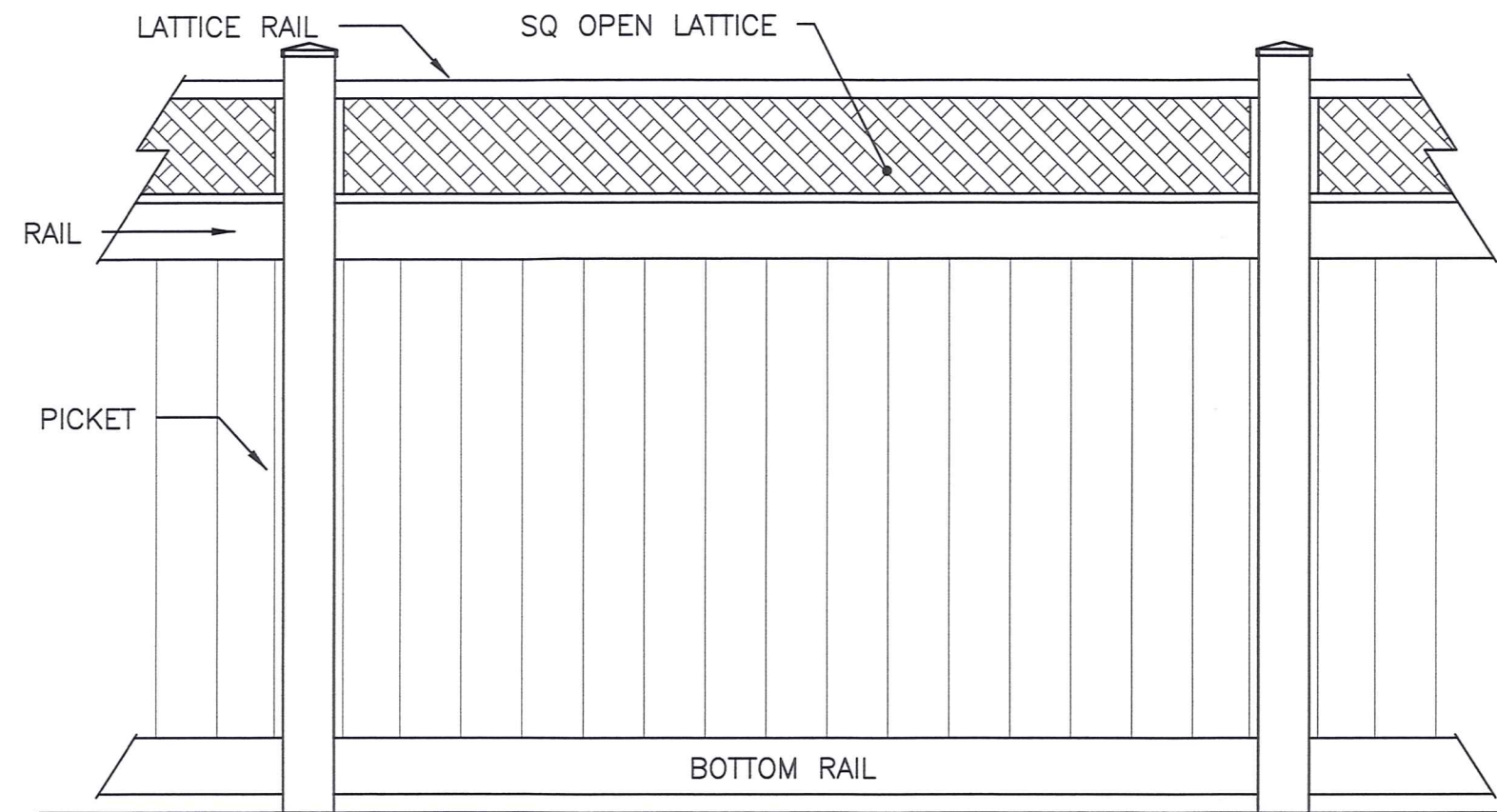
SCALE: 1" = 20'

REQUIRED LANDSCAPING:

NO.	DESCRIPTION	RATE	QUANTITY	PLANTING UNITS (PU)
1.	ADJACENT ROAD	1 PU/40 LF	50 LF	1.3 PU
2.	PARKING LOT PERIMETER ADJ. TO PUBLIC ROW	1 PU/15 LF	42 LF	2.8 PU
3.	PARKING LOT PERIMETER ADJ. TO RESIDENTIAL	1 PU/15 LF	95 LF	6.4 PU
TOTAL REQUIRED LANDSCAPING				10.5 PU

PROPOSED LANDSCAPING:

NO.	DESCRIPTION	RATE	QUANTITY	PLANTING UNITS (PU)
1.	MAJOR TREES	1 PU/TREE	2	2 PU
2.	MINOR TREES	1 PU/2 TREES	3	1.5 PU
3.	EVERGREEN TREES	1 PU/2 TREES	0	0 PU
4.	SHRUBS	1 PU/5 SHRUBS	37	7.4 PU
TOTAL PROPOSED LANDSCAPING				10.9 PU



FENCE NOTES:

- 6" TALL WHITE VINYL PRIVACY FENCE.
- 8" PANEL SECTIONS MEASURED FROM CENTER OF POST TO CENTER OF POST.
- USE LONG FENCE HILLSIDE W/LATTICE MODEL OR APPROVED EQUAL.
- FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR PROPER POST INSTALLATION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PRIVACY FENCE SECTION ELEVATION

NOT TO SCALE

PROFESSIONAL CERTIFICATION

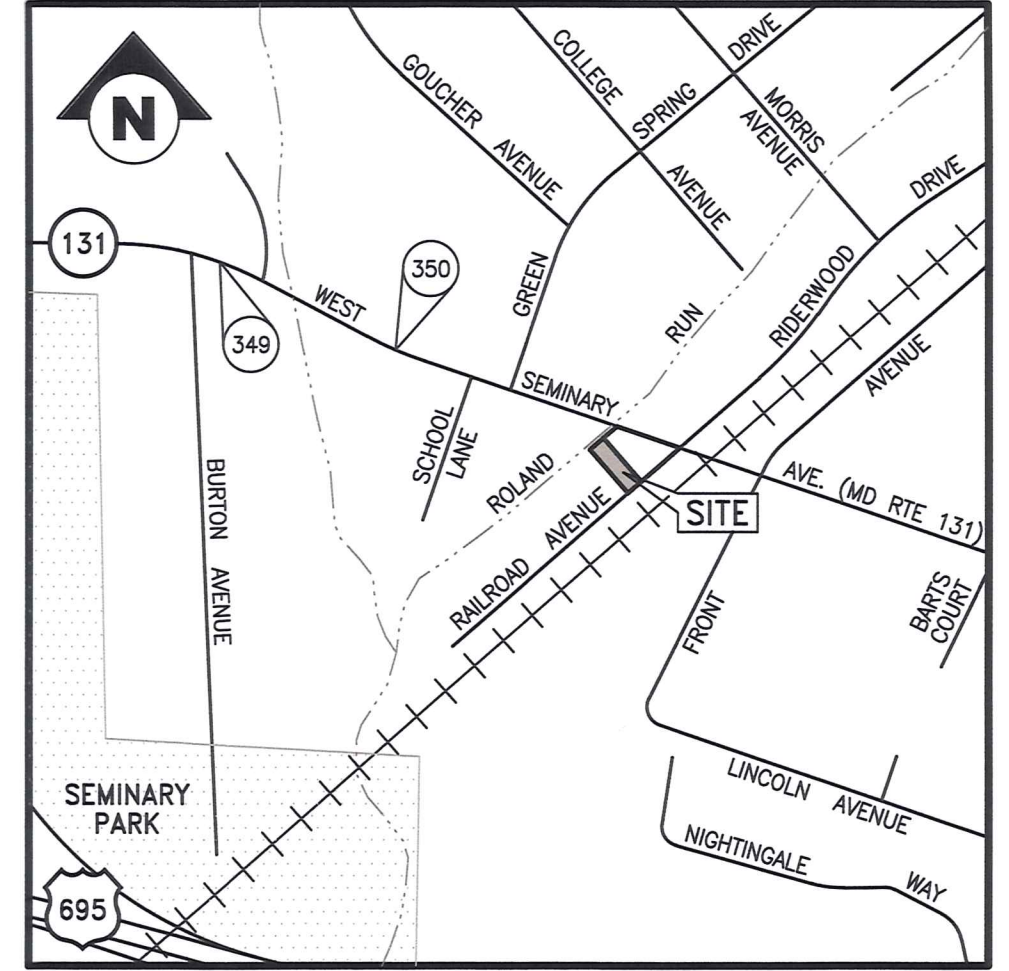
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OWNER / DEVELOPER

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3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1467
FAX: (410) 741-3624

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
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VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

CONTROL POINT: 349 N 640142.85
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.

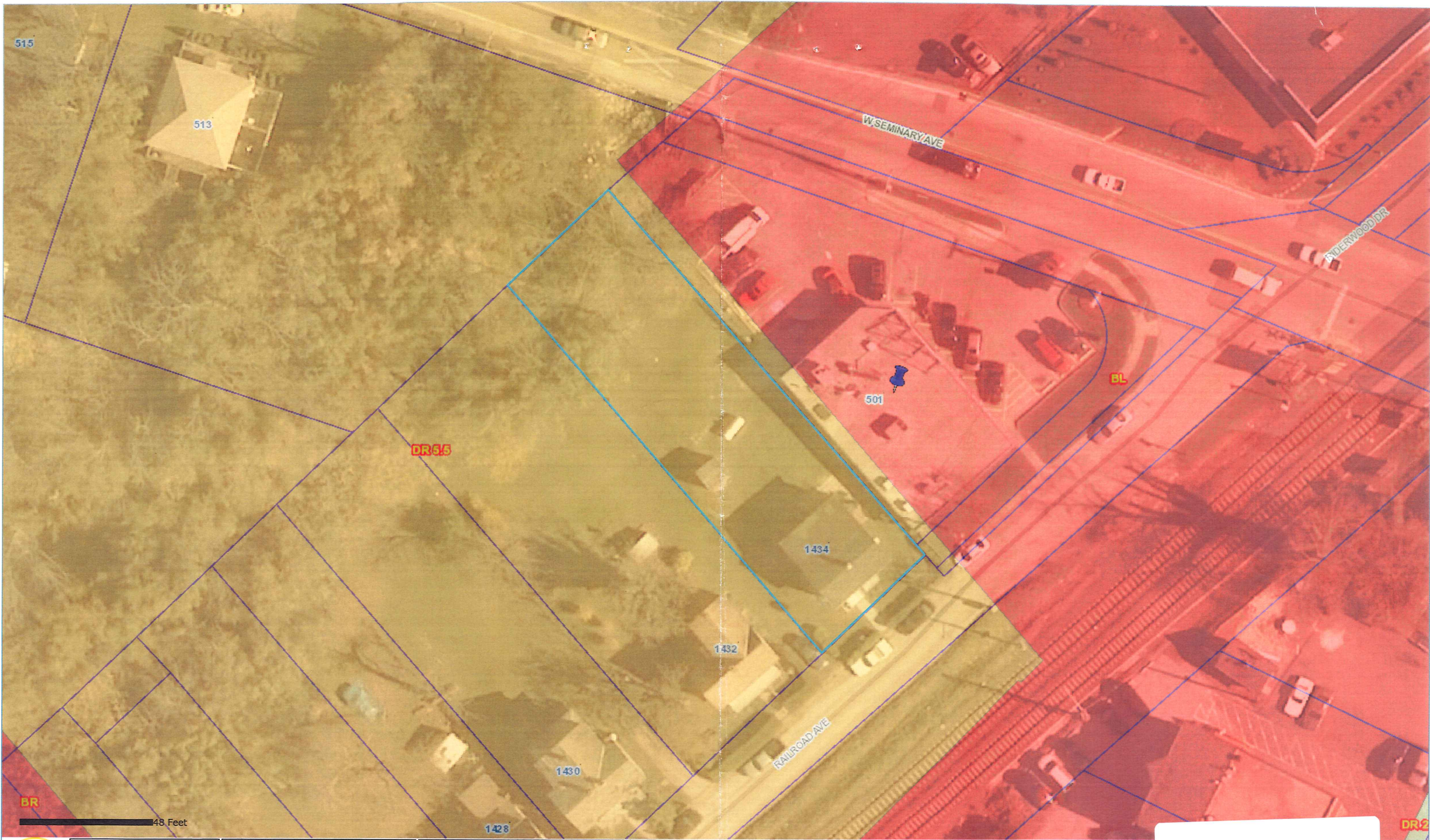
CONTROL POINT: 350 N 639981.89
ELEV. 310.77 E 1415652.84
DESCRIPTION: MONUMENT LOCATED 34.7' SOUTHWEST OF TELEPHONE MANHOLE NEAR 812 WEST SEMINARY AVENUE.

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 TILE REFERENCE: 060C3
- FLOOR AREA RATIO: N/A
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: 11 OFF-STREET PARKING SPACES TO SUPPORT A COMMERCIAL USE
- SETBACKS: N/A
- HEIGHT REQUIREMENTS: N/A

LIMIT OF DISTURBANCE: 4,850 S.F., 0.11 AC.

		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			
SCHEMATIC LANDSCAPE PLAN			
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: 08/29/2013	
	PETITIONER'S	DRAWN BY: M.A.B.	
	EXHIBIT NO. 2	DESIGN BY: M.A.B.	
		REVIEW BY: M.G.C.	
		SHEET: 01 OF 01	



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



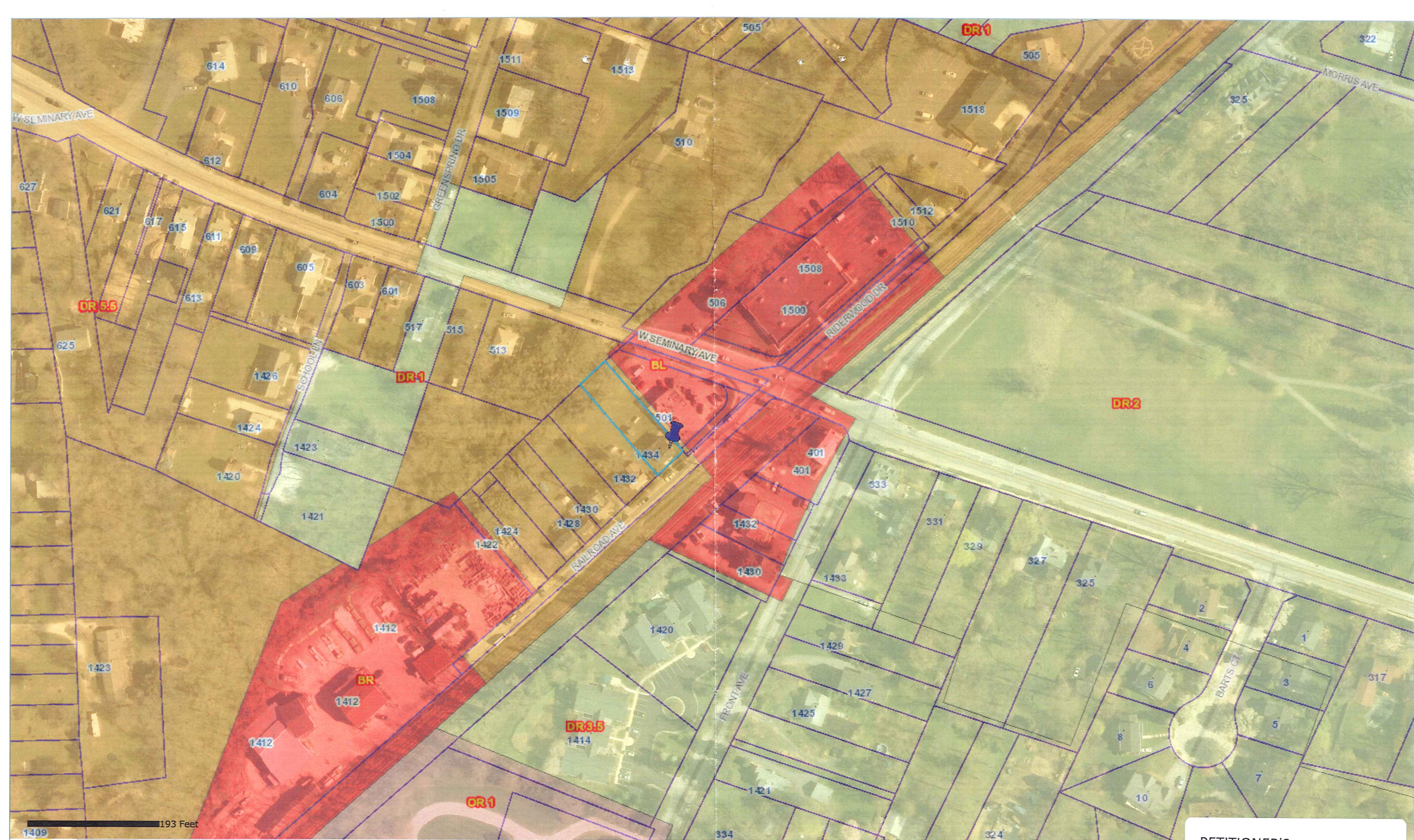
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, ac fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 10/14/2013

PETITIONER'S

EXHIBIT NO. 4

not limited
and experts'



PETITIONER'S
EXHIBIT NO. 5

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, 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, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



PETITIONER'S

EXHIBIT NO. 6

red leonard associates
EQUIPMENT FOR THE OIL & ALLIED INDUSTRIES®

ROYAL FARMS

RL-1228-S1-R2

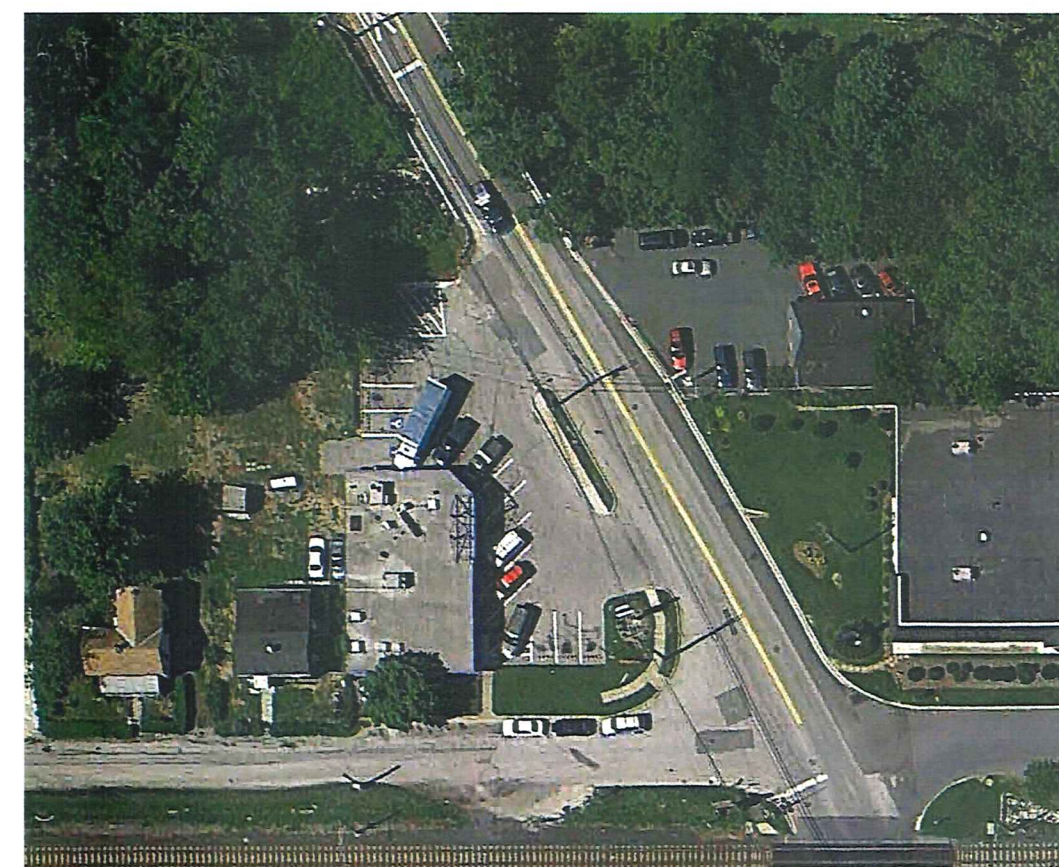
8/6/13

ROYAL FARMS #43, LUTHERVILLE, MD



EXTERIOR LIGHTING APPLICATION

Building, canopy, dispenser & sign images for reference only. These images may vary. Any revisions to these images may not be reflected on this lighting application.



1434 RAILROAD AVE
LUTHERVILLE, MD 21093



1. Exterior Photometric Application
2. Fixture Detail
3. Fixture Specification

T (513) 574-9500

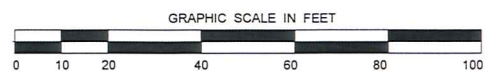
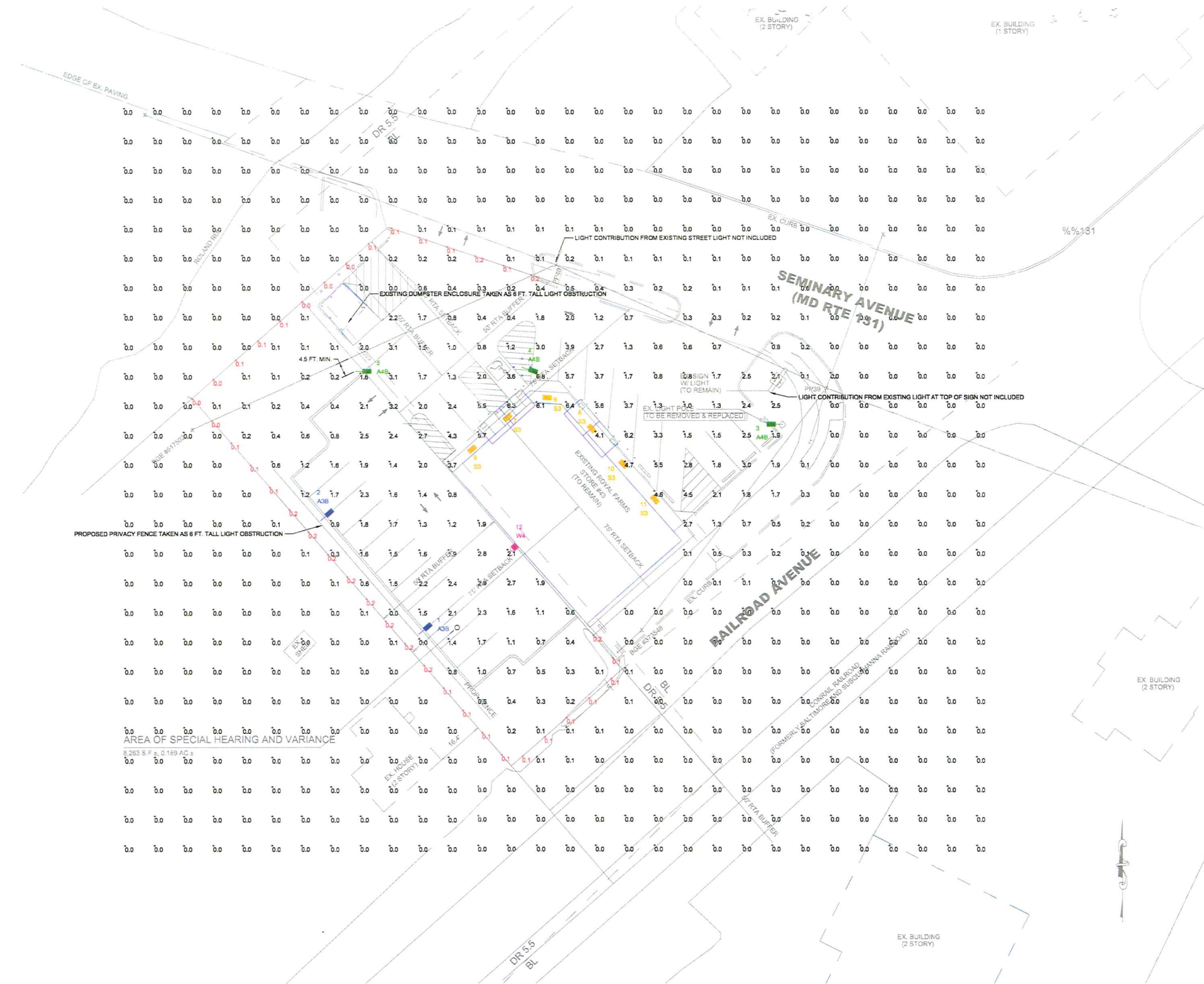
5630 Bridgetown Rd. Ste. 2
Cincinnati, Oh 45248

PETITIONER'S

EXHIBIT NO.

7

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REV.	BY	DATE	DESCRIPTION
R1	DAR	5/8/13	REVISED PER UPDATED SITE PLAN, RELOCATED AND RELABELLED AREA LIGHTS TO MEET 0.2 MAX. FC AT PROP. LINES WITHIN R.T.A. BUFFER
R2	DAR	8/2/13	REVISED & RELOCATED AREA LIGHTS PER UPDATED SITE PLAN

POLES FOR AREA LIGHTS A3B & A4B SHALL BE 15 FT. TALL ON CONCRETE BASES. TOP OF BASES AT GRADE.

LUMINAIRE LOCATION SUMMARY		
LumNo	Label	Mounting Height
1 - 2	A3B	15
3 - 5	A4B	15
6 - 11	S3	9
12	W4	12

CALCULATION SUMMARY					
Label	Avg	Max	Min	Avg/Min	Max/Min
OVERALL	0.40	6.8	0.0	N.A.	N.A.
PROPERTY LINES WITHIN RTA BUFFER	0.11	0.2	0.0	N.A.	N.A.

FOOTCANDLE LEVELS CALCULATED AT GRADE USING PREDICTED LUMEN VALUES AFTER 25K HRS OF OPERATION

LUMINAIRE SCHEDULE							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Total Watts	Description
	2	A3B	SINGLE	2745	0.990	90	Cree Inc. STR-LWY-3MB-AA-06-D-UL-WH-350
	3	A4B	SINGLE	4346	0.990	204	BETALED, A DIVISION OF RUUD LIGHTING STR-LWY-4MB-AA-06-D-UL-WH-350
	6	S3	SINGLE	2682	0.990	210	BETALED, A DIVISION OF RUUD LIGHTING SFT-227-3M-RM-03-D-UL-WH-350
	1	W4	SINGLE	3627	0.990	45	BETALED, A DIVISION OF RUUD LIGHTING SEC-EDG-3M-WM-04-D-UL-WH-350

ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PRODUCT PARAMETERS PROVIDED BY THE MANUFACTURER. LISTED LIGHTS IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFER FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CLIENT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING OR ENERGY CODES.
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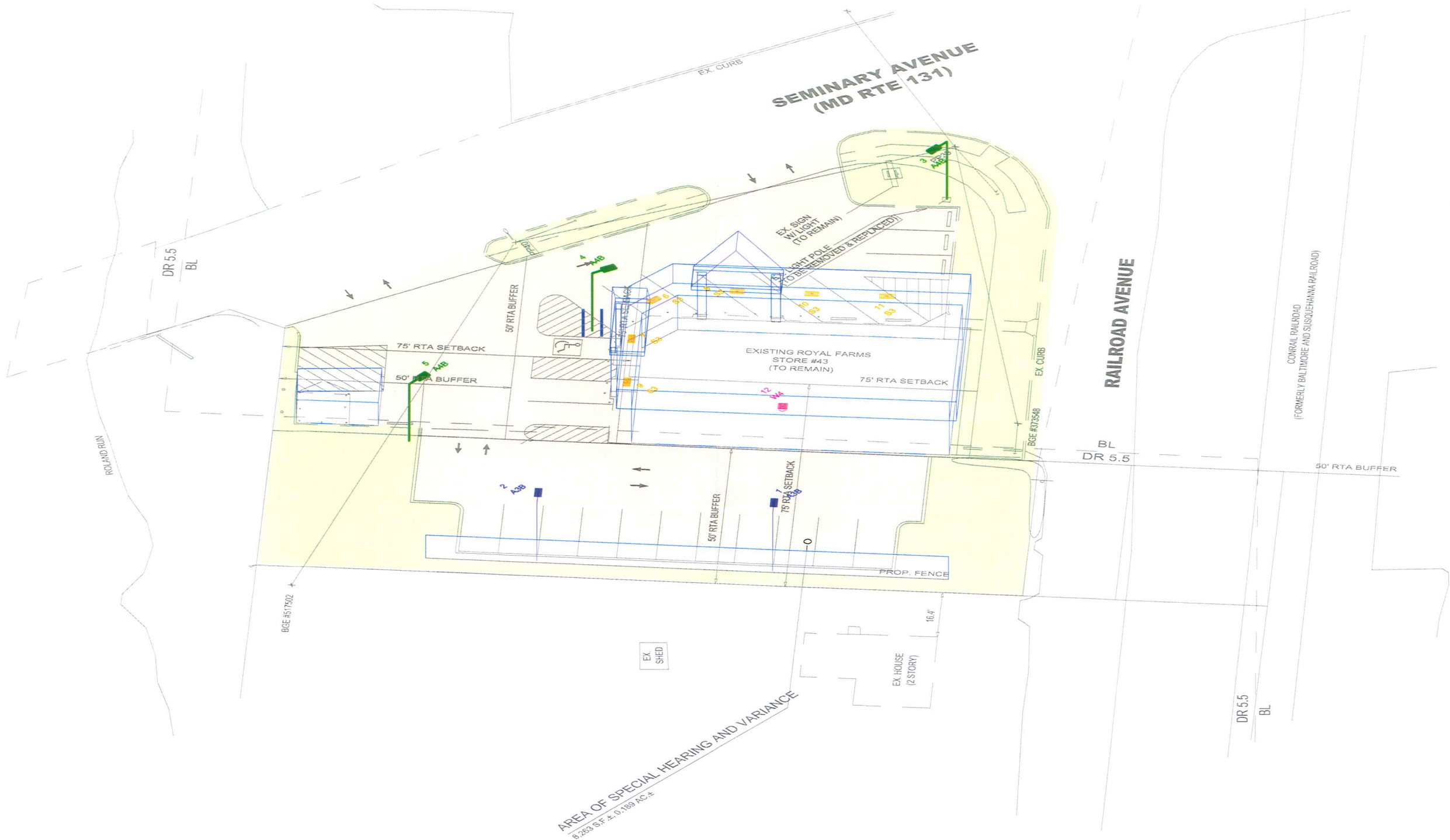
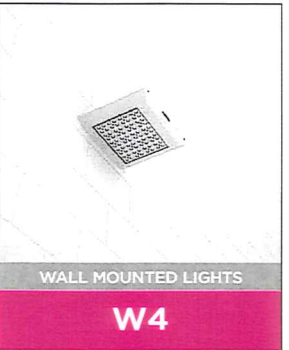
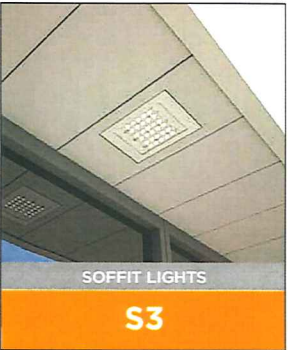
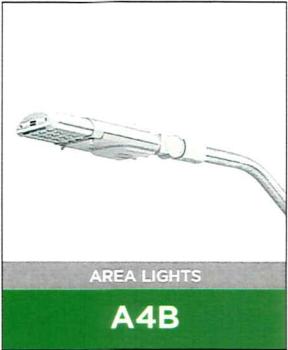
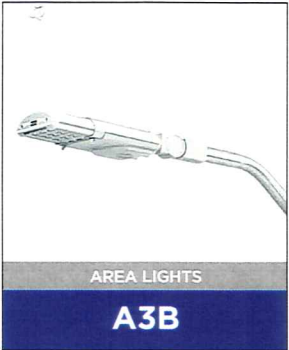
SCALE: 1" = 20'
LAYOUT BY: DAR
DWG SIZE: D
DATE: 4/26/13

PROJECT NAME:
ROYAL FARMS #43
LUTHERVILLE, MD
DRAWING NUMBER:
RL-1228-S1-R2





SCAN CODE
www.redleonard.com



SYMBOL	QTY	LABEL
	1	W4

SEC-EDG-3M-WM-04-D-UL-WH-350

SEC-EDG-3M-WM THE EDGE® LED Wall Pack Rev. Date: 2/21/12[illegible]

- | | | |
|---|---|------------------------|
| 1. Wahl Punkt | 9. Bei Auszahlung unter 2000 €: 1000 € | 17. Bei 1000 €: 1000 € |
| 2. Auszahlung der Verluste mit 20-20: 120 | 10. Bei Auszahlung unter 2000 €: 1000 € | 18. Bei 1000 €: 1000 € |
| 3. Auszahlung der Verluste mit 70-30: 120 | 11. Bei Auszahlung unter 2000 €: 1000 € | 19. Bei 1000 €: 1000 € |
| 4. Bei 1000 €: 1000 € | 12. Bei Auszahlung unter 2000 €: 1000 € | 20. Bei 1000 €: 1000 € |
| 5. Bei 1000 €: 1000 € | 13. Bei Auszahlung unter 2000 €: 1000 € | 21. Bei 1000 €: 1000 € |
| 6. Bei 1000 €: 1000 € | 14. Bei Auszahlung unter 2000 €: 1000 € | 22. Bei 1000 €: 1000 € |
| 7. Bei 1000 €: 1000 € | 15. Bei Auszahlung unter 2000 €: 1000 € | 23. Bei 1000 €: 1000 € |
| 8. Bei 1000 €: 1000 € | 16. Bei Auszahlung unter 2000 €: 1000 € | 24. Bei 1000 €: 1000 € |

[illegible]

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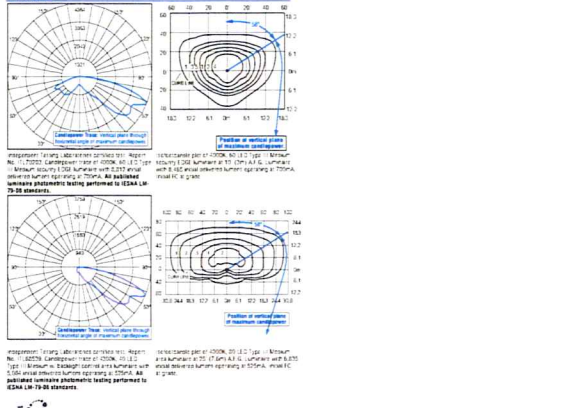
 *Made in the U.S.A. of U.S. and imported parts.*
Meets Buy American requirements within the ARRA

SEC-EDG-3M-WM THE EDGE® LED Wall Pack Rev. Date: 2/21/11

Field-Installed Accessories

 **Bird Spikes**
KA-BRIDSPK

U.S. and international patents pending. Detailed is a division of RUCO Lighting Inc. For a listing of RUCO Lighting, Inc. patents, visit www.uspto.gov.



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Made in the U.S.A. of U.S. and imported parts.
Meets Buy American requirements within the ARRA.

This limited warranty is provided by the Cree company described below ("Seller") to you as the original purchaser of the LED lighting product that is identified on Seller's invoice reflecting its original purchase (the "Product"). The Seller is the Cree company identified as such on the invoice. This limited warranty may be transferred to subsequent purchasers of the Product, provided that the transfer is made in accordance with the terms and conditions of the warranty that the Product, when delivered in new condition and in its original packaging, will be free of defects in material and workmanship for a period of **TEN (10) YEARS** from the date of original purchase. The determination of whether the Product is defective shall be made by Seller in its sole discretion with consideration given to the overall performance of the Product. A Product shall not be considered defective solely as a result of the failure of individual components to perform as intended if the number of inoperable components is less than 10% of the total number of LED components in the Product.

Seller determines the Product is defective. Seller will elect, in its sole discretion, to refund you the purchase price of the Product, repair the Product or replace the Product. This limited warranty will not apply to loss or damage to the Product caused by negligence, abuse, misuse, mishandling, improper installation, storage or maintenance, damage to the Product by fire, flood, theft, acts of vandalism, civil disturbances, power surges, improper power supply, electrical circuit malfunctions, corrosion, environmental conditions, improper use, or any other cause not within the control of Seller, or movement of air currents around the Product, alteration, accident, failure to follow installation, operating, maintenance or environmental instructions prescribed by Seller or applicable electrical codes, or improper service of the Product performed by someone other than Seller or its authorized service provider. This limited warranty is given by Seller as is, without any other warranty, and is not to be construed as a contract. **LIMITED WARRANTY IS VOID IF THE PRODUCT IS NOT USED FOR THE PURPOSE FOR WHICH IT IS DESIGNED**

Seller reserves the right to utilize new, reconditioned, refurbished, repaired or remanufactured products or parts in the warranty repair or replacement process. Such products and parts will be comparable in function and performance to an original product or part, as determined by Seller in its sole discretion, and warranted for the remainder of the original warranty period.

In order to make a warranty claim, you must notify Seller in writing within sixty (60) days after your discovery of the defect, provide proof of purchase such as the invoice and comply with Seller's other warranty requirements. Upon receiving that notice, Seller may require you to promptly return the Product to Seller, or its authorized service provider, freight prepaid. Your warranty claim should be addressed to Cree c/o Ruud Lighting, Inc., 9201 Washington Avenue, Racine, WI 53406.

This limited warranty only applies to specified LED fixtures. Any warranties applicable to finish, poles, lamps, CR Series downlights, LR24™ troffers, certain BetaLED® Technology outdoor fixtures (specifically Class II as defined per IEC/EN60598), backup batteries, controls, occupancy sensors, photocells and other fixture accessories can be found at www.cree.com/lighting/products/warranty

THE FOREGOING WARRANTY PROVISIONS ARE EXCLUSIVE AND ARE GIVEN AND ACCEPTED IN LIEU OF ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY AGAINST INFRINGEMENT AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

IN NO EVENT SHALL SELLER BE LIABLE FOR INCIDENTAL, COMPENSATORY, CONSEQUENTIAL, INDIRECT, SPECIAL OR OTHER DAMAGES. SELLER'S AGGREGATE LIABILITY WITH RESPECT TO A DEFECTIVE PRODUCT SHALL IN ANY EVENT BE LIMITED TO THE MONIES PAID TO SELLER FOR THAT DEFECTIVE PRODUCT.

This warranty is effective for purchases of Product on or after the effective date set forth below. Seller reserves the right to modify this warranty from time to time. Any modification of this warranty shall be effective for all orders placed with Seller on or after the effective date of such revised warranty.

Effective Date: September 24, 2012

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