

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(11510 Reisterstown Road)
4th Election District
4th Councilmanic District
Two Farms, Inc., *Legal Owner*
Petitioner**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2014-0053-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 11510 Reisterstown Road. The Petitions were filed by David H. Karceski, Esq., on behalf of Two Farms, Inc., the legal owner of the subject property. The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1,500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination pursuant to B.C.Z.R. §§ 405.2.B.1, 405.4.E.1, 405.4.E.2 and 405.4.E.10. The Petition for Variance seeks relief under B.C.Z.R. § 419.4.B.1 to allow a car wash tunnel entrance to face an adjacent residentially zoned property. The subject property and requested relief are more fully described on the redlined site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing in support of the Petitions were Jeff Bainbridge, Bill Monk, Mark Keeley, and Ken Schmid. David H. Karceski, Esq. and Justin Williams, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance and the file does not contain any letters of protest or opposition. The Petition was advertised and posted as required by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 12-17-13

By DW

Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Substantive ZAC comments were received from the Department of Planning (DOP), Bureau of Development Plans Review (DPR) and State Highway Administration (SHA). None of the County agencies opposed the petition, and the plan was revised to comply with Mr. Kennedy's comments regarding the right of ways shown on the plan.

Testimony and evidence offered at the hearing revealed that the subject property is comprised of three (3) parcels totaling in the aggregate approximately 2.5 acres, and is zoned BL-AS. The site is improved with a restaurant and other structures used as offices. All improvements on site will be razed, and the Petitioner proposes to operate a Royal Farm Store at the location.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. No such evidence was presented in this case. Mr. Monk testified, via proffer, that the proposal satisfies B.C.Z.R. § 502.1, and I concur.

VARIANCE

To obtain variance relief requires a showing that:

- (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).

ORDER RECEIVED FOR FILING

Date 12-17-13

2

By DW

Petitioner has met this test. As noted by Mr. Monk, the parcels are irregularly shaped, and the topography and points of ingress/egress dictate that the car wash facility (the orientation of which generates the need for variance relief) be located as shown on the plan. Exhibit 1. Thus, the property is unique.

If the B.C.Z.R. were strictly interpreted Petitioner would suffer a practical difficulty, in that it would be unable to construct the improvements shown on the plan. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, and after considering the testimony and evidence offered, I find that Petitioner's Special Exception and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 17th day of December, 2013, that Petitioner's request for Special Exception relief under the B.C.Z.R. to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1,500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination pursuant to B.C.Z.R. §§ 405.2.B.1, 405.4.E.1, 405.4.E.2 and 405.4.E.10, be and is hereby GRANTED, and

IT IS FURTHER ORDERED that Petitioner's request for Variance relief from B.C.Z.R. § 419.4.B.1 to allow a car wash tunnel entrance to face an adjacent residentially zoned property, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for appropriate permits and/or licenses and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding

ORDER RECEIVED FOR FILING

Date 12-17-13

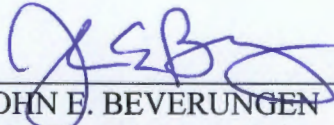
3

By [Signature]

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. The Special Exception granted herein must be utilized within five (5) years of the date hereof.
3. Approval by Baltimore County of a lighting and landscape plan for the site.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 12-17-13

By DLW



KEVIN KAMENETZ
County Executive

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

December 17, 2013

David H. Karceski, Esq.
Justin Williams, Esq.
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
Property: 11510 Reisterstown Road
Case No.: 2014-0053-XA

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 11510 Reisterstown Road which is presently zoned BL-AS
Deed References: 33342-227 10 Digit Tax Account # 1600006414
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

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

3. ☒ a Variance from Section(s)

TO BE PRESENTED AT HEARING.

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

21228

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 2014-0053-KA Filing Date 8/29/13 Do Not Schedule Dates: Reviewer

REV. 10/4/11

**ATTACHMENT
PETITION FOR SPECIAL EXCEPTION
11510 REISTERSTOWN ROAD**

Special Exception to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1,500 square feet, carry-out restaurant and roll-over car wash as uses in combination, pursuant to BCZR Sections 405.2.B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10.

ATTACHMENT
PETITION FOR VARIANCE
11510 REISTERSTOWN ROAD

Variance from BCZR Section 419.4.B.1 to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point located at the center line intersections of Reisterstown Road, Timber Grove Road and Nicodemus Road (N 646,153.66 E 1,367,043.42), South 19 degrees 33 minutes 03 seconds West, 10.00 feet to a point of beginning at the lot corner. **Thence** the following courses and distances (clockwise), referred to the Maryland Coordinate System (NAD '83/91):

South 46 degrees 01 minutes 27 seconds East, 172.70 feet to a point; North 35 degrees 10 minutes 39 seconds East, 5.00 feet to a point; South 44 degrees 20 minutes 36 seconds East, 184.90 feet to a point; South 36 degrees 17 minutes 11 seconds West, 30.15 feet to a point; South 44 degrees 20 minutes 36 seconds East, 89.98 feet to a point; South 36 degrees 00 minutes 51 seconds West, 243.37 feet to the point; North 49 degrees 32 minutes 41 seconds West, 90.18 feet to a point; South 36 degrees 06 minutes 04 seconds West, 12.71 feet to a point; North 45 degrees 24 minutes 21 seconds West, 188.06 feet to a point; North 75 degrees 03 minutes 10 seconds West, 47.00 feet to a point; North 19 degrees 05 minutes 30 seconds East, 122.00 feet to a point; North 70 degrees 54 minutes 30 seconds West, 10.00 feet to a point; North 19 degrees 05 minutes 30 seconds East, 47.50 feet to a point; South 70 degrees 54 minutes 30 seconds East, 10.00 feet to a point; North 19 degrees 05 minutes 30 seconds East, 108.32 feet to a point; 40.70 feet by an arc curving to the right with a radius of 20.00 feet, which arc is subtended by a chord bearing North 76 degrees 29 minutes 15 seconds East, 33.70 feet to a point; North 43 degrees 53 minutes 06 seconds East, 9.57 feet to a point; North 44 degrees 21 minutes 37 seconds West, 58.62 feet to a point; North 19 degrees 33 minutes 03 seconds East, 23.29 feet to a point of the beginning of the lot area.

Containing an area of 106,969 square feet or 2.46 acres of land, more or less and being located in the Fourth Election District of Baltimore County Maryland.



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, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0053-XA

Petitioner: Two Farms, Inc.

Address or Location: 11510 Reisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: ~~11510 Reisterstown Rd~~ Verable LLP

210 W. Pennsylvania Ave., Ste 500

Towson, MD

Telephone Number: (410) 494-6200

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

No. **102561**

Date: **8/29/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 8/29/2013 8/29/2013 09:05:05 5

NO: 4505 WALKIN ROOM 140
 >> RECEIPT # 690647 8/29/2013 GFLN

Dept 5 528 JUVENILE IDENTIFICATION
 CR NO. 102561

Receipt tot \$1,000.00
 \$1,000.00 CK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1000.00

Total: **1000.00**

Rec From: **TWO FARMS, INC.**

For: **2014-0053-XA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/24/2013

Case Number: 2014-0053-XA

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

Date of Hearing (Closing): DECEMBER 13, 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:
11510 REISTERSTOWN ROAD

The sign(s) were posted on: NOVEMBER 22, 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

November 21, 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 November 21, 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: #2014-0053-XA

11510 Reisterstown Road

SE corner of intersection of Reisterstown & Delight Roads

4th Election District - 4th Councilmanic District

Legal Owner(s): Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination. **Variance** to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

Hearing: Friday, December 13, 2013, at 1:30 p.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.

11/24/11 November 21

958666



KEVIN KAMENETZ
County Executive

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

October 28, 2013

NEW 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: 2014-0053-XA

11510 Reisterstown Road
SE corner of intersection of Reisterstown & Delight Roads
4th Election District – 4th Councilmanic District
Legal Owners: Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination. Variance to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

Hearing: Friday, December 13, 2013 at 1:30 p.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 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 23, 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, November 21, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0053-XA

11510 Reisterstown Road

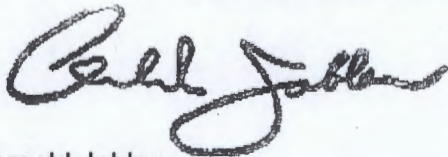
SE corner of intersection of Reisterstown & Delight Roads

4th Election District – 4th Councilmanic District

Legal Owners: Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination. Variance to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

Hearing: Friday, December 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 24, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0053-XA

11510 Reisterstown Road

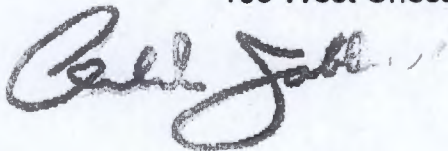
SE corner of intersection of Reisterstown & Delight Roads

4th Election District – 4th Councilmanic District

Legal Owners: Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination. Variance to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

Hearing: Friday, November 15, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

September 25, 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: 2014-0053-XA

11510 Reisterstown Road

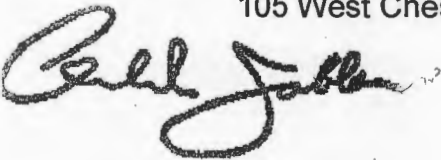
SE corner of intersection of Reisterstown & Delight Roads

4th Election District – 4th Councilmanic District

Legal Owners: Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store having a sales area larger than 1500 sq. ft., carry-out restaurant and roll-over car wash as uses in combination. Variance to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

Hearing: Friday, November 15, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
John Kemp, 3611 Roland Avenue, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 26, 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.

MEMORANDUM

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0053-XA – Appeal Period Expired

The appeal period for the above-referenced case expired on January 16, 2014. 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 EXCEPTION
AND VARIANCE
11510 Reisterstown Road; SE corner of
Reisterstown & Delights Roads
4th Election & 4th Councilmanic Districts
Legal Owner(s): Two Farms Inc
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-053-XA

* * * * *

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

SEP 11 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 11th day of September, 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 TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

9/12/13

DEVELOPMENT PLANS REVIEW

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

C

DEPS

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

FIRE DEPARTMENT

9/23/13

PLANNING

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

C

9/12/13

STATE HIGHWAY ADMINISTRATION

C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/21/13

SIGN POSTING

Date:

11/22/13

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*

December 3, 2013

Two Farms Inc.
John Kemp, President
3611 Roland Avenue
Baltimore MD 21228

RE: Case Number: 2014-0053 XA, Address: 11510 Reisterstown Road

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 29, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing 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: 9-12-13

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

RE: Baltimore County
Item No. 2014-0053-XA
Special Exception
Two Farms, Inc. James Kemp
11510 Reisterstown Road
MD 140
Royal Farms Store #180

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 9-9-13. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception, Case Number 2014-0053-XA the applicant must contact the State Highway Administration to obtain an entrance permit.

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 E-mail him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

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

★ See attached letter.

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



Maryland Department of Transportation

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

September 5, 2013

Re: Baltimore County
MD 140
Royal Farms Store #180
SHA Tracking #13APBA025XX
Traffic Impact Study
Mile Point 7.40

Mr. Mark Keeley
Traffic Concepts, Inc.
325 Gambrills Road
Suite B
Gambrills, Maryland 21054

Dear Mr. Keeley:

Thank you for the opportunity to review the Traffic Impact Study Report and Traffic Signal Warrant Study Report prepared by Traffic Concepts, Inc. dated July 2013 (received on August 5, 2013) that was prepared for the proposed Royal Farms Store in Baltimore County, Maryland. The Maryland State Highway Administration (SHA) review is complete and we are pleased to respond.

The review determined the major report findings and the SHA comments and conclusions as follows:

- Access to the 5,125 square foot Convenience Market with Gasoline Sales and a 1,407 square foot Car Wash is proposed from one (1) left-in/right-in/right-out access on MD 140 and one (1) full movement site access driveway on Delight Road. SHA will require acceleration/deceleration lanes at the proposed MD 140 site access point.
- The traffic report determined that the proposed development could be supported by the surrounding roadway network based upon the Critical Lane Volume analysis.
- A Traffic Signal Warrant Study was conducted at the MD 140 at Delight Road/Timber Grove Road intersection with the proposed development traffic. The results of the study revealed that the following traffic signal warrants would be satisfied:
 - Warrant 1B (Interruption of Continuous Traffic)
 - Warrant 1A/B (Combination Warrant)
 - Warrant 2 (Four Hour Vehicular Volume)

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

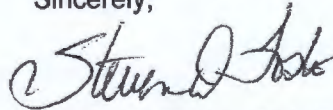
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Based on the information provided, please address the following comments in a point-by-point response:

- 1) A significant percentage of site generated traffic will traverse through the MD 140 at Dolfield Road and MD 140 at Franklin Boulevard intersections. Therefore, SHA recommends that these intersections be included in the Traffic Impact Study Report.
- 2) The study projected that 10% of the site generated traffic will utilize Timber Grove Road. Timber Grove Road is restricted beyond the Fuddruckers entrance, and therefore, no site generated traffic should be assumed from this roadway.
- 3) In order to determine the appropriateness of a traffic signal at the MD 140 at Delight Road/Timber Grove Road intersection, SHA will require the submission of Synchro/SimTraffic analysis along the MD 140 corridor. The MD 140 Synchro/SimTraffic corridor study area should extend from the MD 140 at Franklin Boulevard intersection to the north and to the MD 140 at Dolfield Boulevard intersection to the south. The analysis should also address the proximate Nicodemus Road at Delight Road intersection that is within 75 feet of MD 140 at Delight Road/Timber Grove Road under consideration for a traffic signal. The details of the signal timing plans along this section of MD 140 should be coordinated with the Office of Traffic and Safety.
- 4) The report proposes to utilize the center turn lane on MD 140 to access the proposed driveway on MD 140. The traffic report should include a queuing analysis along MD 140 to insure that operations at adjacent intersections are not detrimentally impacted.
- 5) Pedestrian and bicycle accommodations will be required along the property frontage on MD 140.

The SHA will require the submission of six (6) hard copies and one (1) electronic revised traffic impact study and point-by-point response. Please send this information to the SHA Access Management Division addressed to Mr. Steven D. Foster to the attention of Mr. Eric Waltman and reference the SHA Tracking Number on the submission. Unless specifically indicated in the SHA response of this study, the comments contained herewith do not supersede previous comments made on this development. Please keep in mind that you can view the reviewer and project status via the SHA Access Management Division's web page at (<http://www.roads.maryland.gov/pages/amd.aspx>). If you have any questions regarding the enclosed traffic report comments, please contact Mr. Eric Waltman at 410-545-5597 or via email at ewaltman@sha.state.md.us

Sincerely,



Steven D. Foster, Chief/Development Manager
Access Management Division

• Mr. Mark Keeley
13APBA025XX
Page No. 3
September 5, 2013

SDF/elw

cc: Ms. Rola Daher – SHA DSED
Ms. Mary Dietz – SHA RIPD
Mr. Bob French – SHA CPD
Mr. Larry Green – Daniel Consultants, Inc.
Mr. Derek Gunn – SHA DSED
Ms. Dami Kehinde – SHA RIPD
Ms. Colleen Kelly – Baltimore County Permits Approvals and Inspections
Mr. Dennis Kennedy – Baltimore County Permits Approvals and Inspections
Ms. Kelly Kosino – SHA District 4
Ms. Erin Kuhn – SHA District 4
Ms. Rochelle Outten – SHA AMD
Mr. Johnson Owusu-Amoako – SHA CPD
Mr. Saed Rahwanji – SHA TDSD
Ms. Erica Rigby – SHA AMD
Mr. Errol Stoute – SHA TDSD
Mr. Bill Stroud – SHA CPD
Mr. Morteza Tadayon – SHA DSED
Mr. Eric Waltman – SHA AMD
Mr. Stephen Weber – Baltimore County Public Works
Ms. Wendy Wolcott – SHA District 4
Mr. Rich Zeller – SHA AMD
Mr. Ken Schmid – Traffic Concepts, Inc.

October 2, 2013

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

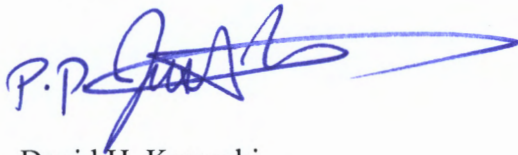
Re: 11510 Reisterstown Road
Case No. 2014-0053-XA

Dear Mr. Jablon:

By way of this letter, our client Two Farms, Inc., owner of the above-referenced property, is requesting that the public hearing in Case No. 2014-0053-XA scheduled for November 15, 2013, be postponed. An expert witness in the case, William P. Monk, will be out of town on that date.

I appreciate your consideration of this request.

Very truly yours,



David H. Karceski

DHK/jaw

cc: Kristen Lewis
William Monk
Jeff Bainbridge

October 16, 2013

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

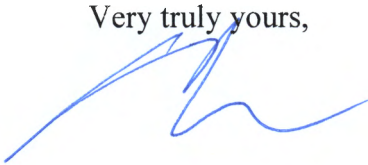
Re: 11510 Reisterstown Road
Case No. 2014-0053-XA

Dear Mr. Jablon:

By way of this letter, our client Two Farms, Inc., owner of the above-referenced property, is requesting that the public hearing in Case No. 2014-0053-XA scheduled for December 2, 2013, be postponed. The reason for the postponement is that I will be out of town on that date. Therefore, I am respectfully requesting that the Department of Permits, Approvals, and Inspections postpone and reschedule the hearing.

I appreciate your consideration of this request.

Very truly yours,



David H. Karceski

DHK/jaw

cc: Kristen Lewis

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 16, 2013
Item No. 2014-0053

DATE: September 12, 2013

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

Delight Road, along this frontage, is an ultimate 40-foot-wide street on a 60-foot-wide right-of-way. This plan should be revised to show both ultimates and the required setbacks. The road improvements will be required under the development process. Also, all signs should be moved out of the ultimate right-of-way.

DAK: CEN.
Cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 23, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11510 Reisterstown Road

RECEIVED

INFORMATION:

Item Number: 14-053

SEP 25 2013

Petitioner: Two Farms, Inc.

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BL-AS

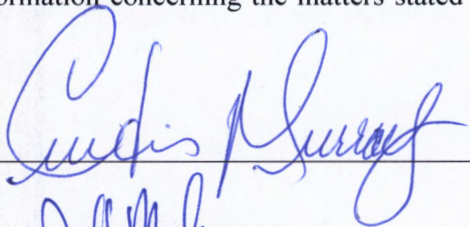
Requested Action: Special Exception and Variance

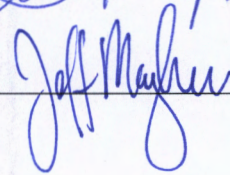
SUMMARY OF RECOMMENDATIONS:

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 exception request to permit a fuel service station and convenience store to be used in conjunction with a carry-out and roll-over car wash. Additionally, the Department of Planning does not oppose the petitioner's variance request to permit the car wash tunnel entrance to face an adjacent residentially zoned parcel. The position stated above is conditioned upon the following comments being addressed:

1. Submit architectural elevations for review and approval prior to the issuance of any building permits.
2. Provide sufficient vegetative landscape buffering and fencing between the subject use and any existing adjacent residential properties.
3. Lighting of the proposed site shall not spill over onto the adjacent residentially zoned parcels.

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

Prepared By: 

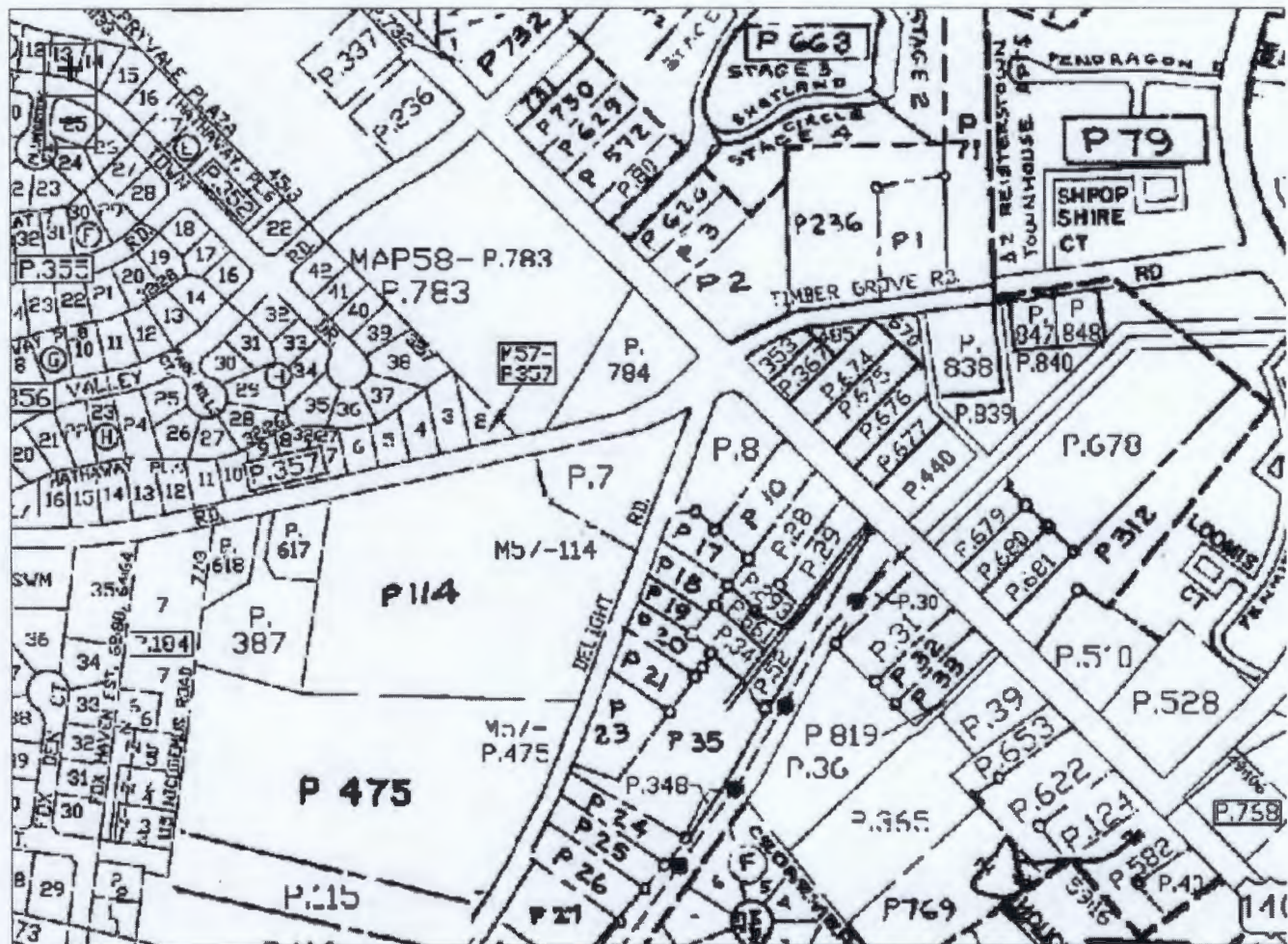
Division Chief: 
AVA/LL:cjm

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 04 Account Number - 1600006414	
Owner Information		
Owner Name:	TWO FARMS INC	Use: COMMERCIAL
Mailing Address:	13205 MAPLE GROVE RD REISTERSTOWN MD 21136	Principal Residence: NO Deed Reference: 1) /33342/ 0027 2)
Location & Structure Information		
Premises Address:	11510 REISTERSTOWN RD 0-0000	Legal Description: 187.83 FT SW REISTERSTOWN SW COR DEL
Map: 0058	Grid: 0001	Parcel: 0008
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Special Tax Areas:	Town: NONE	Ad Valorem:
Primary Structure Built 1972	Above Grade Enclosed Area 6266	Finished Basement Area
Stories	Basement	Property Land Area 1.0000 AC
Type RESTAURANT	Exterior	Last Major Renov
Full/Half Bath	Garage	
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2011	As of 07/01/2013
Land: 301,800	301,800	As of 07/01/
Improvements: 419,600	419,600	
Total: 721,400	721,400	721,400
Preferential Land: 0		
Transfer Information		
Seller: MARSHALL HARVEY E JR	Date: 03/25/2013	Price: \$1,700,000
Type: ARMS LENGTH MULTIPLE	Deed1: /33342/ 00227	Deed2:
Seller: MARSHALL HARVEY E	Date: 03/28/1984	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /06688/ 00169	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		07/01/2014
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

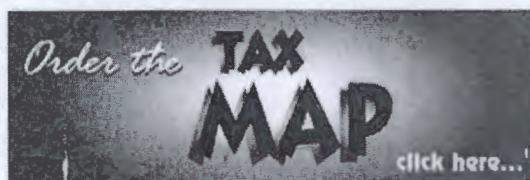
New Search (<http://sdats.resiusa.org/RealProperty/>)District: **04** Account Number: **1600006414**

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://imsweb05.mdp.state.md.us/website/mosp/>)

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CASE NAME Two Farms, Inc.
CASE NUMBER 2014-0053-X4
DATE 12/13/13

CASE NAME Two Farms, Inc.
CASE NUMBER 2014-0053-X4
DATE 12/13/13

[illegible]

Case No.:

2014-0053-XA

Exhibit Sheet

Petitioner/Developer

Protestants

DW
12-27-14

DW 12-17-13

No. 1	Plan - redlined	
No. 2	illustrative site plan	
No. 3	Monk - CV	
No. 4	4A 4B Zoning Maps	
No. 5	color rendering of store	
No. 6	Keeley - CV	
No. 7	Aerial photo of site	
No. 8	Traffic Basic Services Map	
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...

Fidelity Investments Office, Towson, Maryland - Principal-In-Charge of land planning for the 6,500-SF office to serve as the prototype for the national deployment of Fidelity Investments new offices. Services provided by MRA included land development engineering, surveying, landscape architecture, architecture, and structural, mechanical, and electrical engineering, and government entitlement processing.

Canton Crossing, Baltimore City, Maryland - Master planning for six square block of mixed-use development incorporating hotel, office, retail, food market, structured parking, restaurant, and marina.

Glen Burnie Super Block, Anne Arundel County, Maryland - Prepared site plan for redevelopment of key five+ acre parcel in heart of Glen Burnie Urban Renewal District. Project includes food store anchor, retail, office, residential, structured parking, and town center plaza with skating rink.

BP Amoco Oil Company, Baltimore-Washington - Site/zoning feasibility studies and civil engineering for more than 80 sites.

Hagerstown Commons, Hagerstown, Maryland - A 42-acre, 350,000-SF, phased, mixed-use center containing office, retail and a cinema-plex.

Commerce Place, Prince George's County, Maryland - A 43-acre, 480,000-SF mixed-use retail, office and cinema-plex development.

Arundel Crossing East, Anne Arundel County, Maryland - Prepared a 40-acre site development plan containing both a Super K-Mart Store (190,000+ SF) and a Hechingers Home Care Center (130,000 SF.)

Allied Signal Company, Harbor Point, Baltimore, Maryland - Prepared mixed-use master plan for a 20+ acre site strategically located at entry to Baltimore's Inner Harbor. Includes retail, office, housing, entertainment, marina, and cruise ship docking facilities.

Old Town Mall, Baltimore, Maryland - Prepared site plans for re-design of historic urban renewal project, anchored by supermarket.

Boston Street Quay, Baltimore, Maryland - Prepared site plans for three-acre mixed-use development project on Baltimore's Inner Harbor waterfront, in Canton, incorporating retail, housing, and pier restaurant, with waterfront pedestrian promenade.

Tyson's Corner, Virginia - Preparation of site plan alternatives for a two-acre, multi-story retail/office and parking project containing more than 160,000 SF with structured parking.

Light House Point, Boston Street, Canton, Maryland - Prepared master plan for large scale mixed use waterfront development in historic Canton on Baltimore's "Gold Coast." Project includes housing, marina, specialty/maritime retail, restaurants, and pedestrian waterfront promenade.

Office Condominium Site Assessments, Mid-Atlantic Region - Prepared over 75 site development plans for the development of suburban office parks. Projects range in size from 5,000 SF to over 100,000 SF.

Landover Center Rezoning, Prince George's County, Maryland - Prepared the master plan for a 15-acre mixed-use retail, motel, and office building project. He also served as expert witness in the successful rezoning.

Lee Property Master Plan, Frederick County, Maryland - Preparation of a 102-acre mixed-use commercial complex containing over 400,000 SF of office, research and development space, a 190,000-SF Wal-Mart Super Store, a hotel/conference center complex and open space system. A historic Guilford farmstead comprising approximately 15 acres is the centerpiece of the complex. This area is on the National Register of Historic Places. The master plan calls

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

area, and the golf course are situated along the lake frontage. The Lake Diamond subdivision has been modified and incorporated into the overall master plan. The plan encompasses approximately 350 acres and includes estate homesites (20,000 SF+/-) and fairway cottage sites (7,000-8,000 SF).

Baltimore County, Maryland - Preparation of a golf course routing plan on approximately 210 acres of state-owned property adjacent to the Patapsco River. This unique golf course routing plan is laid out around a number of environmentally sensitive wetland areas and is integrated with a proposed equestrian riding center and riding trails, which tie into a public open space network along the Patapsco River.

Hunters Green Planned Business Park, Washington County, Maryland - This golf course routing plan is integrated through an 850-acre planned unit development including residential, retail, office, and industrial uses. A series of environmentally sensitive areas and stream are utilized to enhance the natural features and playability of the course. The project also contains an inn and conference center adjacent to the golf course, both of which provide a central focus for the overall development plan.

Liberty Valley Country Club, Baltimore County, Maryland - A nine-hole executive par three golf course has been laid out on a portion of the former Hidden Valley Golf Course. The course is situated in a stream valley and incorporates large teeing areas to maximize the flexibility and allow play from multiple tees. A clubhouse with banquet and dining facilities, along with an olympic-size swimming pool and tennis courts are included.

Potomac Point Golf Links, St. Mary's County, Maryland - Prepared three alternative golf course routing plans within the context of an 800 (+)-acre planned community along the Potomac River in southern Maryland. Each routing plan encompassed different areas of the overall tract. The property, which offered a unique design challenge, included heavily wooded areas, tidal and non-tidal wetlands, fresh water lakes, a reclaimed sand quarry, and Potomac River and an inland bay frontages.

Each routing plan was developed within the context of the overall planned community, which included a wide range of residential product. This included single family estate lots, attached housing, condominium, and golf village home sites along with community commercial village and marina.

The golf course routing plan considered is described below.

The Potomac Point Links will be a unique 18-hole linksland style golf course built within the reclaimed sand hills of the former quarry site. The individual holes blend with the sand hills and ponds of this environmental award winning reclamation project providing a truly unique golf experience unmatched in this region. The course, which will be open to the public, is designed to be challenging and playable for all skill levels. Emphasis is placed on strategic shot making skills rather than strength while the usage of multiple tees allows the course to play from over 6,700 yards to slightly less than 4,900 yards. The unique character of the course incorporates both grass bunkers and swales, waste bunkers, mounding, a system of ponds and streams and natural vegetation and grasses all of which reinforce the links style of golf course architecture. The natural setting for the course is further enhanced by broad vistas of Breton Bay from many locations on the course. A public driving range with lesson tee, practice putting and chipping greens, pro shop, and clubhouse will provide the necessary support facilities.

HEALTH CARE FACILITIES/HOSPITAL / NURSING HOME PROJECTS

Hackerman Patz House, St. Joseph's Medical Center Campus, Towson, Maryland - Principal-In-Charge responsible for procuring a zoning variance, feasibility study for utilities, production of construction documents, obtaining grading and building permits and construction observation for this two-level, 13,600-SF, 20-room facility located on .85 acres. MRA worked with the project Architect and campus facilities staff to layout this overnight facility for families of hospital care patients. This facility was modeled after the McDonald House facilities and a similar facility on the Sinai Hospital Site in the City of Baltimore. The project design and construction was funded by a donor contribution.

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
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND

Aberdeen
Annapolis*
Anne Arundel County
Baltimore*
Baltimore County*
Bel Air
Bowie
Charles County
Calvert County
Cambridge
Caroline County
Carroll County*
Cecil County
Centreville
Chesapeake Beach
College Park
Columbia
Easton
Ellicott City
Frederick
Frederick County*
Gaithersburg
Hagerstown
Hampstead
Harford County*
Havre de Grace
Howard County*
Kent County
Laurel
Montgomery County
Ocean City
Perryville
Prince George's County*
Queen Anne's Co.
Rockville
St. Charles Community*
St. Mary's County
St. Michael's
Salisbury
Talbot County
Washington County
Westminster

DELAWARE

Dover
Kent County
Milford
Newark
Rehobeth Beach
Sussex County

**DISTRICT OF
COLUMBIA**

NEW JERSEY

Cherry Hill
Dover Township
Mountainside
Pequannock Township
Perth Amboy
Piscataway*
Wall Township*
Pompton Plains
Toms River

NORTH CAROLINA

Pinehurst

PENNSYLVANIA

Bucks County
Chester County
Montgomery County
Paoli
Shrewsbury

VIRGINIA

Alexandria
Arlington
Arlington County
Chesterfield County
(Richmond area)
Fairfax City
Fairfax County
Falls Church
Fauquier County
Henrico County
(Richmond area)

VIRGINIA (Cont'd.)

Herndon
Leesburg
Loudon County
Manassas
Manassas Park
McLean
Prince William County
Quantico
Richmond
Sterling
Vienna

WEST VIRGINIA

Martinsburg

***EXPERT WITNESS**

**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**

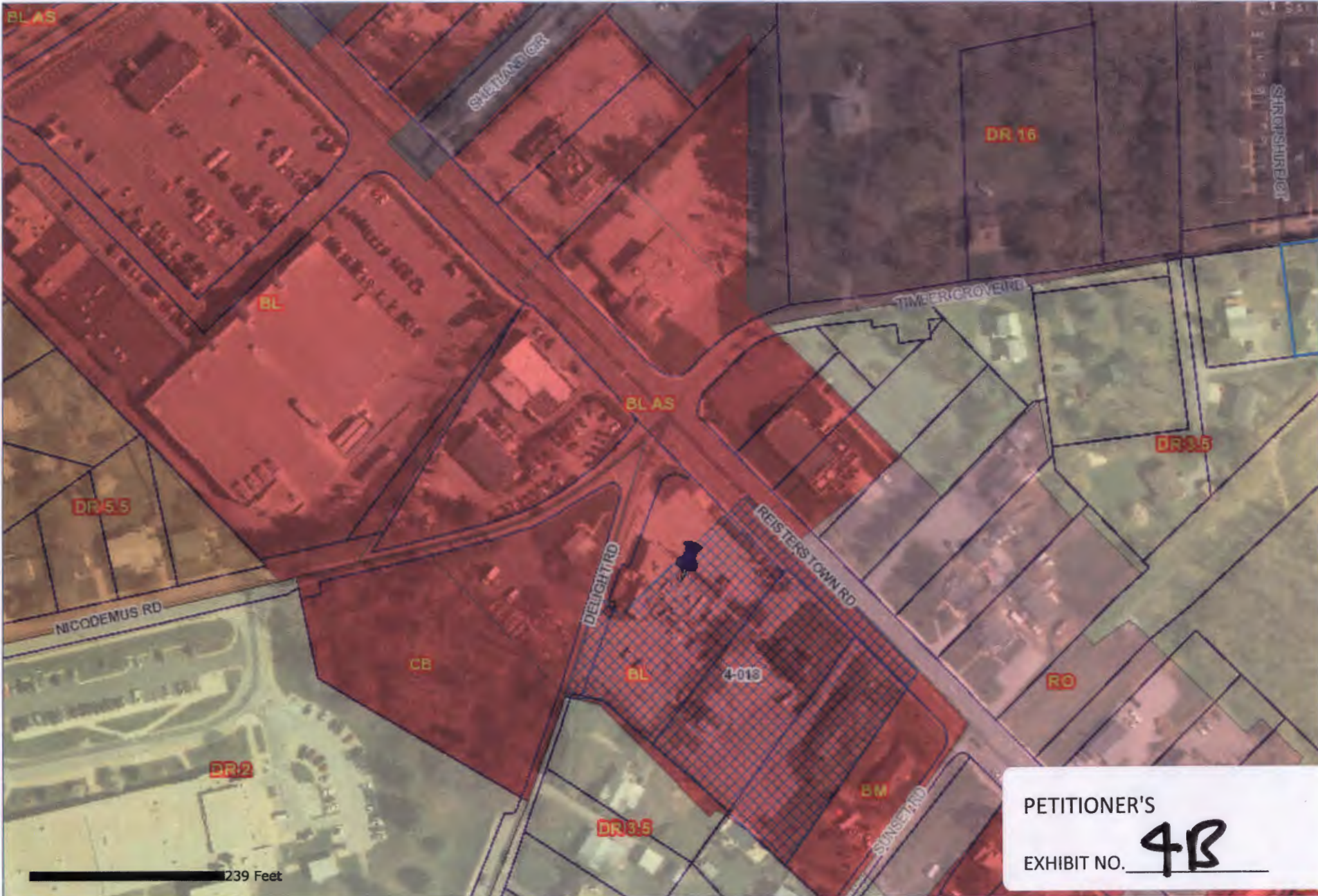
BP/Amoco Oil Co.
Arco Petroleum
Gulf Oil Company
Steuart/Agip
Shell Oil Company
Southern Maryland Oil Co.
Sunoco
Texaco/Star Enterprise
Eastern Petroleum
Quarles Petroleum, Inc.
Carroll Independent Fuel
Ewing Oil Company
Ocean Petroleum Co.

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



PETITIONER'S
EXHIBIT NO. **4B**



CZMP 2012 Map

Created By
Baltimore County
My Neighborhood



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

Printed 4/5/2012

J. MARK KEELEY, PTP

6533 Greenmount Drive • Elkridge, MD 21075
410-615-0067 (Cell) 410-923-7101 (Office)

PROFESSIONAL SKILLS

Thorough knowledge of transportation planning principals and practices, including the relationship between transportation, environmental, economic, and social factors that influence urban and rural land use patterns. Computer software Packages: Microsoft software packages, TP +, MINUTP, Highway Capacity Software (HCS), SIDRA, Critical Lane Volume Analysis

EDUCATION

TOWSON UNIVERSITY

8000 York Road
Towson, MD 21252
M.A. Degree - Geography and Planning, 1993

SALISBURY UNIVERSITY

1101 Camden Avenue
Salisbury, MD 21801
B.A. Degree 1987

MT. ST. JOSEPH HIGH SCHOOL

4403 Frederick Avenue
Baltimore, MD 21229
Graduated May 1983

PROFESSIONAL EXPERIENCE

TRAFFIC CONCEPTS, INC

325 Gambrills Road, Suite B Gambrills Maryland 21054

Project Manager/Transportation Planner, July 2005-Present

- Project Manager for Traffic Impact Studies and Planning/Traffic Engineering Services Division.
- Develop price proposals and budgets for the preparation of traffic engineering services.
- Develop business relationships to advance business products and services.
- Provide expert testimony at public hearings.
- Develop complex master planning studies, traffic impact analyses and parking studies for private and public sector clients.
- Address technical comments received from reviewing agencies and provide traffic mitigation strategies and solutions for clients.
- Represent clients at project Scoping Meetings, Planning Commission Meetings, Board of Appeals Hearings, and Community Input Meetings.
- Negotiate traffic mitigation solutions with county and state officials.

PETITIONER'S

EXHIBIT NO. 6

J. MARK KEELEY, PTP

Page 2 of 4

***QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS /
DEPARTMENT OF PLANNING & ZONING
312 Safety Dr Centreville MD 21617/160 Coursevall Dr. Centreville, MD 21617***

Transportation/Land Use Planner IV, September 2002 – July 2005

- Managed the County Adequate Public Facilities Ordinance program.
- Provided staff support to the Planning Commission and County Council on transportation issues.
- Reviewed approximately 100 traffic impact studies for Queen Anne's County and recommended traffic mitigation measures to meet the APFO requirements.
- Reviewed major and minor subdivision/site plans for compliance with the County's Zoning Ordinance and the Comprehensive Plan.
- Generated technical subdivision/site plan comments and made presentations at County Council and Planning Commission Meetings.
- Initiated and directed general and specialized land use studies, which included vacant land inventories, site impact analysis, corridor studies, and school impact studies.
- Appointed liaison to Federal and State Agencies for Maryland's Smart Growth initiatives and the Federal Clean Air Act Amendment (Air Quality Conformity).

***HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
220 South Main Street Bel Air, Maryland 21014***

Administrator, Office of Transportation, July 1999 – September 2002

- Developed the 2000 Transportation Plan, An Element of the Harford County Master Plan.
- Reviewed of more than 400 traffic impact studies and recommended various traffic mitigation measures.
- Initiated and directed complex planning studies relating to land use and transportation planning, which included computer modeling, transit planning, and traffic impact analysis.
- Developed Transportation Demand Management Strategies for the County.
- Managed the County Traffic Count Program.
- Managed the County Rideshare Program.
- Developed the Unified Planning Work Program.
- Developed the Transportation Improvement Program (TIP).
- Baltimore Metropolitan Council's Transportation Technical Committee Member.
- Baltimore Metropolitan Council's Bicycle and Pedestrian Advisory Group Member.
- Baltimore Metropolitan Council's Travel Analysis Advisory Group Member.

J. MARK KEELEY, PTP

Page 3 of 4

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING 220 South Main Street Bel Air, Maryland 21014

Transportation Planner I & II, September 1993 – July 1999

- Planner assigned to the Edgewood Community Planning Council.
- Conducted transit-planning studies and transit rider-ship surveys for Harford Transit.
- Coordinated with the Harford Transit to develop rural transit routes.
- Organized a Bicycle and Pedestrian Task Force to select bike routes and to promote non-motorized transportation.
- Managed the Commuter Assistance Grant and submitted quarterly reports to the MTA.
- Developed a Regional Employees Commuter Option (ECO) Program for both the public sector and private sector businesses as mandated by the MDE.
- Prepared and reviewed Traffic Impact Studies for the County.
- Managed the Regional Travel Demand Model.
- Performed intersection analysis and recommended traffic mitigation measures.

PROFESSIONAL ASSOCIATIONS

Certifications

- Professional Transportation Planner® (PTP) - Transportation Professional Certification Board Inc. 2008 – Certificate Number 122

Inactive Certifications

- American Institute of Certified Planners (AICP)
2006 – 2010 Certificate Number 020927

Active Member 2006 - Present

- American Planning Association, Member since 1993

MASTER PLAN WRITINGS

- 2000 Transportation Plan, An Element of the Harford County Master Plan.

AWARDS & OUTREACH SERVICE

- Harford County Department of Planning and Zoning Employee of the Month Award, December 2001
- Organized 1st Annual Harford Bicycle Festival to promote cycling and wellness

J. MARK KEELEY, PTP

Page 4 of 4

EXPERT WITNES EXPERIENCE:

Baltimore County, MD	City of Easton , MD
Carroll County, MD	City of Elkton, MD
Harford County, MD	City of Salisbury, MD
Howard County, MD	Town of Bel Air, MD
Queen Anne's County, MD	Town of Centreville, MD
Montgomery County, MD	City of Frederick, MD
	Town of Denton, MD

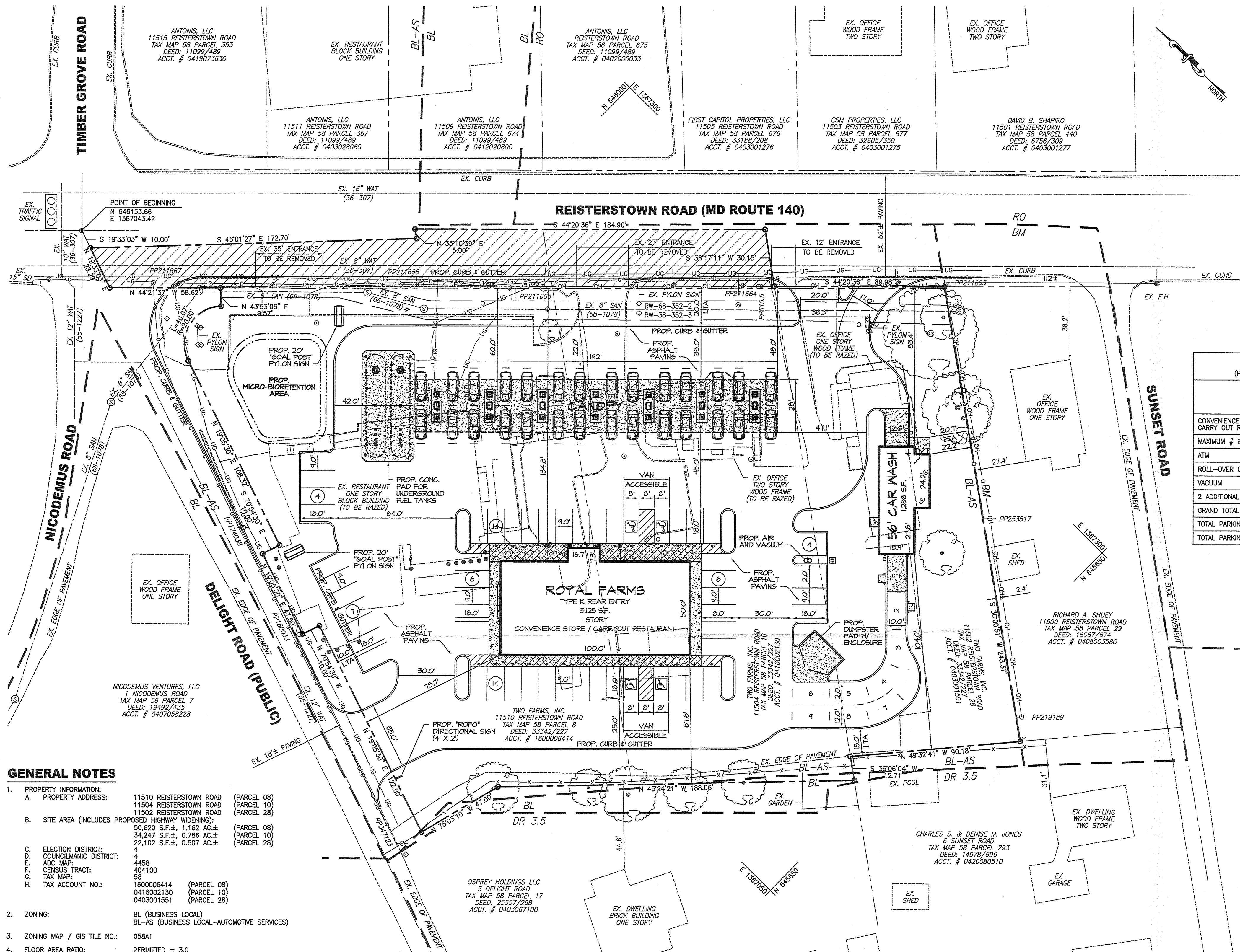
REFERENCES

Eva Kerchner, Civil Engineer/Zoning Administrator
Centreville, Maryland
101 Lawyers Row, Centreville, MD 21617

410-758-4463

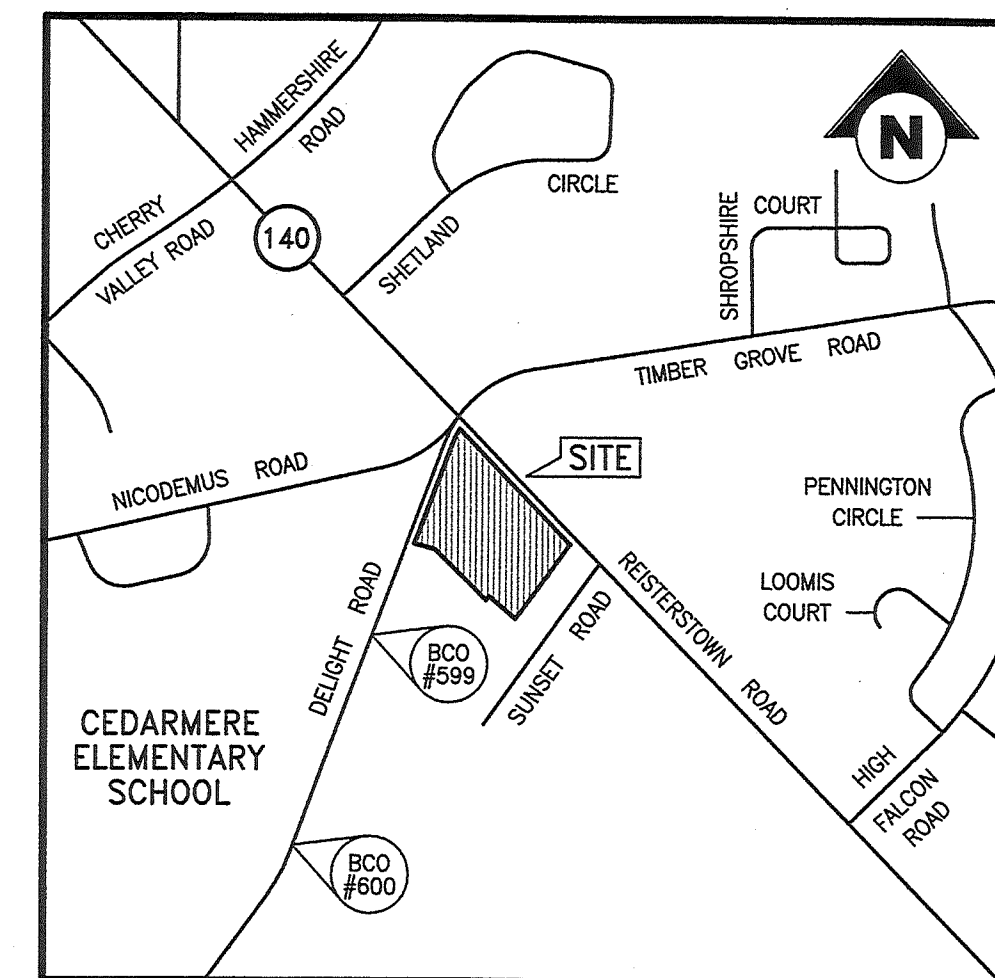


Lot Number	Zoning Code	Other Labels
11602		
2003-0120-XA 2500008428	R-1971-0099	
0419073630		
0403028080 11515		
0412020800		
1995-0101-SPHA		
R-1974-0185-SPH		
0402000033		
0403001276		
0403001275		
11510		
1600006414		
11504		
11502		
11502		
0403001551		
11500		
0408003580		
04030067100 5		
0413000120		
0420080510		
0402001699		
1992-0255-A		
0418002130		
1980-0125-A 1975-0130-SPHA		
R-1976-0047		



LEGEND

	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	PROP. RIGHT OF WAY LINE
	PROP. HIGHWAY WIDENING
	EX. BUILDING
	EX. CONCRETE
	PROP. CONCRETE
	EX. PAVEMENT
	PROP. PAVEMENT
	EX. CURB
	PROP. CURB
	EX. SANITARY SEWER
	EX. STORM DRAIN
	EX. WATER
	EX. GAS
	EX. UNDERGROUND LINE
	EX. OVERHEAD LINE
	EX. LIGHT POLE
	EX. UTILITY POLE
	ZONING LINE



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

BOO #599
ELEV. 669.26
DESCRIPTION: MONUMENT LOCATED 56.37' NORTH OF POLE
#529086 ON THE WEST SIDE OF DELIGHT ROAD.

BOO #800
ELEV. 677.61
DESCRIPTION: MONUMENT LOCATED 55.74' WEST OF POLE #41458
ON THE WEST SIDE OF DELIGHT ROAD.

NOTE:
ZONING HEARING FOR SPECIAL
EXCEPTION TO BE HELD AT:
JEFFERSON BUILDING, ROOM 205
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 419.3.B)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6.A AND 419.3.B
CONVENIENCE STORE AND CARRY OUT RESTAURANT W/ GASOLINE	5,125	5/1,000 S.F.	26
MAXIMUM # EMPLOYEES ON SHIFT			8
ATM			1
ROLL-OVER CAR WASH	1,288	2/ROLL-OVER	2
VACUUM		1/VACUUM	2
2 ADDITIONAL SPACES AT A ROLL-OVER CARWASH			2
GRAND TOTAL BUILDING S.F.	6,413		
TOTAL PARKING REQUIRED			41
TOTAL PARKING PROVIDED (INCLUDES 4 HANDICAP SPACES)			55

COMMERCIAL PERMIT HISTORY

11502 REISTERSTOWN ROAD
PERMIT # B047863 TYPE: BUILDING (COMMERCIAL)
PERMIT # B047870 TYPE: BUILDING (COMMERCIAL)
PERMIT # B170112 TYPE: BUILDING (COMMERCIAL)
PERMIT # B170114 TYPE: RAZING (COMMERCIAL)

11504 REISTERSTOWN ROAD
BALTIMORE COUNTY HAD NO RECORD OF COMMERCIAL BUILDING PERMITS FOR THIS PROPERTY

11510 REISTERSTOWN ROAD
PERMIT # B121525 TYPE: BUILDING (COMMERCIAL)
PERMIT # B171453 TYPE: BUILDING (COMMERCIAL)

ZONING HISTORY

CASE NO. 1975-0130-SPHA - PETITION FOR A VARIANCE FROM SECTION 409.2.B.3 TO PERMIT 106 PARKING SPACES
INSTEAD OF THE REQUIRED 167 PARKING SPACES AND A SPECIAL HEARING FOR PARKING IN A RESIDENTIAL ZONE.
GRANTED DECEMBER 10, 1974

CZMP ISSUE NO. R-1976-004Z - REZONE THE SUBJECT PROPERTY FROM DR 3.5 TO BL.
ORDERED OCTOBER 23, 1975

CASE NO. 1980-0125-A - PETITION FOR A VARIANCE FROM SECTION 409.2.B.3 TO PERMIT 116 PARKING SPACES IN
LIEU OF THE REQUIRED 198 SPACES AND TO PERMIT PARKING SPACES TO BE LOCATED WITHIN 6 FEET OF THE
PROPERTY LINE ON THE DELIGHT ROAD SIDE OF THE SUBJECT PROPERTY IN LIEU OF THE REQUIRED 8 FEET.
GRANTED FEBRUARY 7, 1980

CASE NO. 1992-0255-A - PETITION FOR A VARIANCE FROM SECTION 409.6.A.2 TO PERMIT 138 PARKING SPACES IN
LIEU OF THE REQUIRED 230 SPACES.
GRANTED FEBRUARY 7, 1992

REASON FOR SPECIAL EXCEPTION AND VARIANCE

- SPECIAL EXCEPTION TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE AND A CONVENIENCE STORE
HAVING A SALES AREA LARGER THAN 1,500 SQUARE FEET, CARRY-OUT RESTAURANT, AND ROLL-OVER CAR WASH
AS USES IN COMBINATION, PURSUANT TO BCZR SECTIONS 405.2.B.1, 405.4.E.1, 405.4.E.2, AND 405.4.E.10.
- VARIANCE FROM BCZR 419.4.B.1 TO ALLOW A CAR WASH TUNNEL ENTRANCE TO FACE AN ADJACENT RESIDENTIALLY
ZONED PROPERTY.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (14 FUELING POSITIONS x 1,500 S.F.)	=	21,000 S.F.
CONVENIENCE STORE (4 x 4,625 S.F.)	=	18,500 S.F.
ATM MACHINE (1 ATM x 1,000 S.F.)	=	1,000 S.F.
CARRY OUT RESTAURANT (6 x 500 S.F.)	=	3,000 S.F.
REQUIRED TOTAL AREA	=	43,500 S.F.
PROVIDED TOTAL AREA	=	106,969 S.F.

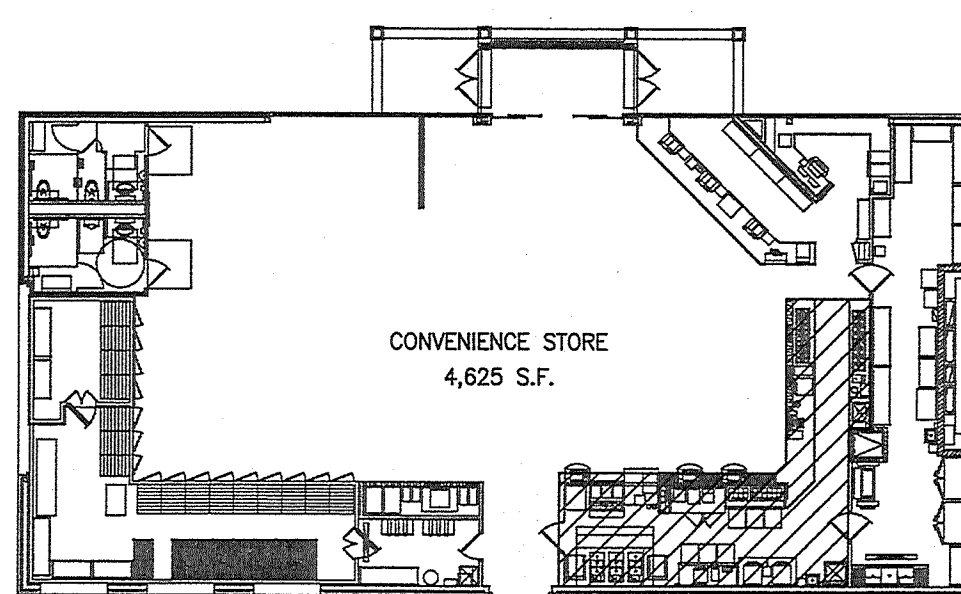
GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 11510 REISTERSTOWN ROAD (PARCEL 08)
11504 REISTERSTOWN ROAD (PARCEL 10)
11502 REISTERSTOWN ROAD (PARCEL 28)
B. SITE AREA (INCLUDES PROPOSED HIGHWAY WIDENING):
(PARCEL 08) 50,620 S.F. ±, 1.162 AC. ±
(PARCEL 10) 34,247 S.F. ±, 0.786 AC. ±
(PARCEL 28) 22,102 S.F. ±, 0.507 AC. ±
C. ELECTION DISTRICT: 4
D. COUNCILMANIC DISTRICT: 4458
E. ADC MAP: 404100
F. CENSUS TRACT: 58
G. TAX MAP: 1600006414 (PARCEL 08)
H. TAX ACCOUNT NO.: 0416002130 (PARCEL 10)
0403001551 (PARCEL 28)
- ZONING: BL (BUSINESS LOCAL)
BL-AS (BUSINESS LOCAL-AUTOMOTIVE SERVICES)
- ZONING MAP / GIS TILE NO.: 058A1
- FLOOR AREA RATIO:
PERMITTED = 3.0
PROVIDED = 0.06 (6,413 S.F. / 106,969 S.F.)
- EXISTING LAND USE: RESTAURANT / OFFICE
PROPOSED LAND USE: CONVENIENCE STORE AND CARRY OUT RESTAURANT
WITH GASOLINE AND ROLL-OVER CARWASH
- BL ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE
FRONT 10' REQUIRED, 134.8' ± PROVIDED
SIDE (INTERIOR) 10' REQUIRED, 22.2' ± PROVIDED
SIDE (STREET) 10' REQUIRED, 78.7' ± PROVIDED
REAR 20' REQUIRED, 67.6' ± PROVIDED
FUEL SERVICE SETBACKS (SECTION 405):
FROM ANY STREET RIGHT OF WAY
CONVENIENCE STORE 35' REQUIRED, 78.7' ± PROVIDED
FUEL PUMP 15' REQUIRED, 62.0' ± PROVIDED
CANOPY 25' REQUIRED, 48.0' ± PROVIDED
CAR WASH SETBACKS (SECTION 419):
FROM RESIDENTIALLY ZONED PROPERTY
CAR WASH 50' REQUIRED, 104.0' ± PROVIDED
FROM NEAREST EXIT DRIVE
TUNNEL EXIT 50' REQUIRED, 83.4' ± PROVIDED
- LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE
ALONG REISTERSTOWN ROAD 10' REQUIRED, 20.0' ± PROVIDED
ALONG DELIGHT ROAD 10' REQUIRED, 10.0' ± PROVIDED
ALONG SIDE YARD (BM ZONE) 6' REQUIRED, 20.7' ± PROVIDED
ALONG REAR YARD (DR 3.5 ZONE) 15' REQUIRED, 15.0' ± PROVIDED
- HEIGHT REQUIREMENTS:
NOT TO EXCEED 40'
PROPOSED BUILDING HEIGHT:
C-STORE = 30' FROM EXTERIOR FINISHED GRADE
TO TOP OF ROOF GABLE
35' FROM EXTERIOR FINISHED GRADE
TO TOP OF CURBOLA
CANOPY = 21'
CAR WASH = 17'
- STACKING FOR CAR WASH SHALL COMPLY WITH SECTION 419, BCZR.
STACKING REQUIRED = 9
STACKING PROVIDED = 9
- THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE CAR WASH
EQUIPMENT TO BE INSTALLED IS 12 CARS (MAX) PER HOUR.
- HOURS FOR C-STORE AND CAR WASH WILL BE 24 HOURS / 7 DAYS A WEEK.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY
LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE
ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND
PUBLIC STREETS.
- A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR
CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE
BALTIMORE COUNTY ZONING REGULATIONS SECTION, 450.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE
SITE (SECTION 405.3, BCZR)

PLAN

SCALE: 1" = 30'

CARRY OUT RESTAURANT
500 S.F.



BUILDING INTERIOR LAYOUT

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

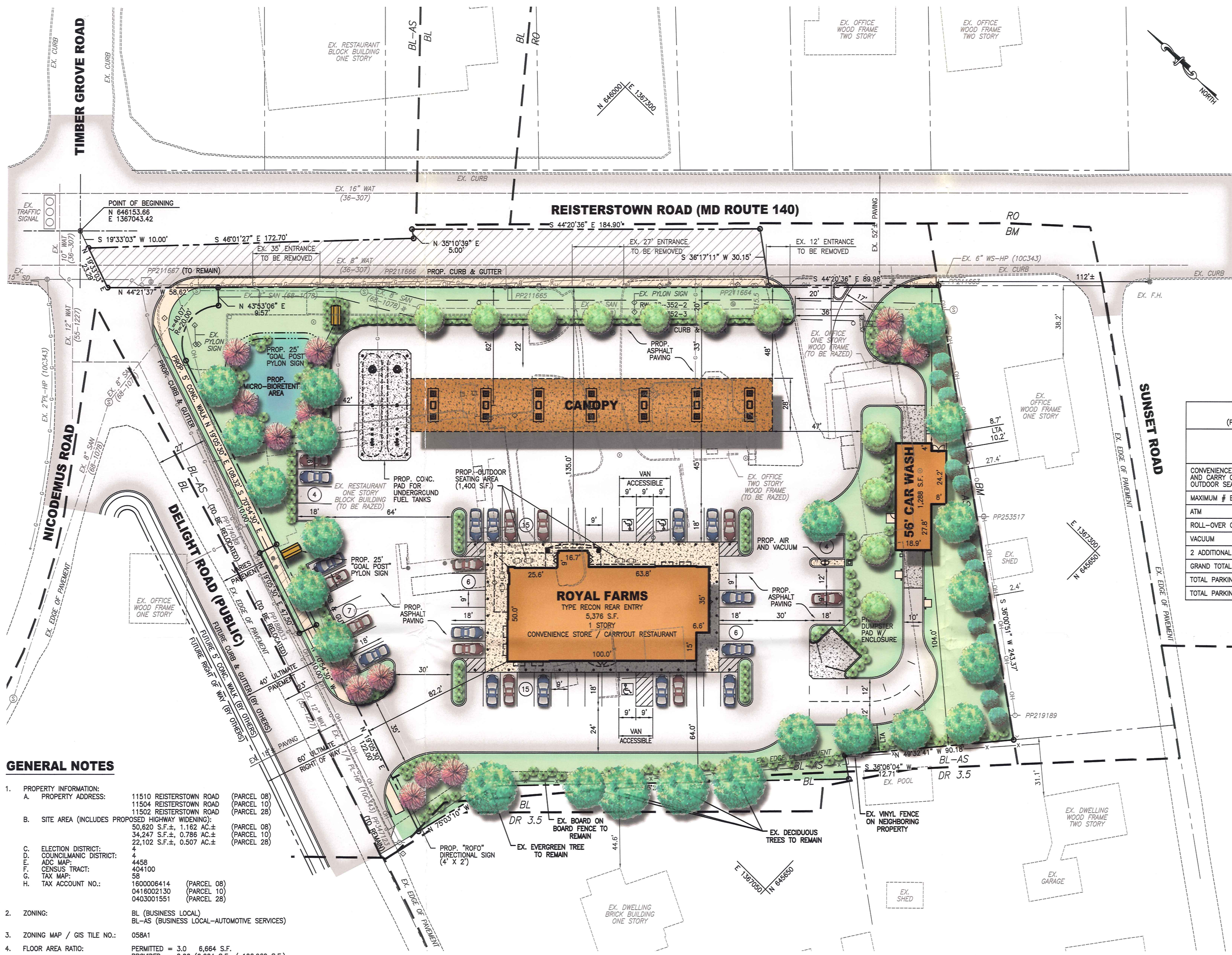
TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1467

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

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 EXCEPTION AND VARIANCE APPLICATION ROYAL FARMS STORE #180 11510 REISTERSTOWN ROAD 4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	17244
		SCALE:	AS SHOWN
		DATE:	08/28/2013
		DRAWN BY:	J.P.M.
		DESIGN BY:	J.P.M.
		REVIEW BY:	M.G.C.
		SHEET:	01 OF 01

REISTERSTOWN ROAD		
ELECTION DISTRICT		
UNCLIMANIC DISTRICT		
E COUNTY, MARYLAND		
	JOB NO.:	17244
ROAD WIDENING	SCALE:	AS SHOWN
	DATE:	09/24/2013
	DRAWN BY:	J.P.M.
	DESIGN BY:	J.P.M.
	REVIEW BY:	M.G.C.
	SHEET	01 OF 01



GENERAL NOTES

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 11510 REISTERSTOWN ROAD (PARCEL 08)
11504 REISTERSTOWN ROAD (PARCEL 10)
11502 REISTERSTOWN ROAD (PARCEL 28)
 - SITE AREA (INCLUDES PROPOSED HIGHWAY WIDENING):
50,620 S.F. ±, 1.162 AC. ± (PARCEL 08)
34,247 S.F. ±, 0.788 AC. ± (PARCEL 10)
22,102 S.F. ±, 0.507 AC. ± (PARCEL 28)
 - ELECTION DISTRICT: 4458
COUNCILMANIC DISTRICT: 404100
ADC MAP: 58
CENSUS TRACT: 1600006414 (PARCEL 08)
TAX MAP: 0416002130 (PARCEL 10)
H. TAX ACCOUNT NO.: 0403001551 (PARCEL 28)
- ZONING: BL (BUSINESS LOCAL)
BL-AS (BUSINESS LOCAL-AUTOMOTIVE SERVICES)
- ZONING MAP / GIS TILE NO.: 058A1
- FLOOR AREA RATIO: PERMITTED = 3.0 6,664 S.F.
PROVIDED = 0.06 (6,664 S.F. / 106,969 S.F.)
- EXISTING LAND USE: RESTAURANT / OFFICE
PROPOSED LAND USE: CONVENIENCE STORE WITH GASOLINE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING ROLL-OVER CARWASH
- BL ZONE SETBACKS (SECTION 232):

FROM PROPERTY LINE	REQUIRED	PROVIDED
FRONT	10'	135.0' ±
SIDE (INTERIOR)	0'	10.2' ±
SIDE (STREET)	10'	82.2' ±
REAR	20'	64.0' ±

FUEL SERVICE SETBACKS (SECTION 405):

FROM ANY STREET RIGHT OF WAY	REQUIRED	PROVIDED
CONVENIENCE STORE	35'	82.2' ±
FUEL PUMP	25'	62.0' ±
CANOPY	15'	48.0' ±

CAR WASH SETBACKS (SECTION 419):

FROM RESIDENTIALLY ZONED PROPERTY	REQUIRED	PROVIDED
CAR WASH	50'	104.0' ±

FROM NEAREST EXIT DRIVE:

TUNNEL EXIT	REQUIRED	PROVIDED
	50'	82.3' ±
- LANDSCAPE TRANSITION AREAS (LTA):

FROM PROPERTY LINE	REQUIRED	PROVIDED
ALONG REISTERSTOWN ROAD	10'	20.0' ±
ALONG DELIGHT ROAD	10'	10.0' ±
ALONG SIDE YARD (BM ZONE)	6'	8.7' ±
ALONG REAR YARD (DR 3.5 ZONE)	15'	15.0' ±
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
PROPOSED BUILDING HEIGHT: 24'-9" TO AVERAGE HEIGHT OF HIGHEST ROOF
35' FROM EXTERIOR FINISHED GRADE TO TOP OF CUPOLA
CANOPY = 21'
CAR WASH = 17'

PLAN

SCALE: 1" = 30'

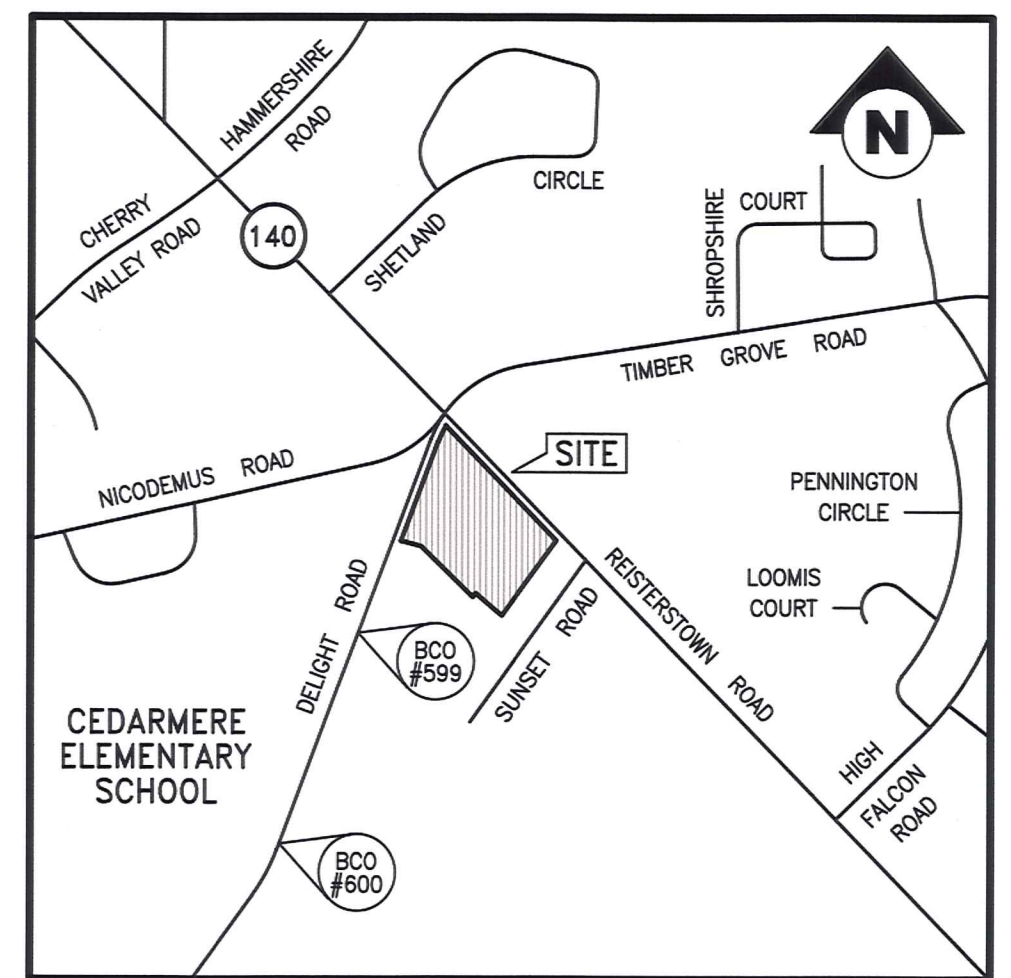
LEGEND

- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - PROP. RIGHT OF WAY LINE
 - PROP. HIGHWAY WIDENING
 - EX. BUILDING
 - PROP. BUILDING
 - EX. CONCRETE
 - PROP. CONCRETE
 - EX. PAVEMENT
 - PROP. PAVEMENT
 - EX. CURB
 - PROP. CURB
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. WATER
 - EX. GAS
 - EX. UNDERGROUND LINE
 - EX. OVERHEAD LINE
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - ZONING LINE
- PROP. MAJOR TREE
- PROP. FLOWERING TREE
- PROP. EVERGREEN TREE
- PROP. SHRUB

PARKING TABULATIONS CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 419.3.B)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6.A AND 419.3.B
CONVENIENCE STORE WITH GASOLINE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING	5,800	5/1,000 S.F.	29
MAXIMUM # EMPLOYEES ON SHIFT			8
ATM			1
ROLL-OVER CAR WASH	1,288	2/ROLL-OVER	2
VACUUM		1/VACUUM	2
2 ADDITIONAL SPACES AT A ROLL-OVER CARWASH			2
GRAND TOTAL BUILDING S.F.	6,664		
TOTAL PARKING REQUIRED			44
TOTAL PARKING PROVIDED (INCLUDES 3 HANDICAP SPACES)			57



VICINITY MAP

SCALE: 1" = 500'

REQUIRED LANDSCAPING:

NO.	DESCRIPTION	RATE	QUANTITY	PLANTING UNITS (PU)
1.	AUTOMOTIVE USES			
	ADJACENT TO PUBLIC ROAD	1 PU/15 LF	570 LF	38 PU
	ADJACENT TO RESIDENTIAL	1 PU/10 LF	330 LF	33 PU
	ADJACENT TO COMMERCIAL	1 PU/10 LF	240 LF	24 PU
2.	PARKING LOTS	1 PU/12 SP	57 SP	5 PU
TOTAL REQUIRED LANDSCAPING				100 PU

PROPOSED LANDSCAPING:

NO.	DESCRIPTION	RATE	QUANTITY	PLANTING UNITS (PU)
1.	MAJOR TREES	1 PU/TREE	35*	35 PU
2.	MINOR TREES	1 PU/2 TREES	14	7 PU
3.	EVERGREEN TREES	1 PU/2 TREES	16	8 PU
4.	SHRUBS	1 PU/5 SHRUBS	250	50 PU
TOTAL PROPOSED LANDSCAPING				100 PU

* 5 PU CREDIT FOR EXISTING TREES

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE _____ DATE _____ PRINT NAME _____

MAILING ADDRESS (IF NOT ALREADY ON PLAN) _____



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

ROYAL FARMS STORE #180

11510 REISTERSTOWN ROAD

4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

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

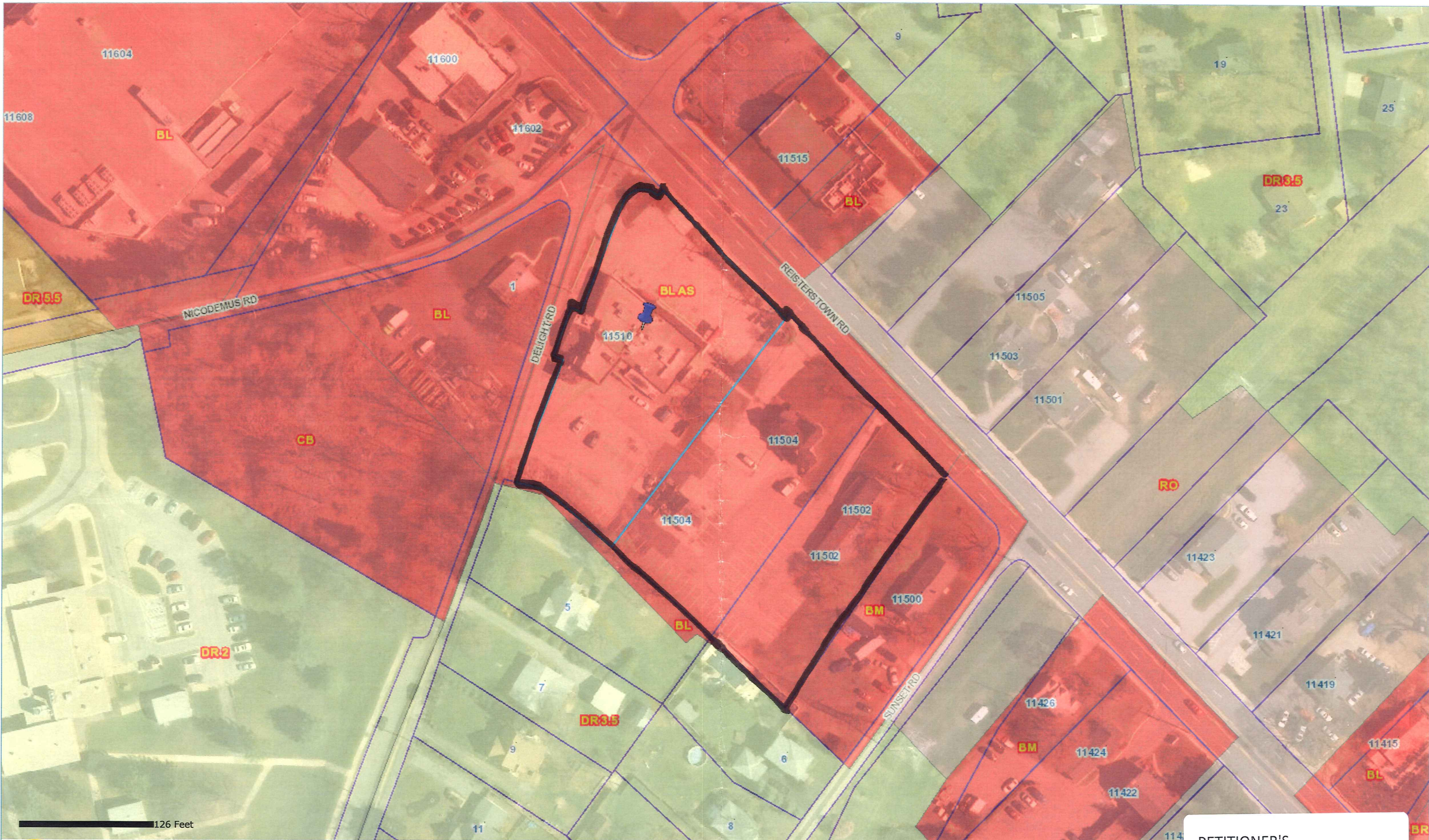
OWNER / DEVELOPER

TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1467

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

DATE	REVISIONS	JOB NO.:	17244
		SCALE:	AS SHOWN
		DATE:	12/12/2013
	PETITIONER'S	DRAWN BY:	J.P.M.
	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 disclaims to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, sp fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 12/13/2013

PETITIONER'S
EXHIBIT NO. **4A**



ROYAL FARMS

PETITIONER'S

ective

EXHIBIT NO. 5

R | **RATCLIFFE**
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
Phone: 410-484-7010 Fax: 410-484-3819 peter@ratcliffearchitects.com



1994

Imagery Date: 8/29/2010 39°26'24.87" N 76°4'

		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	
		AERIAL EXHIBIT SPECIAL EXCEPTION AND VARIANCE APPLICATION	
		ROYAL FARMS STORE #180 11510 REISTERSTOWN ROAD 4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.: 17244	
12/03/2013	TYPE RECON BUILDING FOOTPRINT AND DELIGHT ROAD WIDENING	SCALE: 1" = 50'	
		DATE: 12/13/2013	
		DRAWN BY: J.P.M.	
		DESIGN BY: J.P.M.	
		REVIEW BY: M.G.C.	
		SHEET: 01 OF 01	
		PETITIONER'S	
		EXHIBIT NO. 7	



Department of Public Works

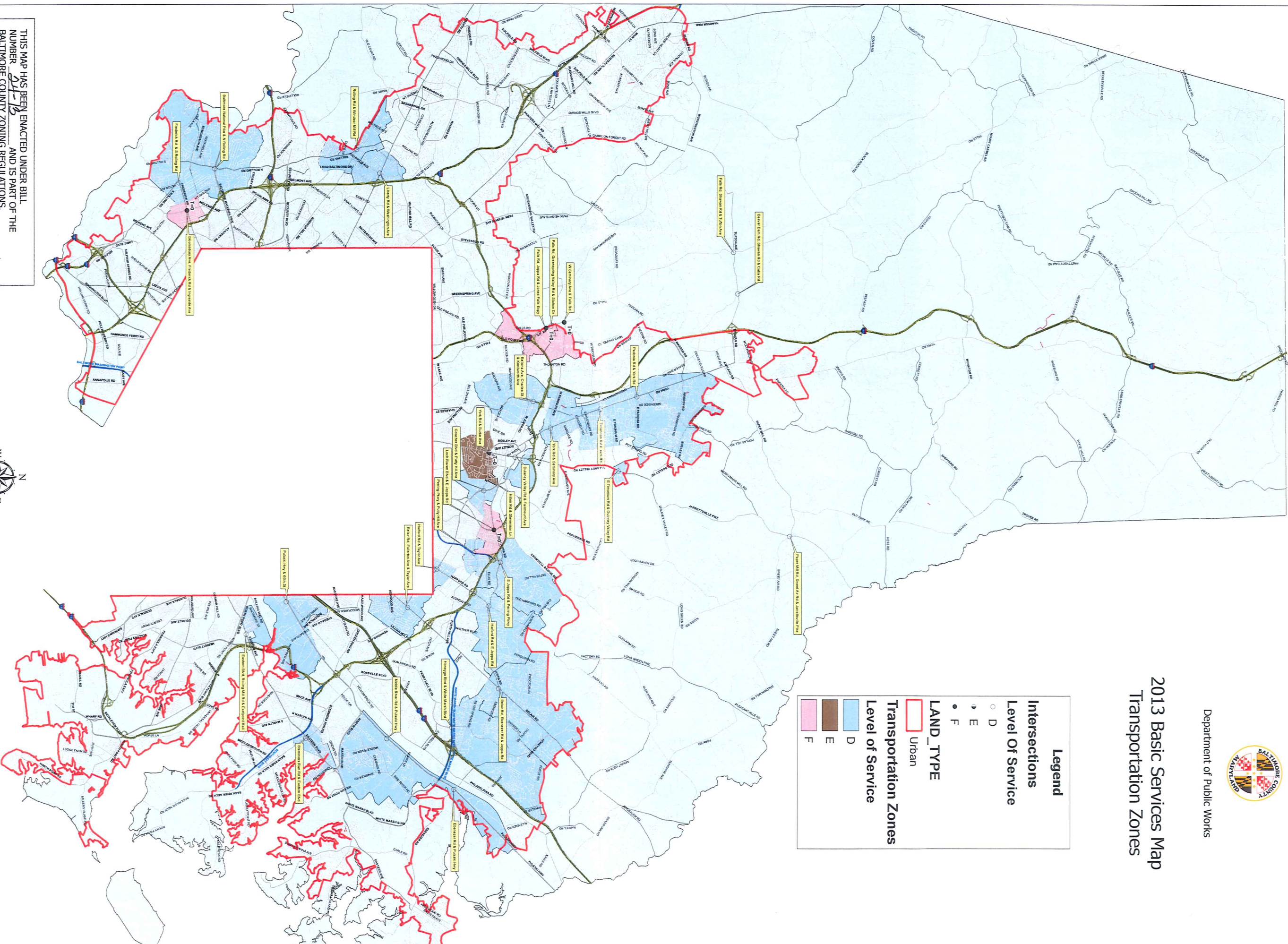
2013 Basic Services Map Transportation Zones

Legend

Intersections
Level Of Service
○ D
● E
● F

LAND_TYPE
Urban

Transportation Zones
Level of Service
D
E
F



Scale 1 inch = 4,000 feet
0 2,000 4,000 6,000 8,000 10,000 12,000 14,000 Feet

THIS MAP HAS BEEN ENACTED UNDER BILL
NUMBER 24-13 AND IS PART OF THE
BALTIMORE COUNTY ZONING REGULATIONS,
1955, AS AMENDED BY THE BILL ADOPTED
May 6, 2013 EFFECTIVE May 20, 2013
cc
COUNTY COUNCIL OF BALTIMORE COUNTY

PETITIONER'S
EXHIBIT NO. **8**

Feature Class Production Dates
2013
2012
2011
2009
Baltimore County Department of Public Works
Survey Foot