

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(3300 Washington Blvd.)
13th Election District
1st Councilmanic District
EMZA, Inc./Legal Owner
Petitioner**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2014-0245-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 3300 Washington Blvd. The Petitions were filed on behalf of EMZA, Inc., the legal owner of the subject property. The Petition for special exception seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) for a convenience store and gas station, pursuant to B.C.Z.R. § 405.2.B.1. The Petition for Variance seeks relief under B.C.Z.R. as follows: (1) for two car stacking spaces in lieu of the required three car stacking spaces pursuant to § 405.4.A.3.c; (2) for 27 off-street parking spaces in lieu of the required 31 spaces pursuant to § 409.6.2; (3) for a 14 ft. drive aisle (two way) in lieu of the required 20 ft. pursuant to § 409.4.A; and (4) setback of five feet (5 ft.) for existing fuel pump canopy in lieu of the required 15 ft. pursuant to §405.A.2.a. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing in support of the Petitions were Zulfiqar Baig, Ehsan Anjunn, and Amrish G. Patel, P.E. with AST Consultants, Inc., who prepared the site plan for this project. Frank X. Borgerding, Jr., 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 properly advertised and posted as required by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 8/29/14

By Den

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive ZAC comments were received from the Department of Planning (DOP) and Bureau of Development Plans Review (DPR). The DPR indicated that a landscape plan must be approved prior to issuance of any permits, and the DOP initially recommended denial of all requests. After reviewing a revised site plan (dated August 7, 2014), the DOP indicated it did not oppose the requests, provided certain conditions were imposed.

The subject property is 0.463 acres (20,111 sq. ft.) and is zoned BL-AS. The site is situated at the intersection of U.S. 1 and Caton Avenue, adjacent to the Baltimore City line. The area is heavily travelled and entirely commercial. Petitioner notes that a gas station has existed on this site since at least 1950, a point echoed in the DOP's ZAC comment concerning a "non-conforming fuel service station with ancillary convenience store." Even so, there has been no formal finding that the operation is a lawful non-conforming use, and in any event, the Petitioner proposes to expand by approximately 150% the size of the existing structure. The B.C.Z.R. restricts to 25% the enlargement of non-conforming uses and structures, B.C.Z.R. § 104, and thus the Petitioner seeks special exception and variance relief.

The only improvements proposed concern the convenience store, which Mr. Patel (Petitioner's engineer) explained is in poor condition. That structure is presently 1,690 sq. ft., and the Petitioner proposes to construct a 2,350 sq. ft. enlargement of the store, which would then be just over 4,000 sq. ft. All other improvements and facilities on the site would remain as currently configured. The B.C.Z.R. permits by special exception a convenience store with a sales area larger than 1,500 sq. ft., provided the additional site area is at least four times the square footage of the convenience store. B.C.Z.R. § 405.4.E.1. Since the site area is 20,111 sq. ft., and the

ORDER RECEIVED FOR FILING

Date 8/29/14

By DLN

proposed store would be 4,000 sq. ft., the Petitioner would appear to satisfy this additional restriction.

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, and of course a fuel service station has been in operation at this location for over 50 years. As such, the petition for special exception will be granted.

VARIANCE

Under *Cromwell* and its progeny, 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).

Petitioner has met this test. The site is of irregular dimensions and has frontage on two public highways. As such, the property is unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would suffer a practical difficulty, in that it would be unable to construct the proposed improvements and modernize the operation. 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.

ORDER RECEIVED FOR FILING

Date

8/29/14

By

Ben

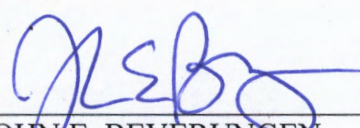
THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 29th day of August, 2014, that the Petition for Special Exception for a fuel service station/convenience store, pursuant to B.C.Z.R. § 405.2.B.1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance relief from B.C.Z.R. as follows: (1) for two car stacking spaces in lieu of the required three car stacking spaces pursuant to § 405.4.A.3.c; (2) for 27 off-street parking spaces in lieu of the required 31 spaces pursuant to § 409.6.2; (3) for a 14 ft. drive aisle in lieu of the required 20 ft. pursuant to § 409.4.A; and (4) for a setback of five feet (5 ft.) for an existing fuel pump canopy in lieu of the required 15 ft. pursuant to § 405.A.2.a, 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 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 comply with the ZAC comments of DOP dated August 14, 2014, a copy of which is attached hereto and incorporated herein.

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/sln/dlw

ORDER RECEIVED FOR FILING

Date

8/29/14

By

slm

KEVIN KAMENETZ
County Executive



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

August 29, 2014

Francis X. Borgerding, Jr.
409 Washington Avenue, Suite 600
Towson, Maryland 21204

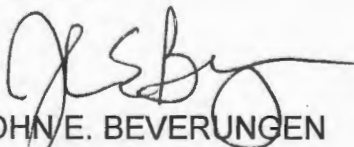
RE: Petitions for Special Exception and Variance
Case No.: 2014-0245-XA
Property: 3300 Washington Blvd.

Dear Mr. Borgerding:

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

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
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 3300 Washington Blvd., Baltimore, MD 21227 which is presently zoned BL-AS

Deed References: 33233 / 00243 10 Digit Tax Account # 1600000350

Property Owner(s) Printed Name(s) EMZA, 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

3. ☒ a **Variance** from Section(s)
SEE ATTACHED

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

EMZA, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3300 Washington Boulevard, Baltimore, MD

Mailing Address City State

21227 / 410-977-6870 /

Zip Code Telephone # Email Address

Representative to be contacted:

Francis X. Borgerding, Jr.

Name - Type or Print

Signature

409 Washington Avenue, Suite 600, Towson, MD

Mailing Address City State

21204 / 410-296-6820 /

Zip Code Telephone # Email Address

CASE NUMBER 2014-0245-SP1A Filing Date 5/19/14

Do Not Schedule Dates: Reviewer PR

XA

REQUESTED VARIANCES

Variance from Section 405.4.A.5.c for ³~~one~~ car in lieu of the required ^{two}~~two~~ car stacking spaces

Variance from Section 409.6.2 for 27 spaces in lieu of the required 31 spaces

Variance from Section 409.⁴~~1~~.A for 14 feet in lieu of the required 20 feet

Variance from Section 405.4.A.2.a for ^{five}~~five~~ feet in lieu of the required 15 feet

REQUESTED SPECIAL EXCEPTION

Special Exception from Section 405.2.B.1 for a convenience store and gas station

ZONING DESCRIPTION OF THE PROPERTY:

ZONING PROPERTY DESCRIPTION FOR 3300 WASHINGTON BLVD, HALETHORPE, MD 21227.

PART A

BEGINNING for the same at a crosscut in the side walk at the intersection of the Northwesterly side Washington Boulevard with the West side of Caton Avenue, eighty feet wide, said point also being the point of beginning of that parcel of land described in a Lease from Harry P. Loeffler, et ux to Lord Baltimore Filling Stations, incorporated by Lease dated November 27, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1493 folio 527.

PART B

Running thence binding on the first through the fifth course of said Lease, the five following courses, as surveyed, viz: first binding(1st POC -Point Of Call) on the northwesterly of Washington Boulevard, S. 49° 37' 30" W. 95.0', (2nd POC) N. 40° 22' 54" W. 150.0' (3rd POC) N. 49° 37' 30" E. 133.9' (4th POC) S. 75° 21' 57" E. 50.75'(5th POC) S. 8° 13' 30" E. 128.0', back to the point of beginning as recorded in Deed Ref: 33233/00243, Liber9, Folio 21B, containing ± 20,172 Sq. Ft. located in the 13 Election District and 01 Council District..

Being all Lot nos. 1, 2, 3 and part of Lot No. 4 of a Plat entitled "No. 2 of Bloomfield (subdivision)" recorded among the Plat records of Baltimore County in Plat Book WPC 9 folio 21B. containing 0.463 of acre of land more or less.

The improvements thereon being known as No. 3300 Washington Boulevard.

Owner:

EMZA Inc;
1 Knaves Court,
Baltimore MD 21236

.MD Property Tax Account No: 1600000350

Civil Engineer:

AST Consultants Inc.
7894 James Ave, Ellicott City MD 21043
Phone: 410-456-2402

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0245-SPH ~~XA~~ XA

Petitioner: FMZA, Inc

Address or Location: 3300 Washington Blvd Baltimore 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: FMZA, Inc

Address: 3300 Washington Blvd Baltimore 21227

Telephone Number: 4 (410) 296-6820

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

No. **110967**

Date: **5/19/14**

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 1,000.00

Total: **\$ 1,000.00**

Rec From: **FINZA, Inc.**

For: **Various & Special Reception**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

2014 - 0245 - SPHA

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2014-0245-XA

PETITIONER/DEVELOPER

EMZA INC

DATE OF HEARING/CLOSING:

7/21/14

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

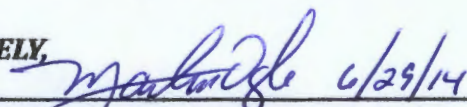
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

3300 WASHINGTON BLVD.

THIS SIGN(S) WERE POSTED ON _____
(MONTH, DAY, YEAR)

June 29, 2014

SINCERELY,

 6/29/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING NOTICE

CASE # 2014-0245-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER

IN TOWSON, MD

PLACE: Room 205, Jefferson Building 105 West
Catesapeake Avenue, Towson 21204

DATE AND TIME: Monday, May 21, 2014
at 10:00 A.M.

REQUEST:

RETRACT FOR ONE CAR IN LIEU OF THE REQUIRED TWO CAR
SPACES; FOR 23 SPACES IN LIEU OF THE REQUIRED 31
SPACES; IN LIEU OF THE REQUIRED 20 FEET; FOR ONE
FEET IN LIEU OF THE REQUIRED 15 FEET. SPECIAL EXCEPTION
FOR A COMBINATION OF SPOTS AND CAR SPACES

PROPOSED CHANGES TO THE ZONING COMMISSION AND COMMISSIONER'S OFFICE

TO: ZONING COMMISSIONER, TOWSON, MD

DO NOT REMOVE THIS SIGN AND POST WITHIN 30 DAYS OF DATE. SIGN REMOVAL OR LATE

MEETING IS HANDICAP ACCESSIBLE

*my friend
6/3/14*



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 17, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 1, 2014.

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

RECEIVED

JUL 21 2014

OFFICE OF ADMINISTRATIVE HEARINGS

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: #2014-0245-XA

3300 Washington Blvd.

Corner of NW's Washington Blvd and W's Caton Avenue

13th Election District - 1st Councilmanic District

Legal Owners: EMZA, Inc.

Variance for one car in lieu of the required two car stacking spaces; for 27 spaces in lieu of the required 31 spaces; for 14 feet in lieu of the required 20 feet; for five feet in lieu of the required 15 feet. Special Exception for a convenience store and gas station.

Hearing: Monday, July 21, 2014 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) 887-8868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 7/657 July 1 985494

**THE BALTIMORE SUN
MEDIA GROUP**

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001

LEGAL ADVERTISING DEPARTMENT

Fax: 410-332-6446

E-Mail: legals@patuxent.com

E-Mail: agislegals@tribune.com

Susan Wilkinson:	410-332-6132
Ellen Harris:	410-332-6157
Pamela Masley:	410-332-6284
Joanne Wernick:	410-332-6295
Kathy Conahan:	410-332-6406
Sue Thomas:	410-332-6657
Jessica Dorsey:	410-332-6356

DATE: 7-21-14

OF PAGES (INCLUDING COVER): 2

TO: Kristin

FROM: _____



KEVIN KAMENETZ
County Executive

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

June 23, 2014

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: 2014-0245-XA

3300 Washington Blvd.

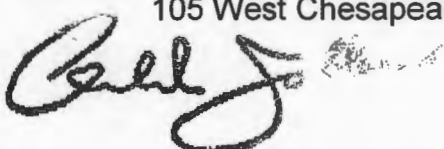
Corner of NW/s Washington Blvd and W/s Caton Avenue

13th Election District – 1st Councilmanic District

Legal Owners: EMZA, Inc.

Variance for one car in lieu of the required two car stacking spaces; for 27 spaces in lieu of the required 31 spaces; for 14 feet in lieu of the required 20 feet; for five feet in lieu of the required 15 feet. Special Exception for a convenience store and gas station.

Hearing: Monday, July 21, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: EMZA, Inc., 3300 Washington Blvd., Baltimore 21227
Francis Borgerding Jr., 409 Washington Avenue, Ste. 600, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 1, 2014**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 1, 2014 Issue - Jeffersonian

Please forward billing to:

EMZA, LLC
3300 Washington Blvd.
Baltimore, MD 21227

410-296-6820

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: 2014-0245-XA

3300 Washington Blvd.

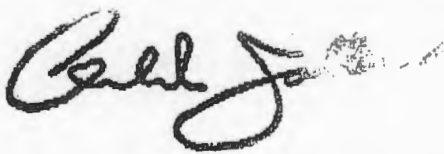
Corner of NW/s Washington Blvd and W/s Caton Avenue

13th Election District – 1st Councilmanic District

Legal Owners: EMZA, Inc.

Variance for one car in lieu of the required two car stacking spaces; for 27 spaces in lieu of the required 31 spaces; for 14 feet in lieu of the required 20 feet; for five feet in lieu of the required 15 feet. Special Exception for a convenience store and gas station.

Hearing: Monday, July 21, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

MEMORANDUM

DATE: September 30, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0245-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on September 29, 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 HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
3300 Washington Boulevard; Corner NW/S	*	OF ADMINSTRATIVE
Washington Blvd & W/S Caton Avenue		
13 th Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): EMZA, Inc		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2014-245-SPHA <i>XA</i>

* * * * *

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

JUN 04 2014

.....

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 4th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Francis Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-0245-XA

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/3/14

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

C

6/24/14

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

N/C

7/14/14

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

C

6/12/14

STATE HIGHWAY ADMINISTRATION

NO OBJ
N/C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: _____

6/29/14

by Ogle

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*

July 16, 2014

EMZA Inc.
3300 Washington Boulevard
Baltimore MD 21227

RE: Case Number: 2014-0245 XA, Address: 3300 Washington Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 2014. 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
Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson MD 21204

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



Maryland Department of Transportation

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

Date: 6/12/14

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

RE: Baltimore County
Item No. 2014-0245-XA
Variance Special Exception
EMZA, Inc.
3300 Washington Boulevard
US 1

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 6/4/14. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2014-0245-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
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

Debra Wiley - Re: Special Exception Case #13-245 (3300 Washington Boulevard)

From: John Beverungen
To: Donnell Zeigler
Date: 7/29/2014 2:57 PM
Subject: Re: Special Exception Case #13-245 (3300 Washington Boulevard)
CC: David Green; Debra Wiley; Sherry Nuffer

8/25
 12:02 PM
 left rm.
 for
 Zeigler

Donnell, thanks for the update, and that sounds fine. I will wait to hear from you after Borgerding.

John.

8/25
 2:45 PM
 Left rm.
 for Joe
 Wiley

>>> Donnell Zeigler 7/29/2014 2:09 PM >>>
 Hello John,

I am working on behalf of Joe Wiley who is out on vacation to get you Planning's comments for this case. As you know, Planning received a new copy of the development plan right before the hearing. I have reviewed the new development but I still have the same negative comments that Joe had in his original comments. I wanted to set up a meeting to talk to the property owner's lawyer, Frank Borgerding to see if it was possible to resolve Planning's outstanding issues but Frank is out on vacation until Friday.

So I wanted to talk to you to see how flexible you were to holding this case open maybe another two weeks to see if I can work out the issues with the lawyer.

Donnell

2014-0245-XA
 hearing 7/21/14
 FARA
 7-25
 Per Joe Wiley, DOP will need
 to work w/ Borgerding re: plan.
 Joe will be on vacation next week,
 but Donnell Zeigler will be
 working on ZAC comments & will
 be available for questions.
 J. Wiley

Debra Wiley - Copy of Ad

From: paizoningfax Fax
To: Nuffer, Sherry; Wiley, Debra
Date: 7/21/2014 9:24 AM
Subject: Copy of Ad
Attachments: Fax Received From: 4103323000

Hello Ladies,

Apparently the lovely folks at the Jeffersonian, decided to mail the ads out to me on last Friday, instead of e-mailing them or faxing them to me. However, I was able to get them to send the copy of the ad for today's hearing. Thanks,

Kristen

Debra Wiley - ZAC Comments - Case No. 2014-0245-XA

From: Debra Wiley
To: beverly.kaufman@verizon.net
Date: 7/21/2014 8:26 AM
Subject: ZAC Comments - Case No. 2014-0245-XA
Attachments: 20140721075851531.pdf

Ms. Kaufman,

Please find attached ZAC comments per Mr. Borgerding's telephone request for a 10 AM hearing today.

Thank you.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 7/21/2014 7:58 AM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 07.21.2014 07:58:51 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

Message Id: 53CD0700.5B0 : 38 : 53259
Subject: ZAC Comments - Case No. 2014-0245-XA
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/21/2014 8:26 AM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 verizon.net	Transferred	7/21/2014 8:26 AM	
To: beverly.kaufman@verizon.net (beverly.kaufman@verizon.net)			

Post Offices

Post Office	Delivered	Route
verizon.net		verizon.net

Files

File	Size	Date & Time
20140721075861531.pdf	268692	7/21/2014 8:22 AM
MESSAGE	1293	7/21/2014 8:26 AM
TEXT.htm	1066	7/21/2014 8:26 AM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 53CCCEC0.NCH_DOM.NCH_PO.100.1687076.1.1CAAF.1
Common Record Id: 53CCCEC0.NCH_DOM.NCH_PO.200.2000026.1.4FC77.1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 14, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3300 Washington Boulevard

INFORMATION:

RECEIVED

Item Number: 14-245

Petitioner: EMZA, Inc.

AUG 14 2014

Zoning: BL-AS

OFFICE OF ADMINISTRATIVE HEARINGS

Requested Action: Special Exception, Variance

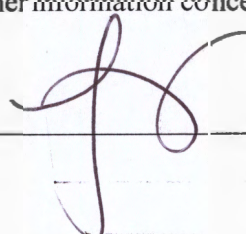
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a special exception for a "convenience store and gas station" (presumably Fuel Service Station with ancillary convenience store greater than 1,500 square feet) in a BL-AS zone pursuant to BCZR Section 405.2.B.1. A site visit by Planning staff reviewed the site and confirms the use of the site as a fuel station. Staff has reviewed the petition within the context of BCZR Section 405.6.A and offers the following comments:

The Department does not oppose the petitions for variances and special exceptions supported by the site plan received by this department dated August 7, 2014 provided that the following conditions are met:

1. Sidewalks are provided along Caton Avenue and Washington Boulevard
2. Submit a landscape and lighting plan for the entire site
3. Submit building elevations with details on the building materials
4. Relocate the vacuum pump so that it does not interfere with internal circulation and is outside of any landscape buffer
5. No temporary signs shall be located within the landscape buffer
6. Provide legal reference on the plan for the right to the use of the common pavement on southern boundary of property.
7. Existing entrances should be closed off as represented on the August 7, 2014 revised plan subject however to the approval of the State Highway Administration.

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

Prepared by: 
AVA/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 14, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3300 Washington Boulevard

INFORMATION:

Item Number: 14-245

Petitioner: EMZA, Inc.

Zoning: BL-AS

Requested Action: Special Exception, Variance

RECEIVED

JUL 14 2014

OFFICE OF PLANNING
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

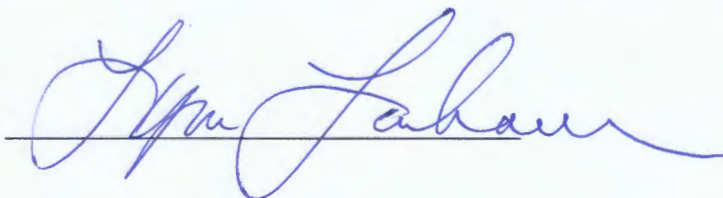
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a special exception for a "convenience store and gas station" (presumably Fuel Service Station with ancillary convenience store greater than 1500 square feet) in a BL-AS zone pursuant to BCZR Section 405.2.B.1. Also petitioned for is variance relief to permit, quote, "one car in lieu of required two car stacking spaces", "27 spaces in lieu of the required 31 spaces", "14 feet in lieu of the required 20 feet" (presumably drive aisle width) and "5 feet in lieu of the required 15 feet" (presumably the setback for an existing fuel pump canopy).

The Department recommends DENIAL of the petition in its entirety.

A site visit by planning staff shows the site to be currently intensively used as a non-conforming fuel service station with ancillary convenience store. At the time of the visit, photographic evidence shows the site to be substantially lacking in parking and stacking spaces and on-site maneuverability. Further, multiple points of ingress and egress, if they were to remain would preclude any design layout that could successfully address the problem or provide for landscaping that would mitigate the present appearance of the site improvements and environs. The site plan submitted in support of the petition does not reflect on-site deficiencies nor do certain critical dimensions shown on the plan appear to be existent on-site. For the reasons cited above, the Department of Planning recommends a DENIAL of the petitioned variances and special exception.

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

Division Chief:
AVA/LL



7-21-
10:00

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 24 2014



OFFICE OF ADMINISTRATIVE HEARINGS

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: June 24, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0245-SPHA
Address 3300 Washington Boulevard
(EMZA, Inc. Property)

Zoning Advisory Committee Meeting of June 2, 2014.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 9, 2014
Item No. 2014-0245 ~~XA~~

DATE: June 3, 2014

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

We have no comments on the requested variances. A Landscape plan will be required and there may be some modifications needed at that time.

* * * * *

DAK:CEN
cc: file
ZAC-ITEM NO 14-0245-06092014.doc

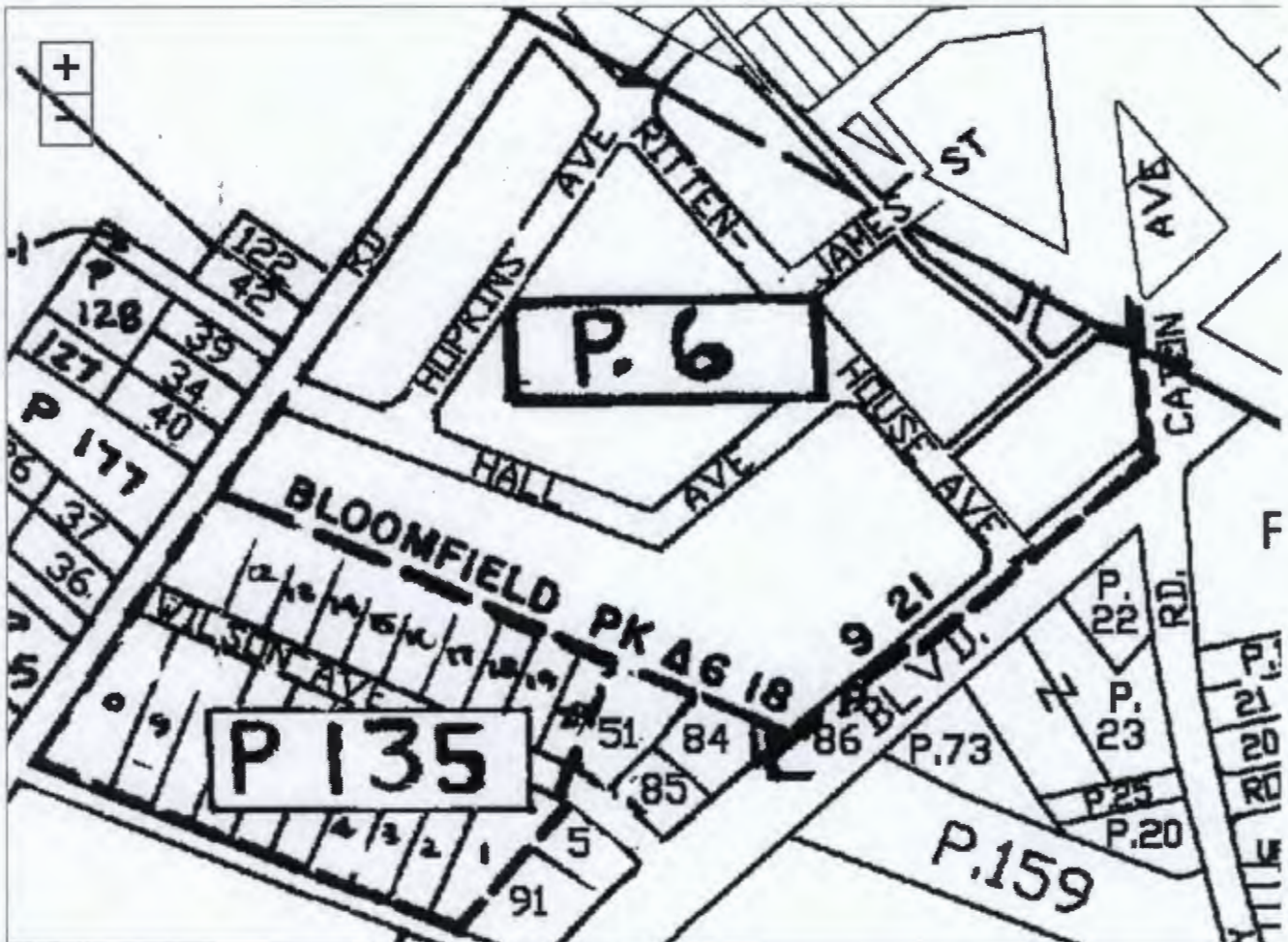
Real Property Data Search (w3)

Guide to search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent R		
Account Identifier:			District - 13 Account Number - 1600000350						
Owner Information									
Owner Name:			EMZA INC			Use:		COMM	
Mailing Address:			1 KNAVES CT BALTIMORE MD 21236-			Principal Residence: Deed Reference:		NO /33233	
Location & Structure Information									
Premises Address:			3300 WASHINGTON BLVD 0-0000			Legal Description:		.463 A NW CC BLOOI	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	
0102	0020	0006		0000			1	2014	
Special Tax Areas:					Town:		N		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area			
		1711				18,821 SF			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last M		
		SERVICE STATION							
Value Information									
			Base Value		Value		Phase-in Assessme		
					As of		As of		
					01/01/2014		07/01/2013		
Land:			322,800		376,400				
Improvements			161,200		180,800				
Total:			484,000		557,200		484,000		
Preferential Land:			0						
Transfer Information									
Seller: FORTMAN ROBERT T/RAYMOND J JR				Date: 02/27/2013			Price: \$6		
Type: ARMS LENGTH IMPROVED				Deed1: /33233/ 00243			Deed2:		
Seller: FORTMAN RAYMOND J				Date: 09/12/1996			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11796/ 00438			Deed2:		
Seller: AMERICAN OIL COM PANY				Date: 05/03/1978			Price: \$5		
Type: ARMS LENGTH IMPROVED				Deed1: /05880/ 00812			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2013		07/01/12			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.			

Baltimore County

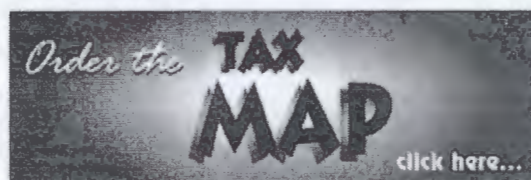
New Search (<http://sdat.resiusa.org/RealProperty>)District: **13** Account Number: **1600000350**

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/>☒ Loading... Please

Loading... Please Wait.

-->

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 13 Account Number - 1600000350	
Owner Information		
Owner Name:	EMZA INC	Use: COMMERCIAL
Mailing Address:	1 KNAVES CT BALTIMORE MD 21236-	Principal Residence: NO Deed Reference: 1) /33233/ 00243 2)
Location & Structure Information		
Premises Address:	3300 WASHINGTON BLVD 0-0000	Legal Description: .463 AC LTS1-3 PL4 NW COR CATON AVE BLOOMFIELD
Map: 0102	Grid: 0020	Parcel: 0006
Sub District:	Subdivision: 0000	Section:
Block: 1	Lot: 2014	Assessment Year:
Plat No: 2	Plat Ref: 0009/ 0021	Town: NONE
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1711		
Property Land Area	County Use	
18,821 SF	20	
Stories	Basement	Type
		SERVICE STATION
Exterior	Full/Half Bath	Garage
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land:	322,800	376,400
Improvements	161,200	180,800
Total:	484,000	557,200
Preferential Land:	0	484,000
		508,400
		0
Transfer Information		
Seller: FORTMAN ROBERT T/RAYMOND J JR	Date: 02/27/2013	Price: \$665,000
Type: ARMS LENGTH IMPROVED	Deed1: /33233/ 00243	Deed2:
Seller: FORTMAN RAYMOND J	Date: 09/12/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11796/ 00438	Deed2:
Seller: AMERICAN OIL COMPANY	Date: 05/03/1978	Price: \$57,000
Type: ARMS LENGTH IMPROVED	Deed1: /05880/ 00812	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		

CASE NAME

CASE NUMBER 2014-245

DATE 7-21-2014

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2014-0245-XA

Exhibit Sheet

Petitioner/Developer

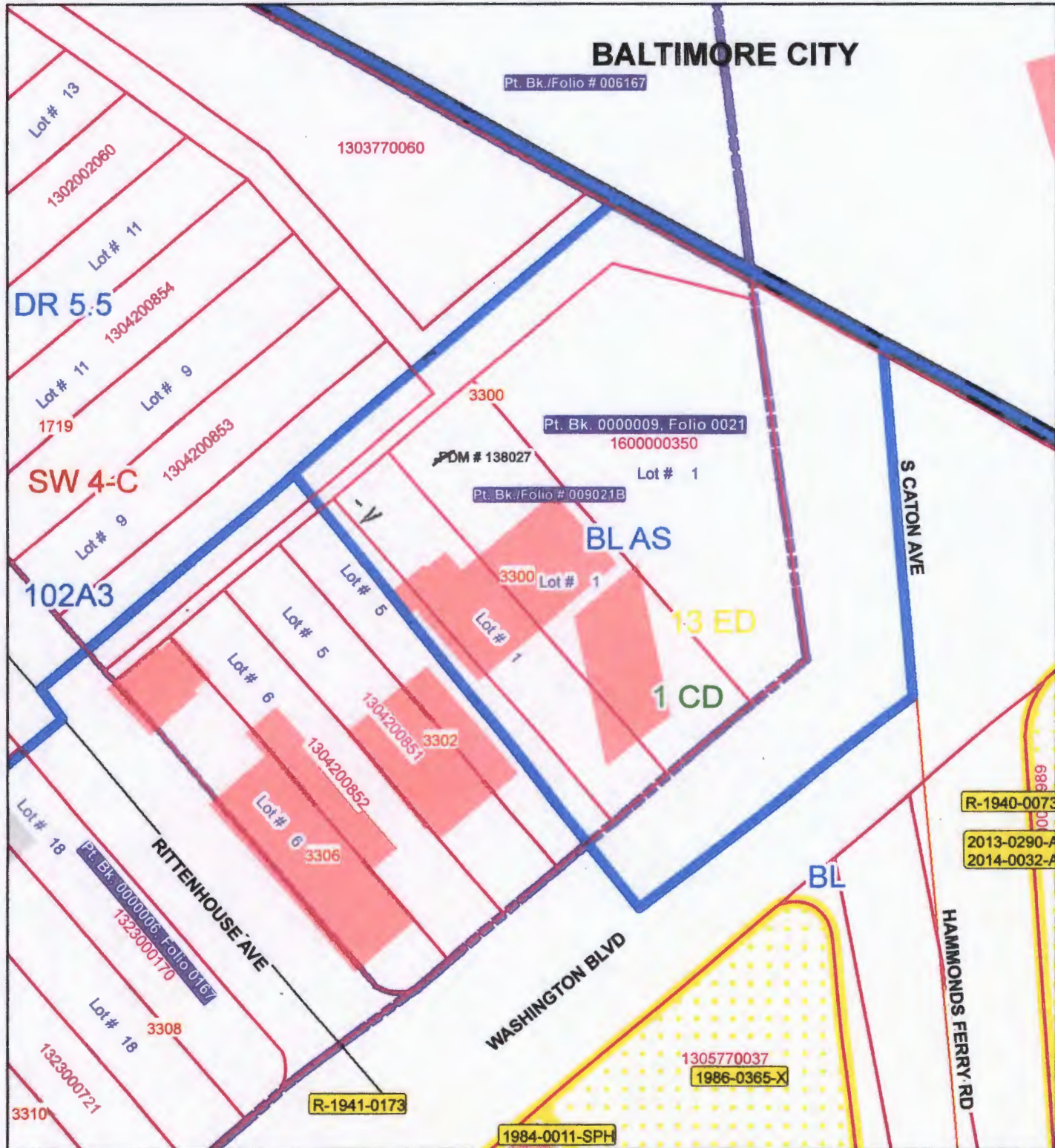
DW
9-30-14

Protestant

Sen
8/29/14

No. 1	1A-1C 3 sheet revised site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

3300 Washington Boulevard



Publication Date: 5/1/2014

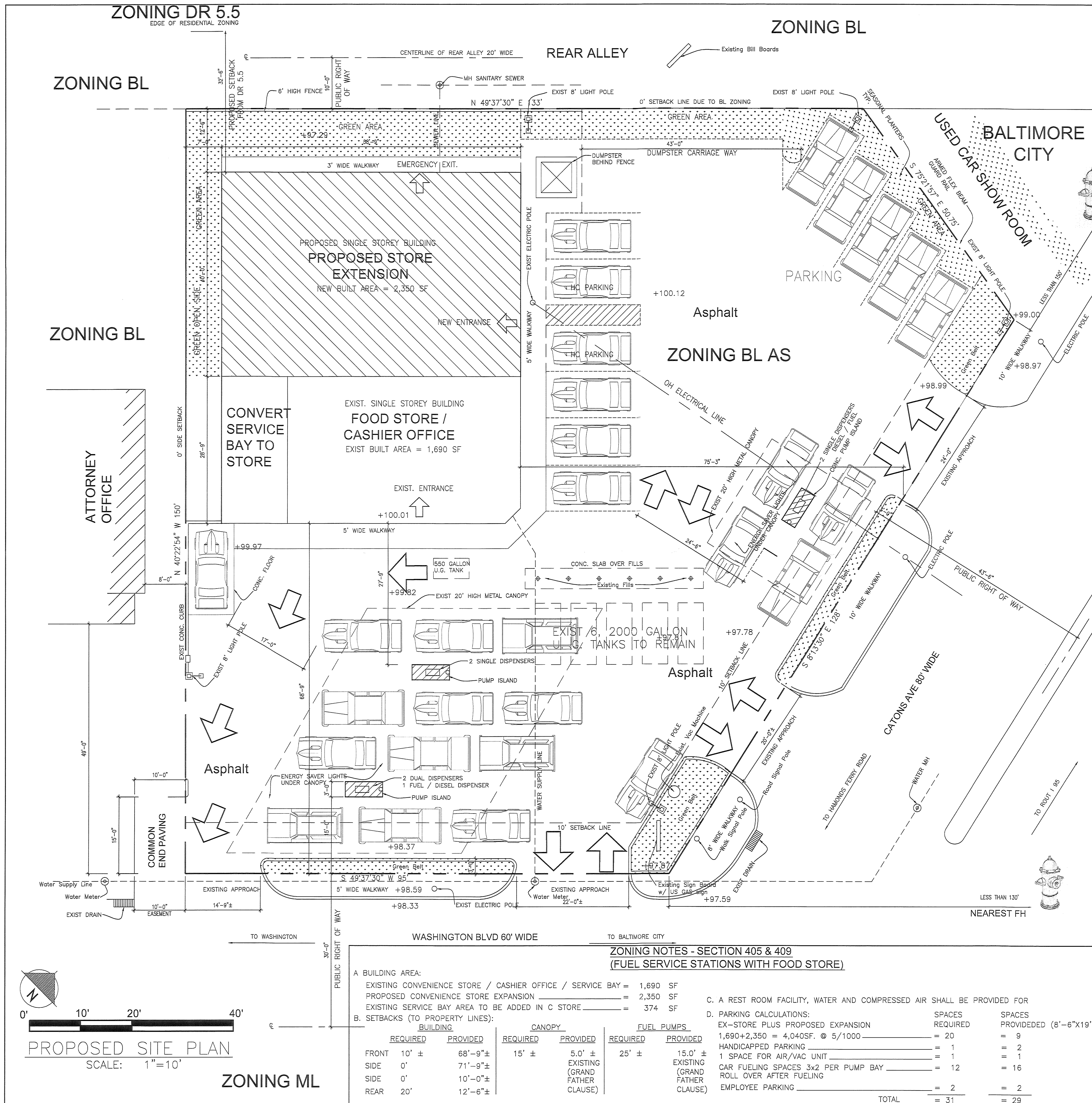


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet



GENERAL NOTES

- OWNER:
EMZA INC.
1 KNAVES CT.
BALTIMORE, MARYLAND 21236
PHONE: 410-977-6870
- ENGINEER:
AST CONSULTANTS INC.
CIVIL/STRUCTURAL ENGINEERS
7894 JAMES AVENUE, ELLICOTT CITY, MD 21043
(410) 456-2402
FAX: (301) 560-8848
- PROPERTY INFORMATION:
A. ZONING: BL-AS
B. GROSS AREA OF SITE: 0.463 AC. (20,111.5 SQ. FT.)
C. PROPERTY ADDRESS: 3300 WASHINGTON BLVD, HALETHORPE, MD 21227
D. PARCEL NUMBER: 006
E. CONGRESSIONAL DISTRICT: 3
F. ELECTION DISTRICT: 13
G. COUNCILMANIC DISTRICT: 01
H. LEGISLATIVE DISTRICT: 12 A
I. BALTIMORE REFERENCE TAX MAP: 0102
J. DEED REFERENCE: 33233/00243 Dated: 2/23/13
K. PLAT REFERENCE: 0000009 / 00218
L. PIN: 199052
M. TAX ACCOUNT NO: 1600000350
N. ZONING MAP REFERENCE: BL AS,
- EXISTING LAND USE: GAS STATION IN COMBINATION WITH C-STORE AND AUTO SERVICE BAY (NOT IN OPERATION)
- PROPOSED USE: GAS STATION IN COMBINATION WITH C-STORE ONLY
- HEIGHT AND AREA REGULATIONS FOR BL-AS ZONE:
A. RETAIL:
1. MAXIMUM BUILDING HEIGHT ALLOWED = 40 FEET
BUILDING HEIGHT PROPOSED (ONE STORY) = 29 FEET
2. MAXIMUM FLOOR AREA RATIO PERMITTED: 3.0
EXISTING FLOOR AREA RATIO: 0.084
PROPOSED FLOOR AREA RATIO: 0.201
- ALL NEW SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS. SIGN(S) TO BE GROUND MOUNTED (FREE STANDING), NOT TO EXCEED 25' IN HEIGHT INCLUDING ANY FOUNDATION BASE ELEMENT. WHERE APPLIED, FOUNDATION BASE ELEMENT TO BE CONSTRUCTED OF BRICK, SIMILAR TO THE EXTERIOR BUILDING FACADE.
- PROPERTY LINE INFORMATION IS FROM A "ALTA/ACSM LAND TITLE SURVEY". REVISED FOR ZONING APPROVED 9/25/72
- THERE ARE NO KNOWN EXISTING WELLS NOR SEPTIC FIELDS ONSITE, OR WITHIN 100' OF THE PROPERTY.
- THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES ON-SITE.
- THERE ARE NO KNOWN WETLAND ON-SITE.
- THIS SITE WILL BE SERVICED BY EXISTING PUBLIC WATER AND SANITARY SERVICE.
- ALL SCREENING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CURRENT BALTIMORE COUNTY LANDSCAPE PLAN.
- ALL PROPOSED PARKING SHALL BE MACADAM DUSTLESS SURFACE WITH CONCRETE CURBING.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE (SECTION 405.3)

NOTES:

PROJECT:

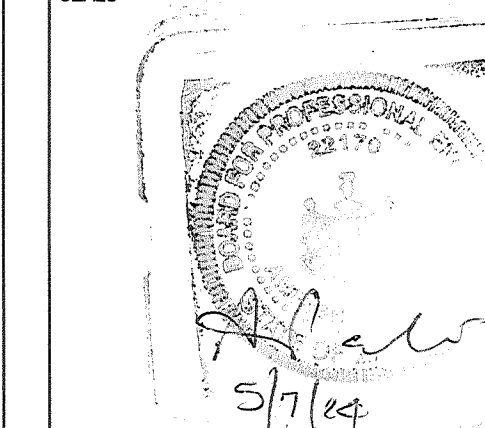
US GAS STATION

3300 WASHINGTON BLVD,
HALETHORPE, MD 21227

CONSULTANTS

NO. DATE ISSUED FOR

SEALS



CIVIL / STRUCTURAL ENGINEERS:

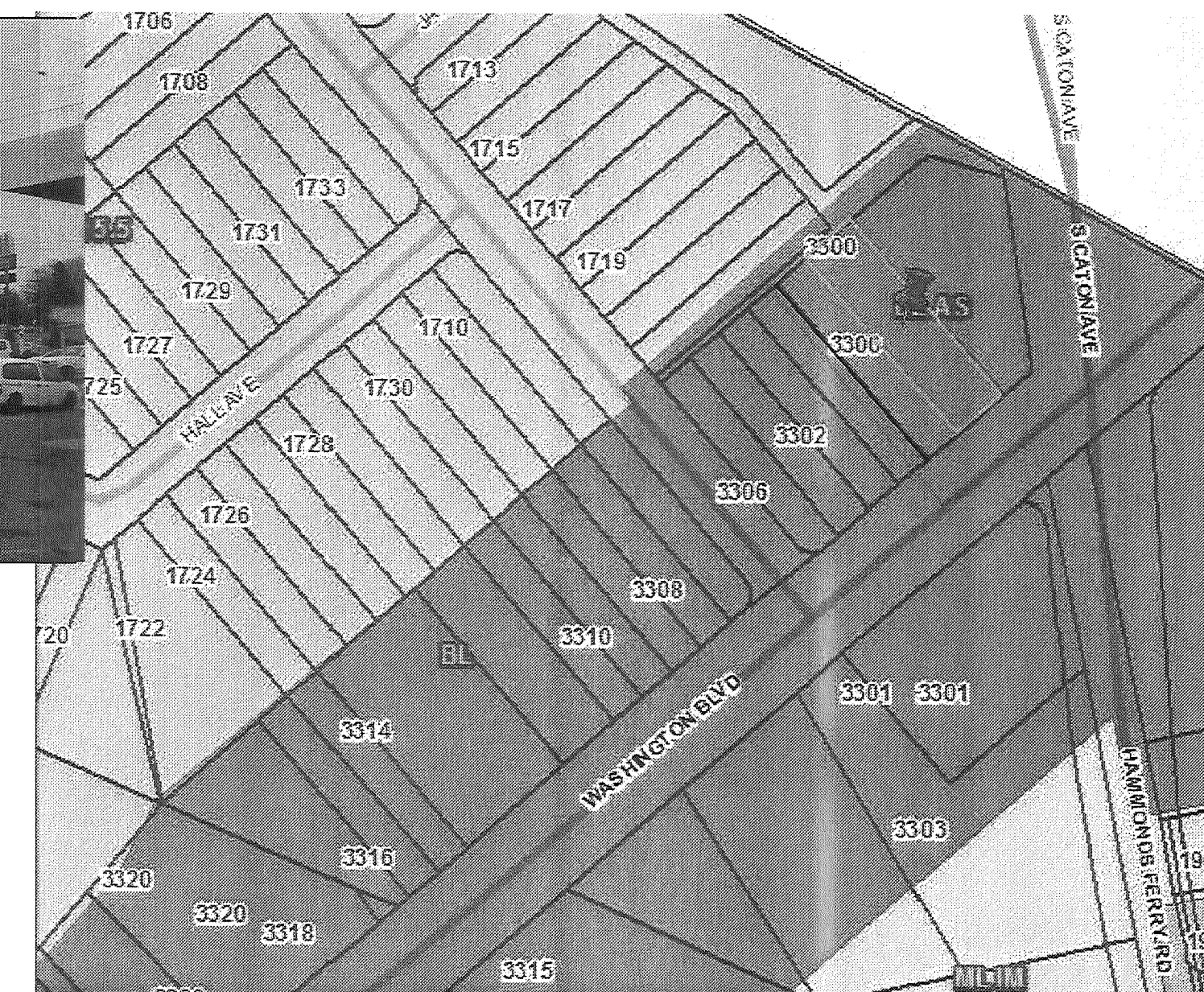
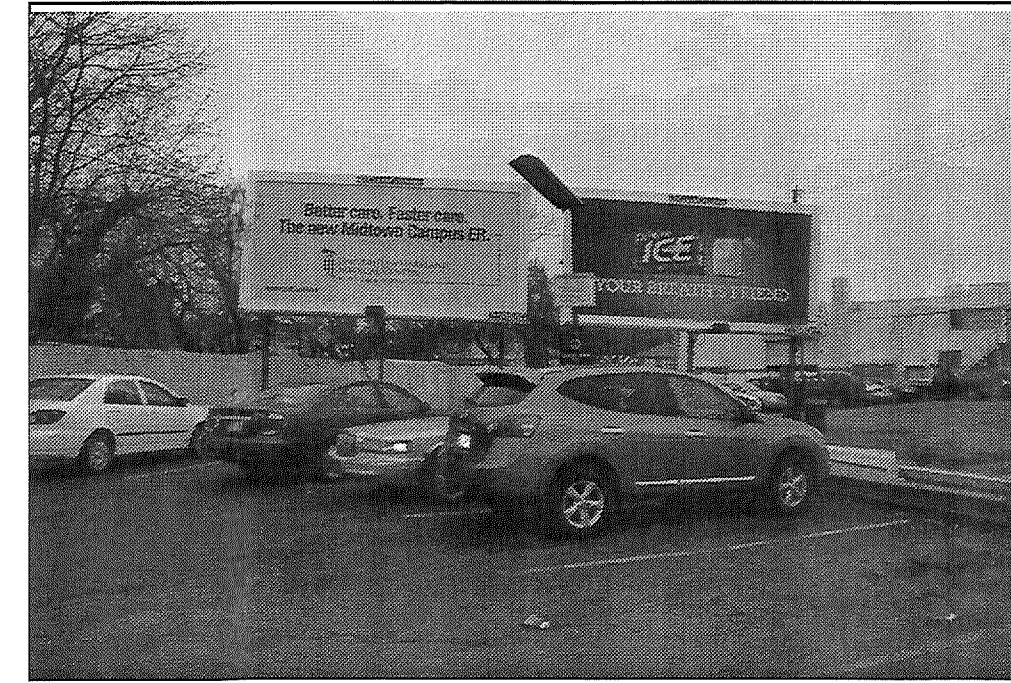
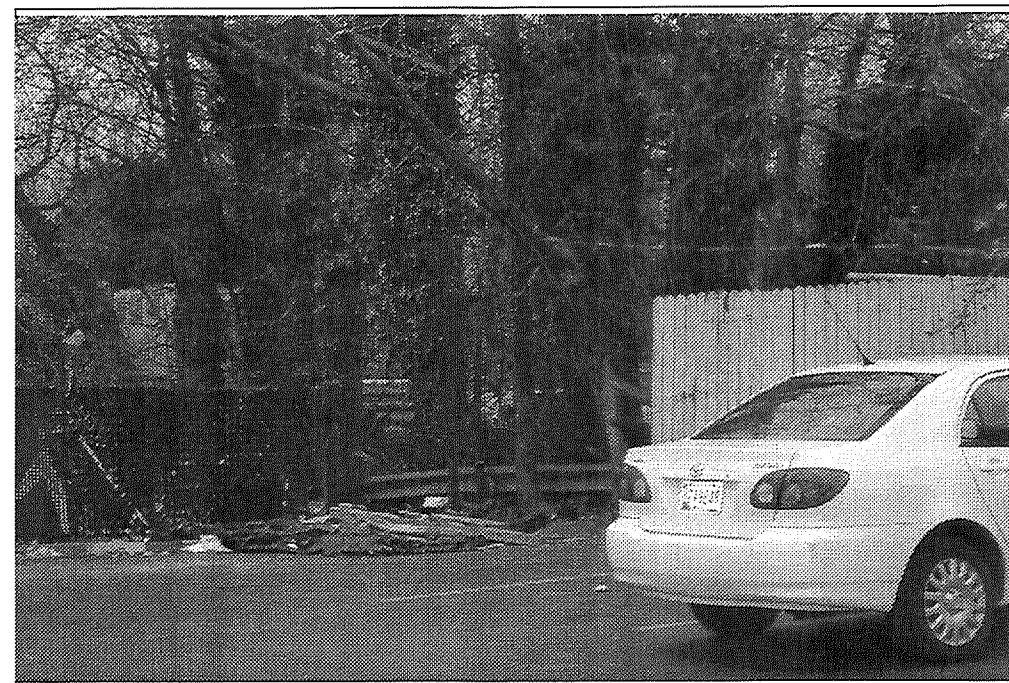
AST Consultants, Inc.
7894 James Ave.
Ellicott City, MD 21043
Phone: 410.456.2402

DRAWING TITLE
**PROPOSED PLAN TO
ACCOMPANY ZONING
HEARING PERMIT**

2D AS NOTED
DRAWN BY: AP SCALE: 000
CHECKED BY: PROJECT NO.
DATE: MAY 05, 2014
DRAWING NO.

C-2

SHEET 20F3



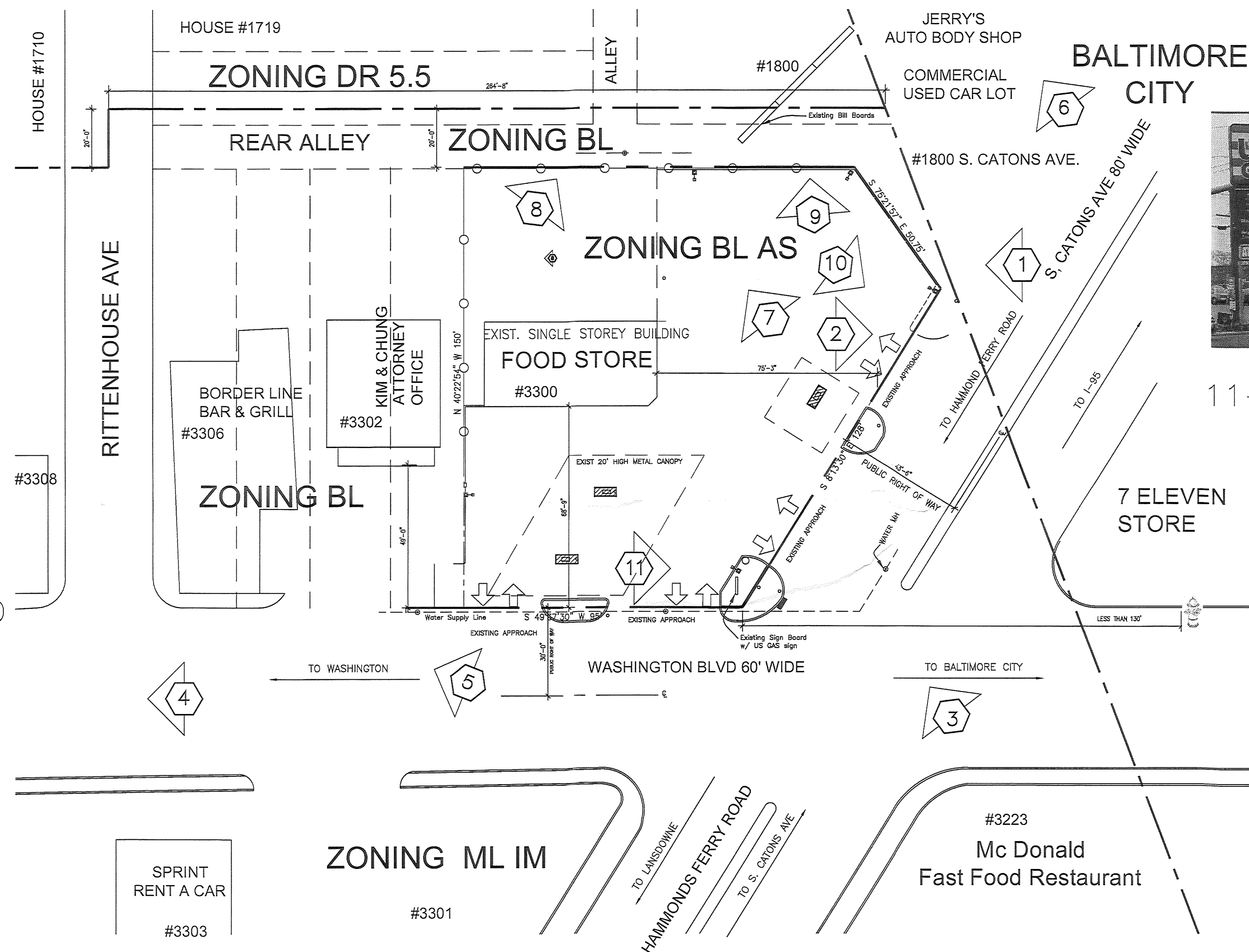
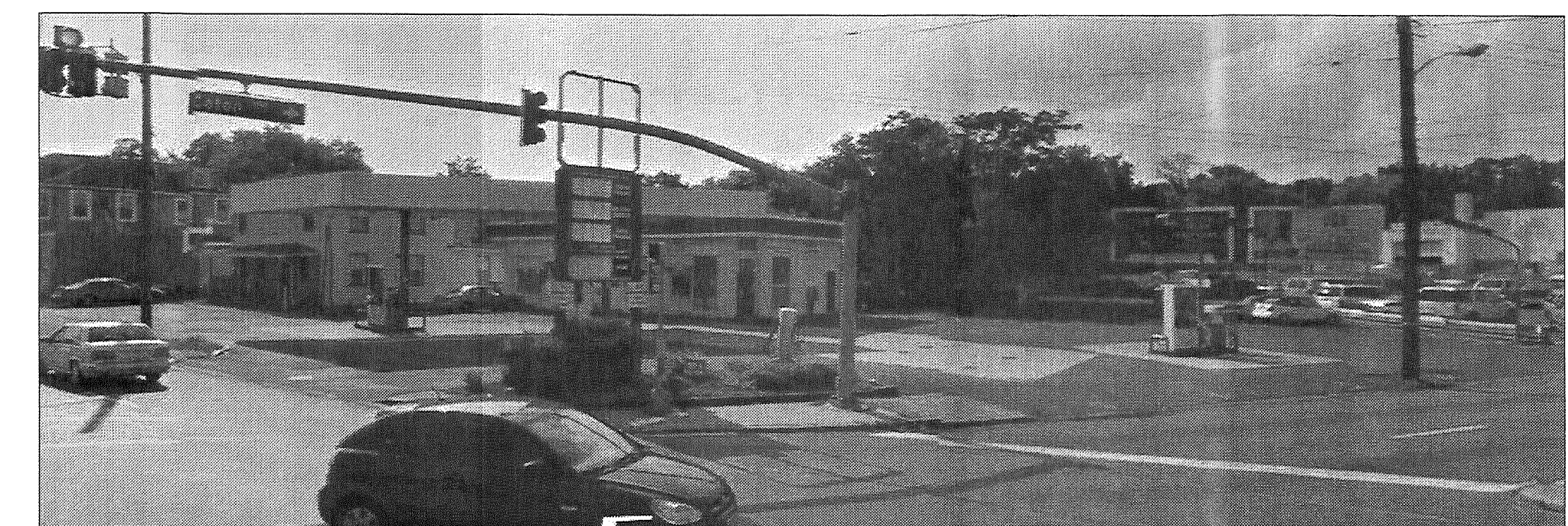
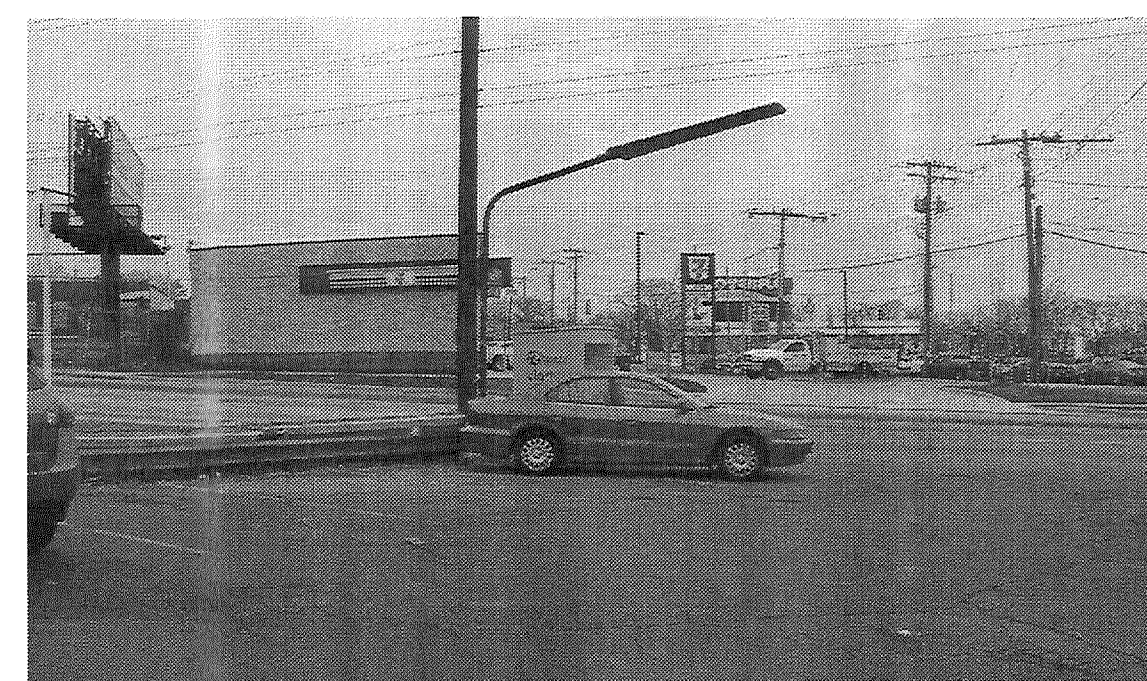
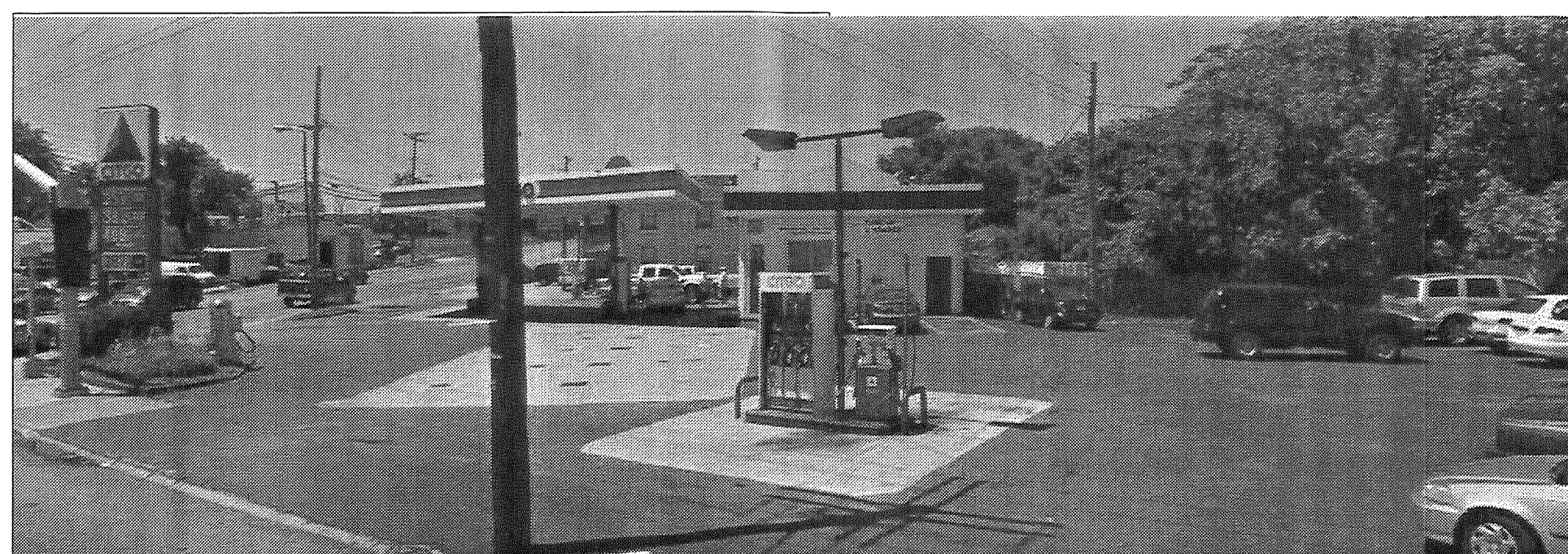
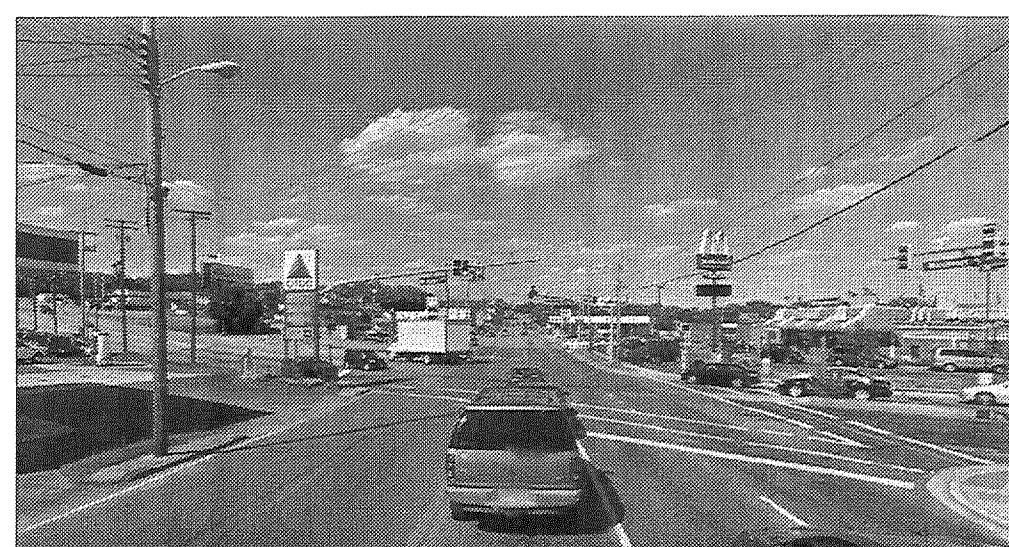
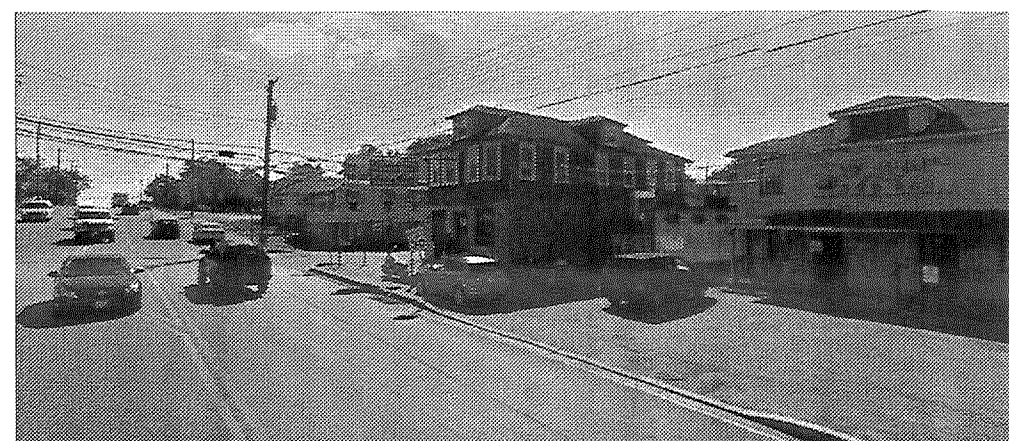
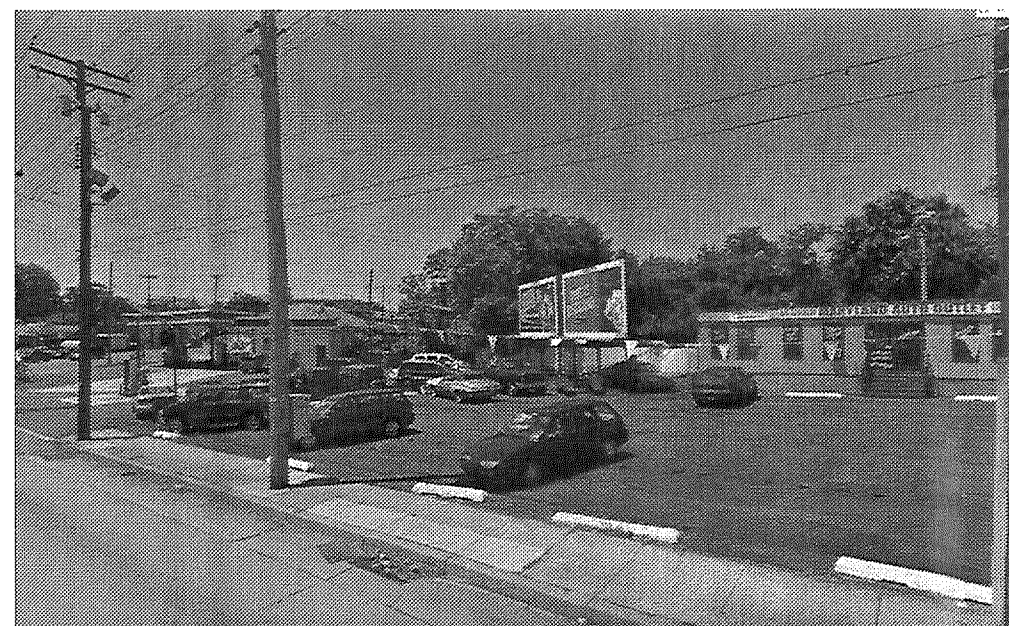
VICINITY MAP

SCALE: 1;100

GENERAL NOTES

1. OWNER: EMZA INC.
1 KNAVES CT.
BALTIMORE, MARYLAND 21236
PHONE: 410-977-6870
2. ENGINEER: AST CONSULTANTS INC.
CIVIL/STRUCTURAL ENGINEERS
7894 JAMES AVENUE, ELLICOTT CITY, MD 21043
(410) 456-2402
FAX: (301) 560-8848

2. ENGINEER:
AST CONSULTANTS INC.
CIVIL/STRUCTURAL ENGINEERS
7894 JAMES AVENUE, ELLICOTT CITY, MD 21043
(410) 456-2402
FAX: (301) 560-8848



SITE PLAN FOR VIEWS
SCALE: 1"=30'

11-SIGN
AT SITE

NOTES:

PROJECT:

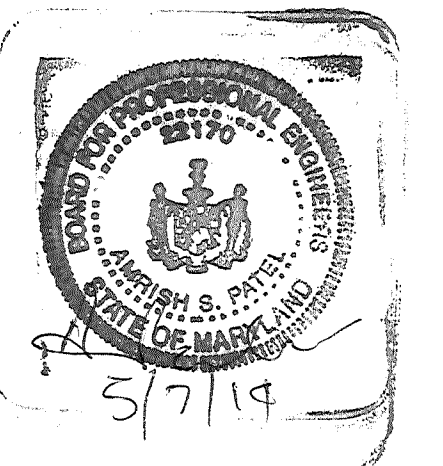
US GAS STATION

3300 WASHINGTON BLVD,
HALETHORPE, MD 21227

CONSULTANTS

[illegible]

SEALS



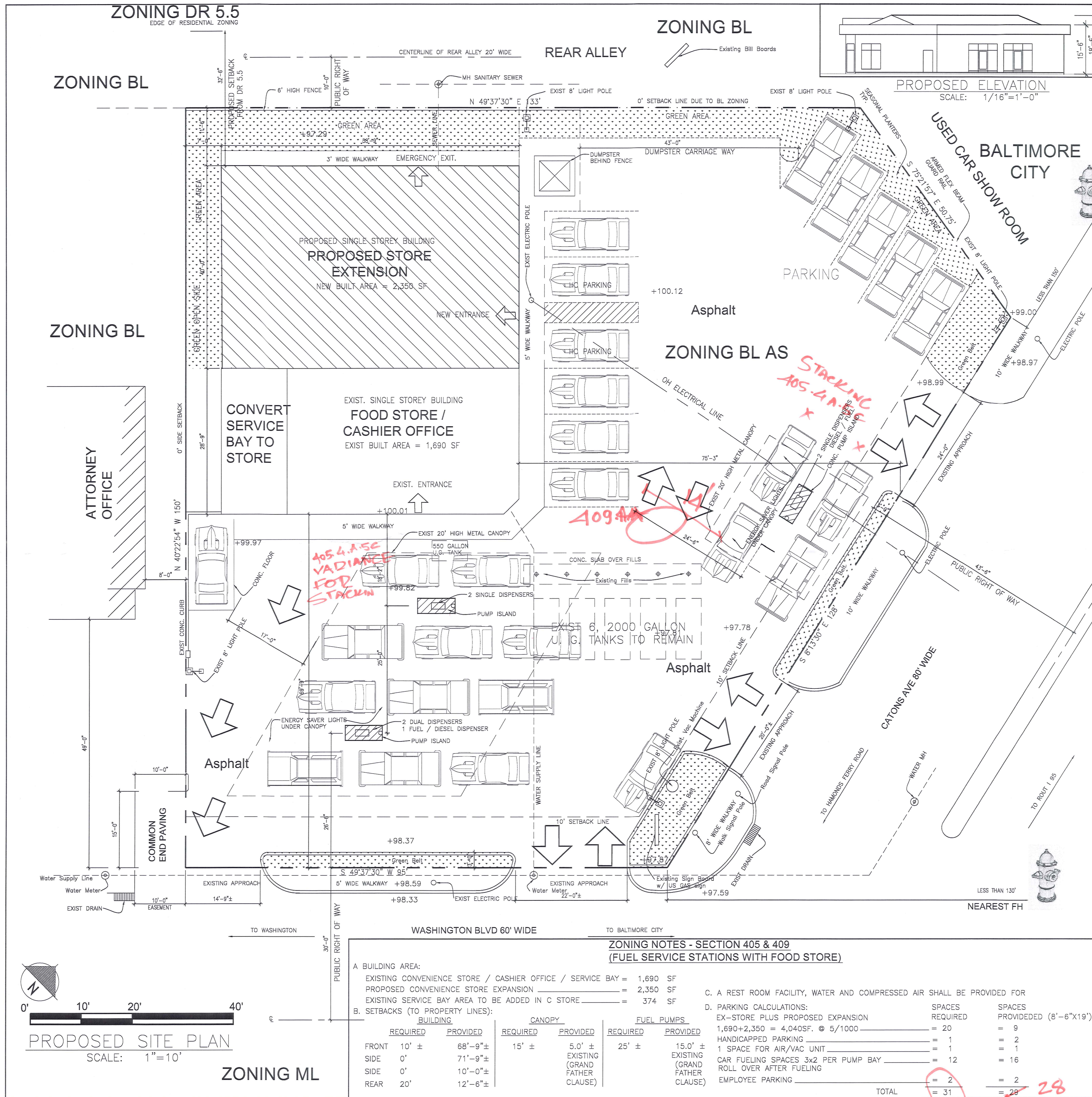
CIVIL / STRUCTURAL ENGINEERS:

AST Consultants, Inc.
7894 James Ave.
Ellicott City, MD 21043
Phone: 410.456.2402

DRAWING TITLE
EXISTING SITE VIEWS TO
ACCOMPANY ZONING
HEARING PERMIT

ZB	AS NOTED
DRAWN BY	SCALE
AP	000
CHECKED BY	PROJECT NO.
MAY 05, 2014	
DATE	
DRAWING NO.	
C-3	
3 OF 3	

C-3



NOTES:

PROJECT: **US GAS STATION**
3300 WASHINGTON BLVD,
HALETHORPE, MD 21227

CONSULTANTS:

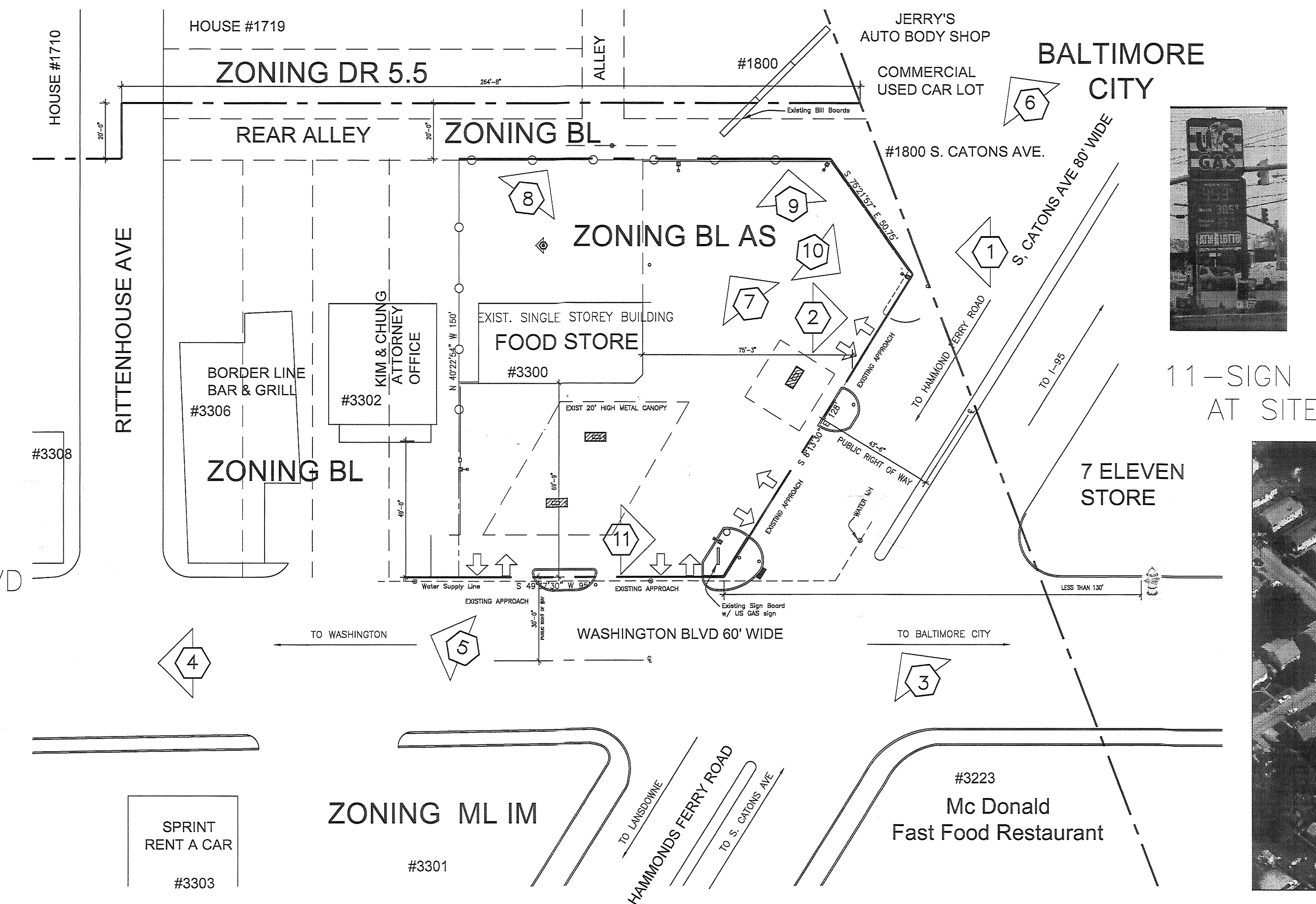
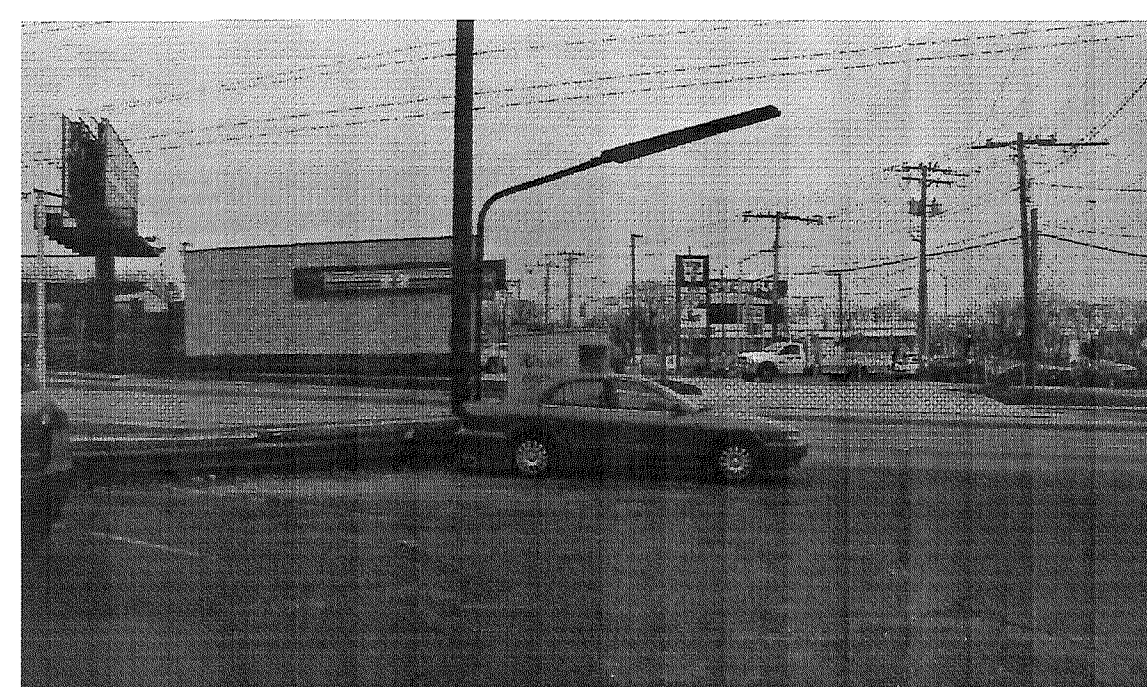
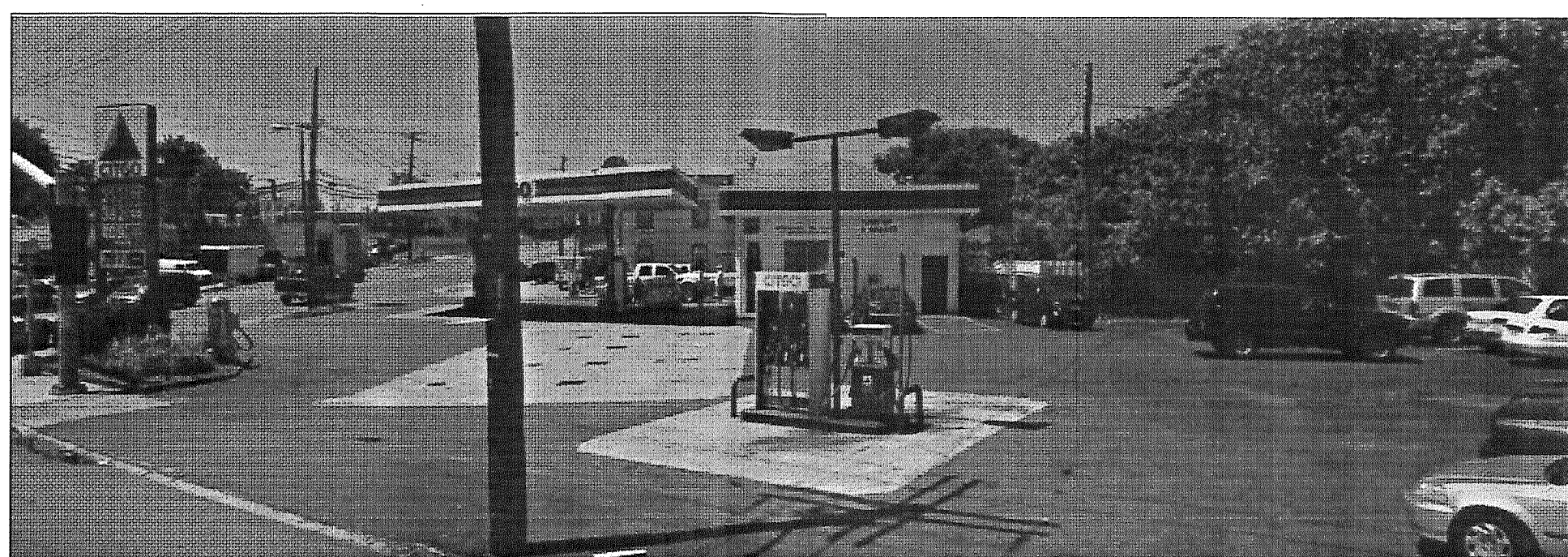
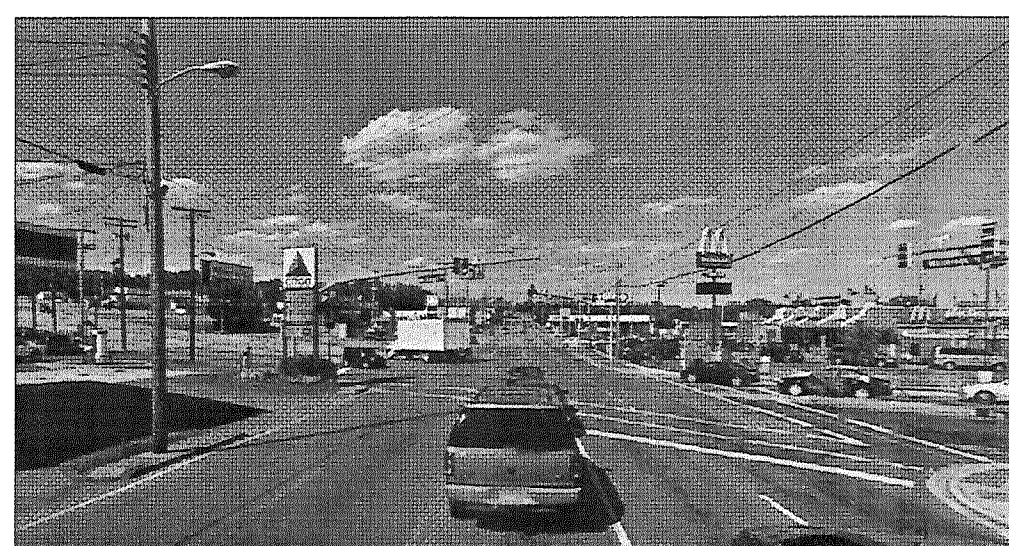
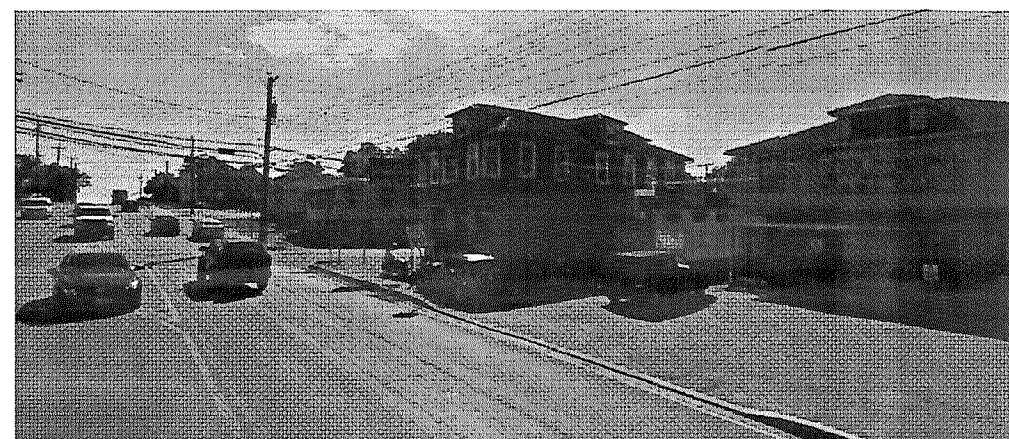
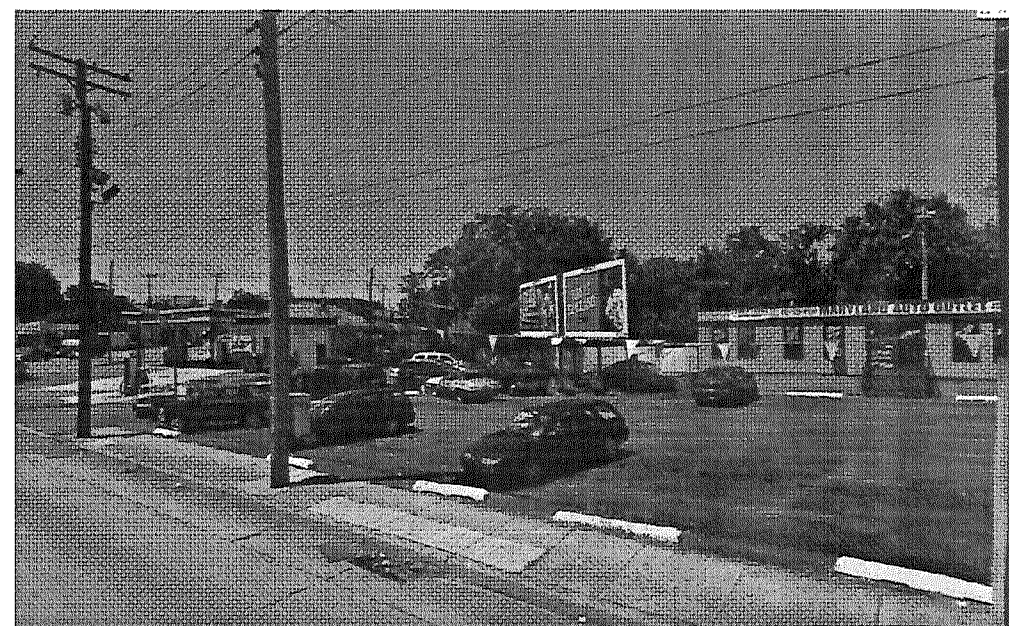
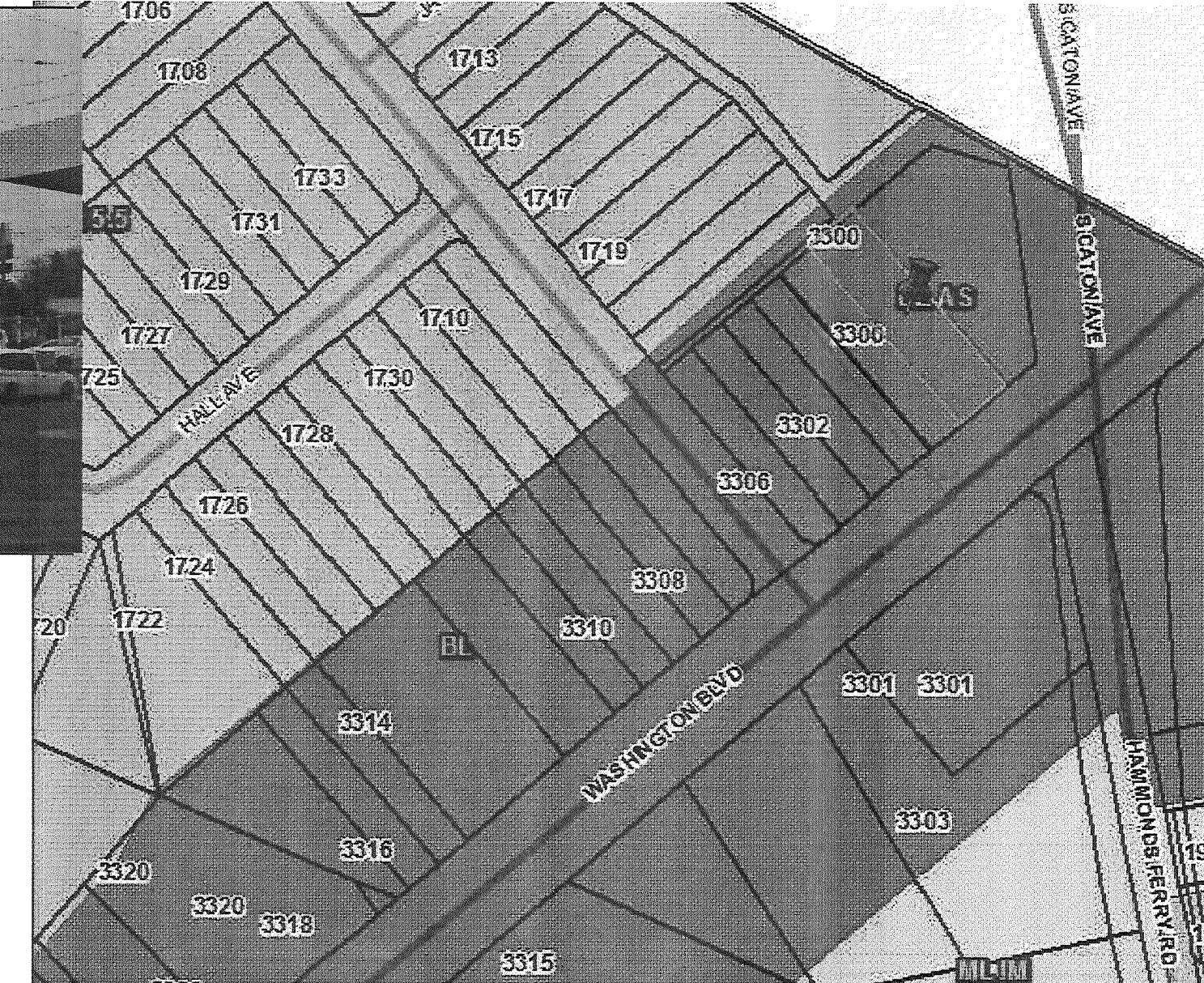
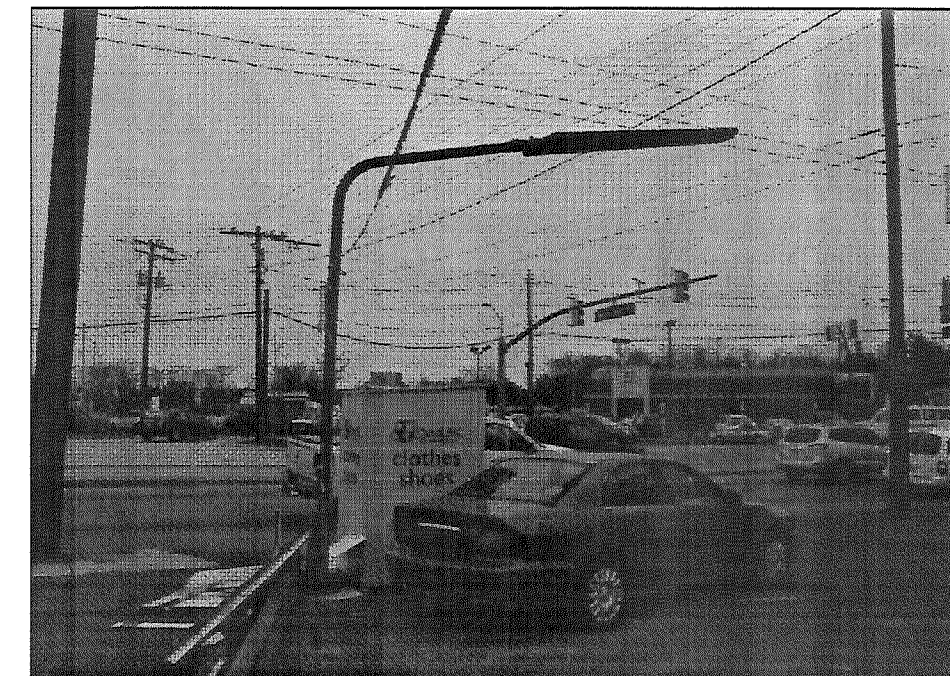
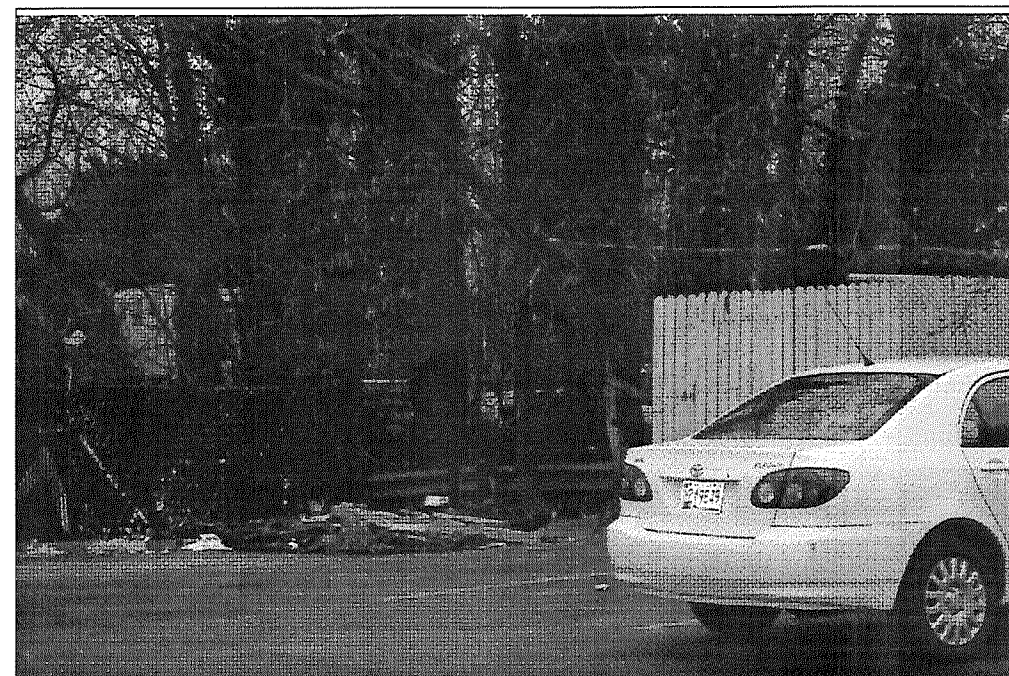
SEALS:

CIVIL / STRUCTURAL ENGINEERS:
AST Consultants, Inc.
7894 James Ave.
Ellicott City, MD 21043
Phone: 410.456.2402

DRAWING TITLE:
**PROPOSED PLAN TO
ACCOMPANY ZONING
HEARING PERMIT**

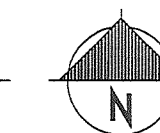
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SCALE: AS NOTED
AP: 000
CHECKED BY: PROJECT NO.
DATE: JULY 05, 2014
DRAWING NO.

C-2
2 OF 3



VICINITY MAP

SCALE: 1;100



GENERAL NOTES

1. OWNER: EMZA INC.
1 KNAVES CT.
BALTIMORE, MARYLAND 21236
PHONE: 410-977-6870
2. ENGINEER: AST CONSULTANTS INC.
CIVIL/STRUCTURAL ENGINEERS
7894 JAMES AVENUE, ELLICOTT CITY, MD 21043
(410) 456-2402
FAX: (301) 560-8848

2. ENGINEER:
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(410) 456-2402
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NOTES:

PROJECT:

US GAS STATION

3300 WASHINGTON BLVD,
HALETHORPE, MD 21227

CONSULTANTS

[illegible]

SEALS



CIVIL / STRUCTURAL ENGINEERS:
AST Consultants, Inc.
7894 James Ave.
Ellicott City, MD 21043
Phone: 410.456.2402

DRAWING TITLE
EXISTING SITE VIEWS TO
ACCOMPANY ZONING
HEARING PERMIT

ZB	AS NOTED
DRAWN BY	SCALE
AP	000
CHECKED BY	PROJECT NO.
JULY 05, 2014	
DATE	
DRAWING NO.	

C-3

SHEET 3 OF 3