

**IN RE: PETITION FOR VARIANCE
(2008 & 2012 E. Joppa Road)**

9th Election District

5th Council District

Norino Properties LLC, *Legal Owner*

Chick-fil-A, Inc., *Lessee*

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0245-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Norino Properties LLC, legal owner and Chick-fil-A, Inc., lessee ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 409.6 to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces. A site plan was marked and admitted as Petitioners' Exhibit 1.

David H. Karceski, Esq. appeared and represented the Petitioners. No Protestants or interested citizens were in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR). That agency noted that a landscape plan is required.

The subject property is approximately 1.69 acres and is zoned BL. The property is comprised of two (2) lots. One is improved with a bank while the other contains a Chick-Fil-A restaurant. The restaurant is constructing a 600 sq. ft. addition, which will contain freezers and office space, but no customer seating. See, Petitioners' Exhibit 4 (floorplan). Though the number of parking spaces on site will remain the same, an additional ten (10) spaces are required under the B.C.Z.R. As such, variance relief is required.

To obtain variance relief requires a showing that:

ORDER RECEIVED FOR FILING

Date 6-30-15

By [Signature]

- (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).

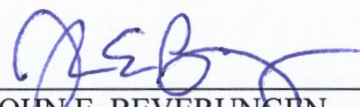
Petitioners have met this test. As noted in Case No. 07-003-A which involves the same property, the parcels are irregularly shaped and are therefore unique. Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to construct the proposed addition. 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.

THEREFORE, IT IS ORDERED, this 30th day of **June, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 409.6 to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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 6-30-15 2

By 102



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 2008 East Joppa Road

which is presently zoned BL

Deed References: 14364-678

10 Digit Tax Account # 0926000251

Property Owner(s) Printed Name(s) Norino Properties LLC

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

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

1. 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

3. X a Variance from Section(s) 409.6 of the Baltimore County Zoning Regulations to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces.

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

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Chick-fil-A, Inc.
Rex Powell, Program Manager

Name- Type or Print

Rex Powell
Signature

5200 Buffington Road, Atlanta, GA
Mailing Address City State

30349 / 404-305-7623 /
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):

Norino Properties LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8100 Harford Road, Baltimore, MD
Mailing Address City State

21234-5703 /
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 2015-0245-A

Filing Date 5/7/15

Do Not Schedule Dates:

Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 6-30-15

By [Signature]

ZONING PROPERTY DESCRIPTION FOR 2008 EAST JOPPA ROAD, 2012 EAST JOPPA ROAD, AND 8858 WALTHAM WOODS ROAD (PARCELS 744 AND 725 AND PART OF PARCEL 620)

BEGINNING AT A POINT ON THE NORTH SIDE OF EAST JOPPA ROAD, WHICH IS AN EXISTING VARIABLE WIDTH RIGHT OF WAY, A DISTANCE OF 194' WEST OF THE CENTERLINE OF SATYR HILL RD, A VARIABLE WIDTH RIGHT-OF-WAY AND RUNNING:

1. NORTH 23 DEGREES 49 MINUTES 09 SECONDS WEST 133.35 FEET TO A POINT, AND;
2. NORTH 66 DEGREES 10 MINUTES 50 SECONDS EAST 200.00 FEET TO A POINT, AND;
3. NORTH 23 DEGREES 49 MINUTES 09 SECONDS WEST 12.95 FEET TO A POINT, AND;
4. NORTH 66 DEGREES 11 MINUTES 57 SECONDS EAST 22.69 FEET TO A POINT, AND;
5. NORTH 30 DEGREES 04 MINUTES 45 SECONDS EAST 19.00 FEET TO A POINT, AND;
6. SOUTH 59 DEGREES 55 MINUTES 14 SECONDS EAST 117.97 FEET TO A POINT, AND;
7. SOUTH 30 DEGREES 01 MINUTES 50 SECONDS WEST 26.21 FEET TO A POINT, AND;
8. SOUTH 59 DEGREES 55 MINUTES 10 SECONDS EAST 25.00 FEET TO A POINT, AND;
9. SOUTH 59 DEGREES 55 MINUTES 10 SECONDS EAST 94.88 FEET TO A POINT, AND;
10. SOUTH 30 DEGREES 04 MINUTES 45 SECONDS WEST 206.56 FEET TO A POINT, AND;
11. NORTH 69 DEGREES 57 MINUTES 19 SECONDS WEST 78.90 FEET TO A POINT, AND;
12. NORTH 73 DEGREES 48 MINUTES 21 SECONDS WEST 89.21 FEET TO A POINT, AND;
13. NORTH 71 DEGREES 09 MINUTES 02 SECONDS WEST 88.29 FEET TO THE POINT OF BEGINNING HEREOF.

CONTAINING 73,424 SQUARE FEET (1.686 ACRES) OF LAND, MORE OR LESS. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.



5-7-15

2015-0245-A

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: 2015-0745-A

Petitioner: NURINO PROPERTIES, LLC

Address or Location: 2008 E. JOPPA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt, Venable, LLP

Address: 210 W. Pennsylvania Avenue
Towson, MD 21201

Telephone Number: 410-494-6271

JB 6-29-15
10 AM

CERTIFICATE OF POSTING

2015-0245-A

RE: Case No.: _____

Petitioner/Developer: _____

Chick-fil-A, LLC

June 9, 2015

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

2008 East Joppa Road

June 9, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

June 9, 2015

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JB 6-29
10 km

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3338129

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
Towson, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
Towson, MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 09, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0245-A	
2008 East Joppa Road NE/s of East Joppa Road, 165 ft. SE of the intersection with Satyr Hill Road 9th Election District - 5th Councilmanic District Legal Owner(s) Norlino Properties, LLC Contract Purchaser(s): Chick-fil-A, Inc.	
Variance: to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces.	
Hearing: Monday, June 29, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
JT 6/682 June 9	3338129



KEVIN KAMENETZ
County Executive

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

June 17, 2015

Norino Properties LLC
8100 Harford Road
Baltimore MD 21234

RE: Case Number: 2015-0245 A, Address: 2008 East Joppa Road

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 5, 2015. 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Chick-fil-A Inc., Rex Powell, 5200 Buffington Road, Atlanta GA 30349
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 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: # 2015-0245-A

2008 East Joppa Road

NE/s of East Joppa Road, 165 ft. SE of the intersection

with Sully Hill Road

9th Election District - 5th Councilmanic District

Local Owners: Florino Properties, LLC

Contract Purchaser(s): Chick-fil-A, Inc.

Variance: to allow a total of 79 off-street parking spaces in lieu of the required 99 parking spaces.

Hearing: Monday, June 29, 2015 at 10:00 a.m. in Room 206, 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) 887-3848.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3371.

11 6/18/2015 June 9

7338129

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 9, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6271

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: 2015-0245-A

2008 East Joppa Road

NE/s of East Joppa Road, 165 ft. SE of the intersection with Satyr Hill Road

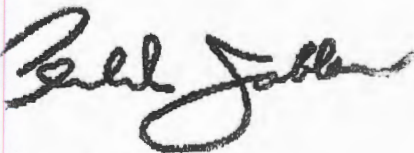
9th Election District – 5th Councilmanic District

Legal Owners: Norino Properties, LLC

Contract Purchaser: Chick-fil-A, Inc.

Variance to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces.

Hearing: Monday, June 29, 2015 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.

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: 2015-0245-A

2008 East Joppa Road

NE/s of East Joppa Road, 165 ft. SE of the intersection with Satyr Hill Road

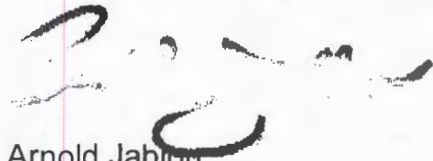
9th Election District – 5th Councilmanic District

Legal Owners: Norino Properties, LLC

Contract Purchaser: Chick-fil-A, Inc.

Variance to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces.

Hearing: Monday, June 29, 2015 at 10:00 a.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
Rex Powell, Chick-Fil-A, 5200 Buffington Road, Atlanta GA 30349
Norino Properties, LLC, 8100 Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 9, 2015**
- (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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2008 East Joppa Road; NE/S E. Joppa Road, * OF ADMINISTRATIVE
165' SE of Satyr Hill Road * HEARINGS FOR
9th Election & 5th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Norino Properties, LLC *
Contract Purchaser(s): Chick-Fil-A, Inc *
Petitioner(s) * 2015-245-A

* * * * *

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

MAY 12 2015

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 12th day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 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

6/29
10 AM

Case No.: 2015-0245 A

Exhibit Sheet - Continued

Petitioner/Developer

DW 6-30-15

DW 8-4-15

Respondent

No. 1 1	Plan redlined	
No. 2 2	Ucciferro CV	
No. 3 3	Photos	
No. 4 4	Floor plan - addition	
No. 5 5	Prelim. Landscape Plan	
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		



BOHLER

ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

RESUME

Joseph J. Ucciferro, P.E.
Project Manager

EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over ten (10) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- YMCA of Towson Raze/Rebuild
- Brightview Catonsville West PUD and YMCA expansion
- Avenue at White Marsh PUD Refinement
- Eastpoint Mall pad developments
- Multiple Chick-fil-A projects, Dash-In fuel station projects across County

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Delaware Professional Engineer #15985
- Pennsylvania Professional Engineer #076279
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)

PETITIONER'S

EXHIBIT NO.

2

OTHER OFFICE LOCATIONS:

• Southborough, MA
508.480.9900

• Albany, NY
518.438.9900

• Ronkonkoma, NY
631.738.1200

• Warren, NJ
908.668.8300

• Center Valley, PA
610.709.9971

• Chalfont, PA
215.996.9100

• Philadelphia, PA
267.402.3400

• Bowie, MD
301.809.4500

• Sterling, VA
703.709.9500

• Warrenton, VA
540.349.4500

• Fort Lauderdale, FL
954.202.7000

• Tampa, FL
813.379.4100

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www.BohlerEngineering.com

●ohler Engineering●

Civil, Consulting, Traffic and Geotechnical Engineers ☐ Surveyors ☐ Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



1



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PETITIONER' S

EXHIBIT NO. 3

●ohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers □ Surveyors □ Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 □ Phone 410-821-7900 □ Fax 410-821-7987



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ohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers ☐ *Surveyors* ☐ *Site Planners*
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



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●ohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers ☐ *Surveyors* ☐ *Site Planners*
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



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Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers ☐ Surveyors ☐ Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



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Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers ☐ *Surveyors* ☐ *Site Planners*
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



11



12

MEMORANDUM

DATE: August 4, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0245-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 31, 2015. 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

Debra Wiley

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Tuesday, June 30, 2015 2:13 PM
To: John E. Beverungen
Cc: Debra Wiley
Subject: Re: 2015-245

Judge Beverungen:

Thank you for your e-mail.

I am responding to clarify that I represent Chick-fil-A Inc., lessee of 2008 East Joppa Road. I do not represent Norino Properties, legal owner of 2008 and 2012 East Joppa Road.

David

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

From: John E. Beverungen
Sent: Tuesday, June 30, 2015 12:37 PM
To: Karceski, David H.
Cc: Debra Wiley
Subject: 2015-245

Mr. Karceski,

The order granting the parking variance in the above case was signed today and will be sent to you. After reviewing the file, I do not believe that it is necessary for the petition to be re-signed by your clients. The original petition was signed by both the owner and lessee, and as you noted at the hearing both lots shown on the plan are owned by the same legal entity. As we discussed, I did amend the caption to include both 2008 and 2012 E. Joppa, as was done in the 2007-0003-A case.

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY



When you think Baltimore County, think, www.baltimorecountymd.gov

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply

transmission and delete the message without copying or disclosing it.

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, June 30, 2015 12:37 PM
To: Karceski, David H.
Cc: Debra Wiley
Subject: 2015-245

Mr. Karceski,

The order granting the parking variance in the above case was signed today and will be sent to you. After reviewing the file, I do not believe that it is necessary for the petition to be re-signed by your clients. The original petition was signed by both the owner and lessee, and as you noted at the hearing both lots shown on the plan are owned by the same legal entity. As we discussed, I did amend the caption to include both 2008 and 2012 E. Joppa, as was done in the 2007-0003-A case.

John Beverungen
ALJ

CASE NAME E Joppa Road
CASE NUMBER 2015-245-A
DATE 6/29/15

[illegible]

CASE NO. 2015-0245-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5/13/15

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

C

5/29/15

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

n/c

FIRE DEPARTMENT

5/26/15

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

no obj

5/14/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2007-0003-A)

NEWSPAPER ADVERTISEMENT Date: 6/9/15

SIGN POSTING Date: 6-9-15

by Blank
rec'd 6-19-15

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

IN RE: **PETITION FOR VARIANCE**

N/S East Joppa Road, 184' NW of the c/l
Waltham Road
(2008-2012 E. Joppa Road)
9th Election District
5th Council District

Norino Properties, LLC, Owner;
Chick-fil-A, Inc., Lessees/Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 07-003-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Norino Properties, LLC, and the Contract lessees, Chick-fil-A, Inc., by and through their attorney, D. Dusky Holman, Esquire. The Petitioners request a variance from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 24.50 feet in lieu of the required 34.35 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Adam Volanth and Joseph Ucciferro, representatives of Bohler Engineering, the consultants hired by the Petitioners to prepare the site for this property, and Sebastian Cross, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

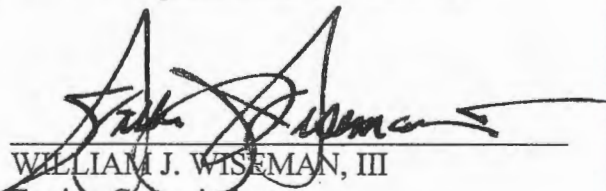
Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located on the north side of East Joppa Road, just west of its intersection with Waltham Road in Parkville. The property is located in close proximity to the intersection of Joppa Road and Perring Parkway, immediately adjacent to the North Plaza Mall shopping center. The property is comprised of two parcels containing a combined gross area of 1.44 acres, more or less, zoned B.L. The Petitioners propose development of both parcels for commercial use. One parcel will be developed with a 4,000 sq.ft. Wachovia Bank building, which meets all applicable development requirements under the B.C.Z.R. The other parcel which is the subject of the instant variance request is proposed

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September 2006 that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 24.50 feet in lieu of the required 34.35 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

WJW:bjs



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0928000251			
Owner Information					
Owner Name:		NORINO PROPERTIES LLC		Use:	COMMERCIAL
Mailing Address:		8100 HARFORD ROAD BALTIMORE MD 21234-5703		Principal Residence:	NO
				Deed Reference:	/14364/ 00678
Location & Structure Information					
Premises Address:		2008 E JOPPA RD 0-0000		Legal Description:	LT NS JOPPA RD 2008 E JOPPA RD NS NW COR OAKMONT RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0007	0744		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2007	4025		28,575 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		FAST FOOD			
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	As of 07/01/2015	
Land:	857,200	857,200			
Improvements	778,900	692,200			
Total:	1,636,100	1,549,400	1,549,400	1,549,400	
Preferential Land:	0			0	
Transfer Information					
Seller: ZACHARSKI MILTON J		Date: 03/20/2000		Price: \$1,200,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /14364/ 00678		Deed2:	
Seller: GILBERT CLIFFORD A		Date: 12/09/1965		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /04557/ 00140		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0926000251**

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

✕ Loading... Please Wait. Loading... Please Wait.



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Pete K. Rahn, Secretary

Date: 5/14/15

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

RE: Baltimore County
Item No 2015-0245-A
Variance
Novino Properties, LLC
2008 E. Foppa Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0245-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

IBR/raz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 29 2015

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (DEPS) - Development Coordination

DATE: May 29, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0245-A
Address 2008 East Joppa Road
(Norino Properties, LLC Property)

Zoning Advisory Committee Meeting of May 11, 2015.

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

Reviewer: *Jeff Livingston – Development Coordination*

6-29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2008 East Joppa Road

INFORMATION:

Item Number: 15-245

Petitioner: Norino Properties, LLC

Zoning: BL

Requested Action: Variance

RECEIVED

JUN 02 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to allow a total of 79 off-street parking spaces in lieu of the required 89 parking spaces to be shared jointly by the Chick-Fil-A restaurant and the Wells Fargo Bank in the North Plaza Shopping Center.

The proposed addition on the rear of the Chick-Fil-A restaurant will be used for kitchen/storage, therefore no additional seating is proposed. The Department of Planning has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Division Chief: Kathy Schlabach

AVA/KS

cc: Krystle Patchak

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 18, 2015
Item No. 2015-0245

DATE: May 13, 2015

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

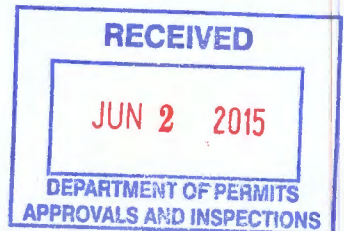
A landscape plan is required.

* * * * *

DAK: CEN
cc:file

ZAC-ITEM NO 15-0245-05182015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: May 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2008 East Joppa Road

INFORMATION:

Item Number: 15-245

Petitioner: Norino Properties, LLC

Zoning: BL

Requested Action: Variance

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Division Chief: Krystle Patchak

AVA/KS

cc: Krystle Patchak



My Neighborhood Map

ZONING MAP #071A2

Created By
Baltimore County
My Neighborhood



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Printed 5/7/2015



My Neighborhood Map

ZONING MAP #07142

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Baltimore County
My Neighborhood



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Printed 5/6/2015



My Neighborhood Map

ZONING MAP #071AZ

Created By
Baltimore County
My Neighborhood



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Printed 5/7/2015



Revisions:
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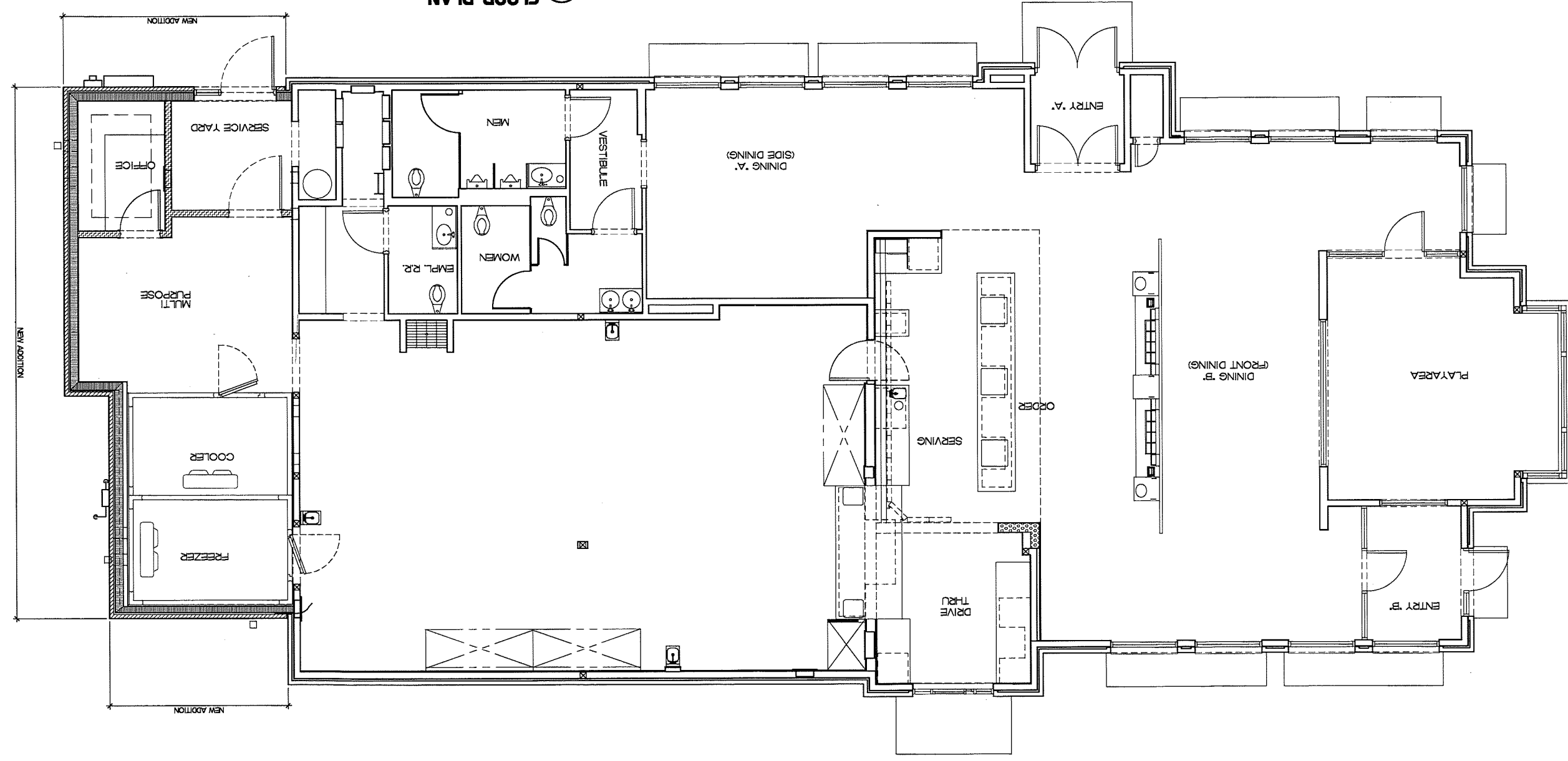


SHEET TITLE
 FLOOR PLAN

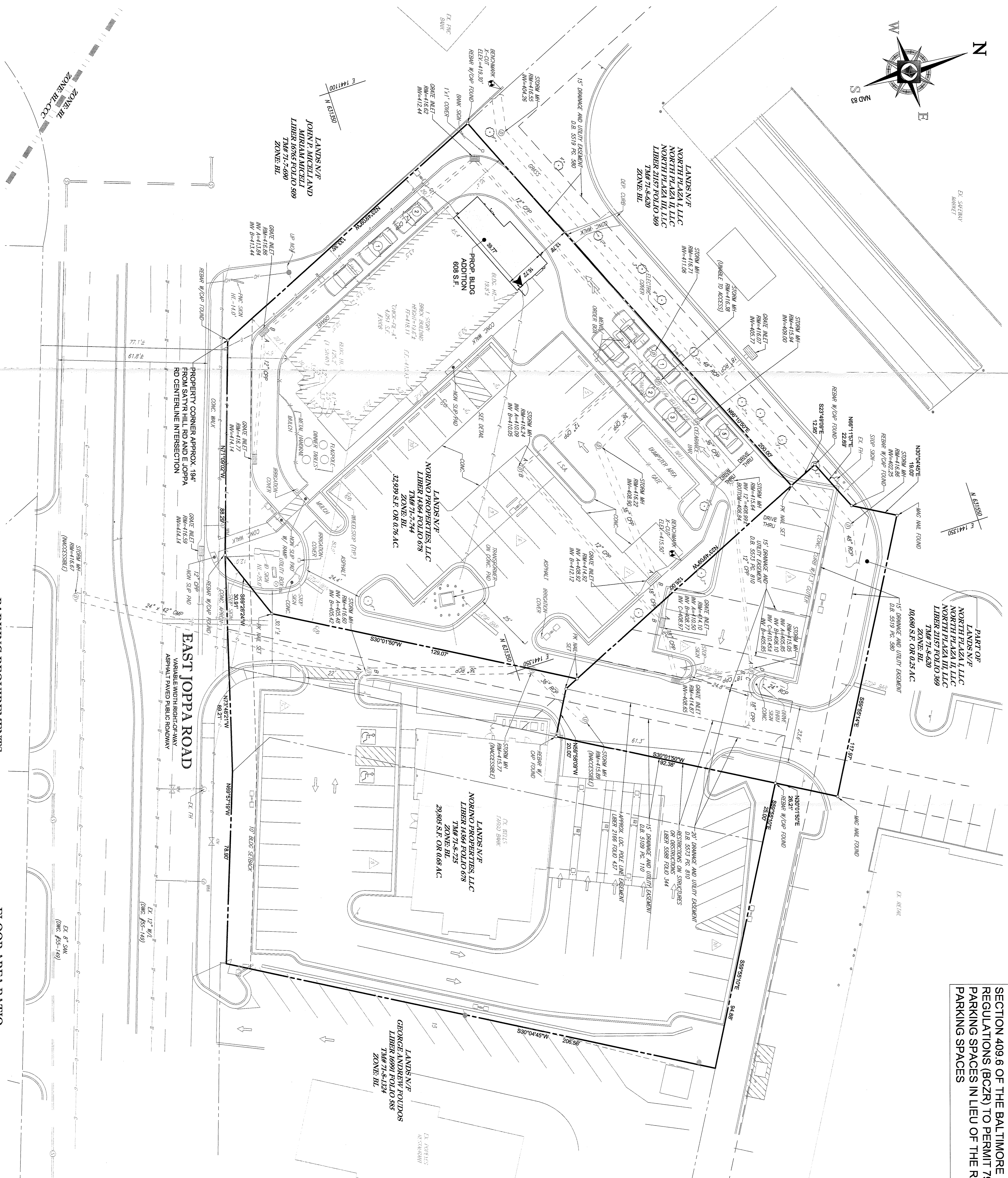
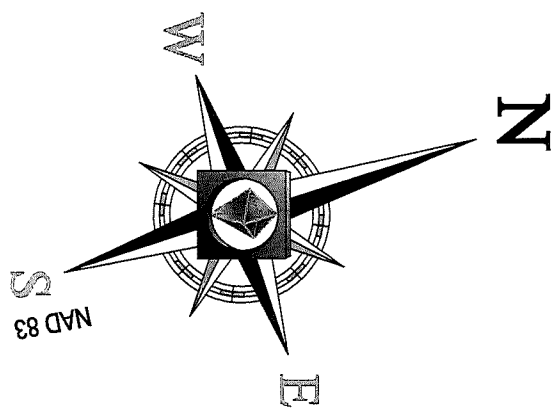
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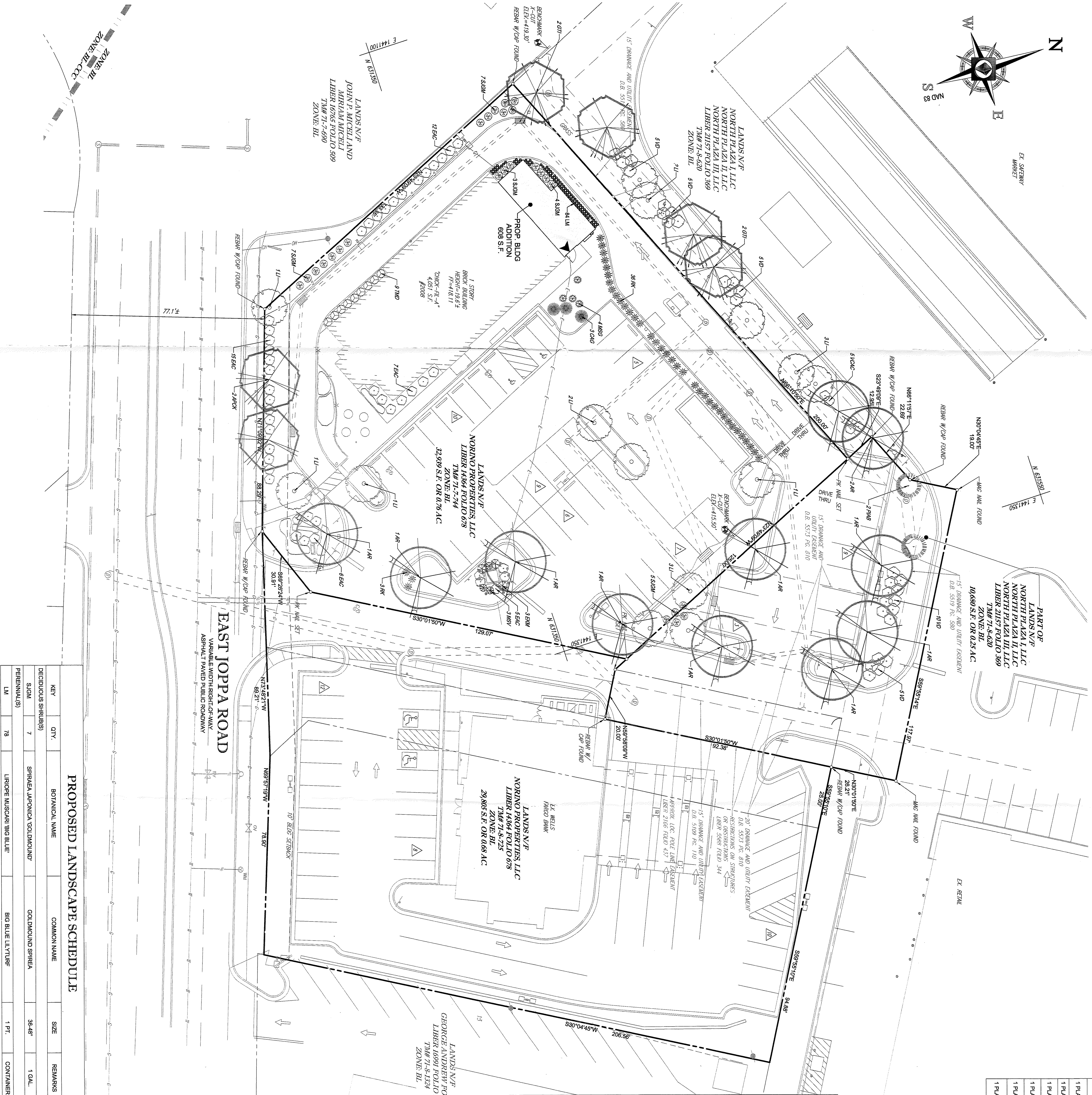
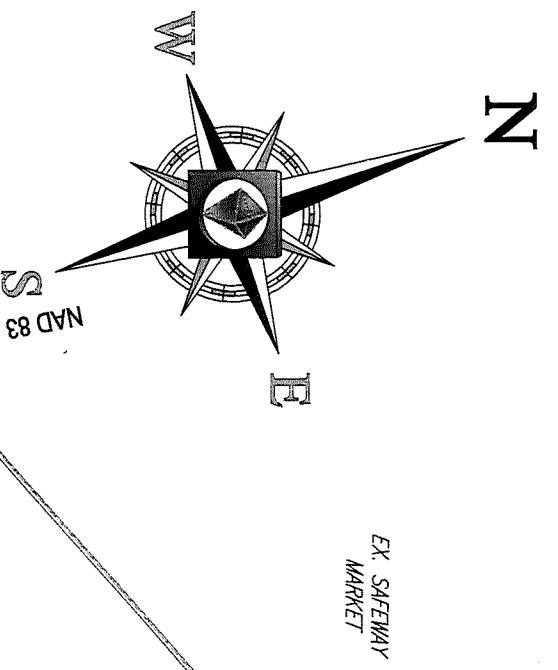


SECTION 409.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO PERMIT 79 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 89 PARKING SPACES



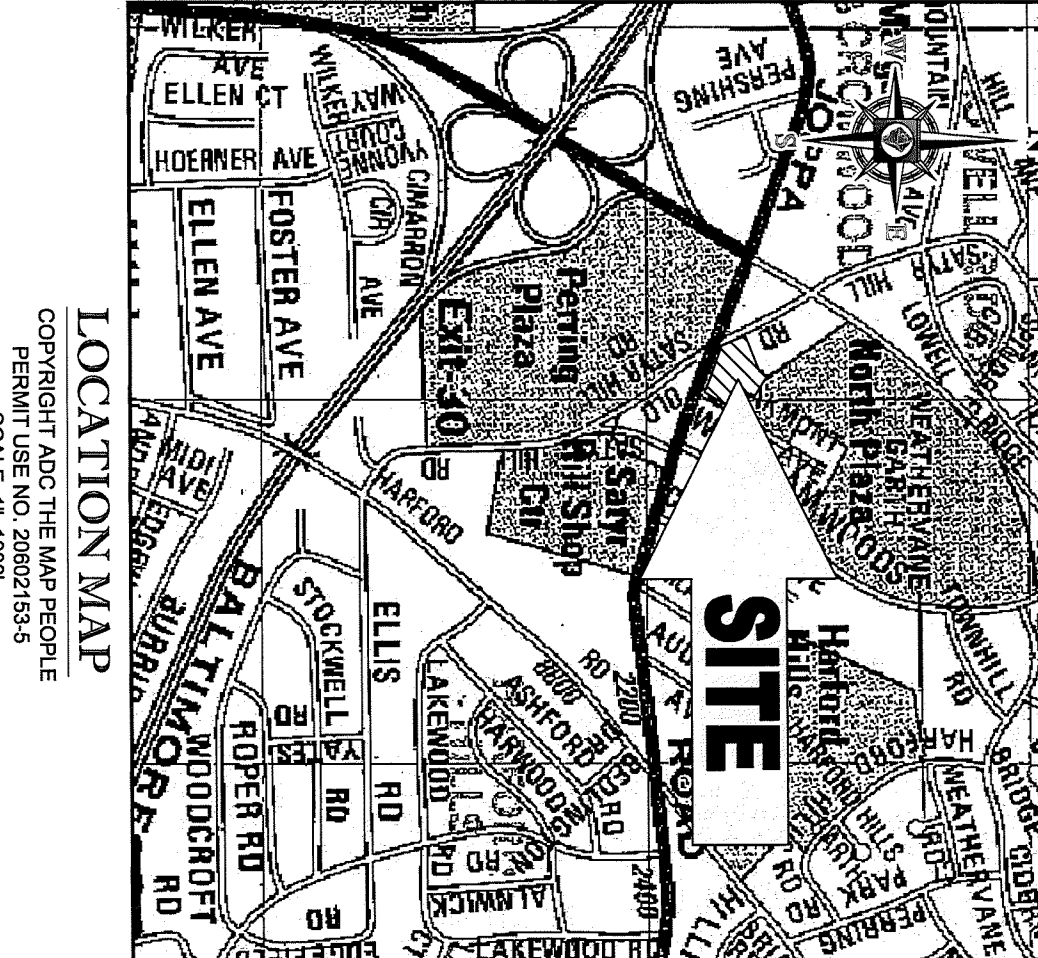
GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING:
A. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING, INC. (BOHLER) ON 08/05/14.
B. PRELIMINARY ENGINEERING REPORT NO. 2008-030 JOPPA ROAD 9TH ELECTION DISTRICT, TOWN OF CARNEY, BALTIMORE COUNTY, MARYLAND.
C. DATED 08/05/14.
2. CONSTRUCTION DOCUMENTS PREPARED BY BOHLER ENGINEERING, INC. (BOHLER) ON 08/05/14.
B. ENTITLED "CONSTRUCTION DOCUMENTS FOR CHICK-FIL-A, 2008-2012 E. JOPPA ROAD, TAX MAP 71, PARCELS 144, 128 & 129, BALTIMORE COUNTY, MARYLAND."
C. DATED 08/05/14.
3. OWNER: CHICK-FIL-A, INC.
8100 HARBOR ROAD
PARKVILLE, MD 21284
4. APPLICANT: CHICK-FIL-A, INC.
8200 BUFFINGTON ROAD
PARKVILLE, MD 21284
PHONE: (410) 256-7628
CONTACT: REX POWELL
5. SITE ADDRESS: 2008 EAST JOPPA ROAD
PARKVILLE, MD 21284
6. SITE AREA TABULATION:
LOT 74A: 32,898 S.F.
LOT 74B: 10,080 S.F.
PART OF LOT 820: 10,080 S.F.
TOTAL: 73,058 S.F. OR 1.68 AC.
7. COUNTY INFORMATION:
DEED REFERENCE: LIBER 4434 FOLIO 678
TAX MAP: 71, 71B, AND PART OF 820
GENESIS TRACT: 447101
WATERSHED: LOWER QUINCY POWER FALLS
SENSENBERRY LOCAL DISTRICT: 5
ELECTION DISTRICT: 9
GIS SITE NUMBER: 0714
GROWTH TIER: 1 (SERVED BY PUBLIC SEWER AND INSIDE LPO.)
ZONE: BL (BUSINESS LOCAL)
8. BUILDING AREA:
EXISTING: 4,081 S.F.
ADDITION: 608 S.F.
TOTAL: 4,689 S.F.
9. BUILDING HEIGHT:
HEIGHT PERMITTED: 10'0"
HEIGHT PROVIDED: 8'2"
10. TAX ACCOUNT NO.: 0925000291 (PARCEL 74A), 0925000292 (PARCEL 72B), AND 1800001190 (PARCEL 820)
11. EXISTING USE: FAST FOOD RESTAURANT
PROPOSED USE: FAST FOOD RESTAURANT
12. PREVIOUS DRC MEETINGS:
10/09/12A
FOR INITIAL SITE CONSTRUCTION
13. PREVIOUS ZONING CASES:
CASE NO. 2007-033
34.95 FEET WAS GRANTED ON SEPTEMBER 12, 2008.
34.95 FEET WAS GRANTED ON SEPTEMBER 12, 2008.
13. THE PROPERTY IS LOCATED IN ZONE X, ASSETS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD PER FLOOD INSURANCE RATE MAP NUMBER 2406102Z OF PANEL 270 OF 580, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED DATE SEPTEMBER 28, 2008.
14. THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE SITE BOUNDARY.
15. THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER OR SEWER DEFICIENT AREA PER THE 2014 BASIC SERVICES MAPS.
16. THE SUBJECT SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
17. LANDSCAPING IS REQUIRED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED BY BALTIMORE COUNTY.
18. ALL HANDICAP SPACES ARE IN CONFORMANCE WITH THE ADA CODE OF MARYLAND REGULATIONS (S.10.07).
19. THE EXISTING FREESTANDING SIGN MUST CONFORM WITH SECTION 405 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND IS LIMITED TO ONE SIGN PER FRONTAGE.
20. PREVIOUS COMMERCIAL PERMITS:
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PROPOSED LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHRUB(S)					
SLG.M	7	SPIREEA JAPONICA GOLDMOUND	GOLDMOUND SPIREA	36-48"	1 GAL.
PERENNIAL(S)					
LM	78	LITOREE ALSCARI BIG BLUE	BIG BLUE LIT.TURF	1 FT.	CONTAINER

BALTIMORE COUNTY PLANTING UNIT	
1 PLANTING UNIT	1 MAJOR DECIDUOUS TREE 2' - 2 1/2" IN CALIPER AT INSTALLATION
1 PLANTING UNIT	2 MINOR DECIDUOUS TREES 1' - 1 1/2" IN CALIPER AT INSTALLATION
1 PLANTING UNIT	2 EVERGREEN TREES 8' IN HEIGHT AT INSTALLATION
1 PLANTING UNIT	5 SHRUBS 18" - 20" IN HEIGHT AT INSTALLATION DEPENDENT ON SCULPTURE TYPE
1 PLANTING UNIT	10 PERENNIALS OR ONE ANNUAL AT RECOMMENDED AMOUNT BY LANDSCAPE ARCHITECT
1 PLANTING UNIT	10 PERENNIALS OR PERENNIAL PLANTS 1 GALON SIZE OR ONE ANNUAL PLANT 1 GALON SIZE
1 PLANTING UNIT	MAY ONLY BE USED TO MEET CLASS 5 SCREENING REQUIREMENT
1 PLANTING UNIT	MAY ONLY BE USED TO MEET CLASS 5 SCREENING REQUIREMENT
1 PLANTING UNIT	MAY ONLY BE USED TO MEET CLASS 5 SCREENING REQUIREMENT



BALTIMORE COUNTY COMPLIANCE CHARTS					
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED			
CONDITION A: STREET FRONTAGE ON STREET SCOPE	1. ADJACENT ROADWAY	EAST GORPA ROAD: 194' L.F. REQUIRED: 16440' = 28.6 PU			
	1. PLANTING UNIT (PU) PER 40' L.F. OF ADJACENT ROADWAY	ADJACENT ROADWAY: 283' L.F. REQUIRED: 28340' = 66.6 PU			
	1. PLANTING UNIT (PU) PER 20' L.F. OF INTERIOR ROADWAY	INTERIOR ROADWAY: 357' L.F. REQUIRED: 35720' = 17.6 PU			
	1. PERIMETER SCREENING	EAST GORPA ROAD: 194' L.F. NORTH PROPERTY LINE: 163' L.F. EAST PROPERTY LINE: 125' L.F. EAST PROPERTY LINE: 283' L.F. REQUIRED: 28320' = 13.2 PU			
CONDITION B: PLANTING LOTS	A. PARKING ADJACENT TO PUBLIC ROAD	WEST PROPERTY LINE: 133' L.F. REQUIRED: 13320' = 6.7 PU			
	1. PLANTING UNIT (PU) PER 16' L.F. OF PARKING PERIMETER	TOTAL PAVED AREA: 38,960 S.F. REQUIRED: 38,960 x 0.07 = 2,727 S.F. (7%) PROPOSED: 5,107 S.F. (22%)			
	2. INTERIOR LANDSCAPING	TOTAL PARKING SPACES: 49 REQUIRED: 4912' = 2.1 PU			
	A. RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING PLANT AT	RESERVED INTERIOR SERVICE LANE: 376' L.F. REQUIRED: 37620' = 18.6 PU			
CONDITION C: SERVICE LINES	2. PAVED SURFACES AND LOT LINES ON LEASE LINES ADJACENT TO COMMERCIAL USES ON LOTS				
	1. PLANTING UNIT (PU) PER 20' L.F. OF PAVING PERIMETER				
	1. SCREENING IS REQUIRED FOR DUMPSTERS, TRASH CONTAINERS FOR MULTIPLE, UNLINED LINES, AND OTHER ITEMS LOCATED WITHIN 10 FEET OF THE SCREENING FOR THE DUMPSTER PAD SHALL BE MEASURED ALONG THE PERIMETER OF THE TWO SIDES AND REAR.	DUMPSTER PAD PERIMETER: 65' L.F. REQUIRED: 6510' = 2.1 PU			
	1. PLANTING UNIT (PU) PER 16' L.F. OF AREA TO BE SCREENED				
PLANTING UNITS REQUIRED: 93.2 PU 6 EXISTING TREES TO REMAIN @ 2 PU EACH: 72 PU PLANTING UNITS PROVIDED: 103.4 PU					
EXISTING LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
APCK	2	ACER PLATANOIDES COMMON KING	CRIMSON KING MAPLE	2 1/2" CAL.	B+B
AR	11	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	B+B
GR	4	GLEDITSIA TRIACANTHOS NERINS	THORNLESS HONEYLOCUST	2 1/2" CAL.	B+B
SUBTOTAL: 17					
ORNAMENTAL TREES(S)					
LI	14	LAGERSTROEMIA INDICA	COMMON CROPPANTILLE	8-10'	B+B
EVERGREEN TREES(S)					
OAG	3	CEDRUS ATLANTICA GULACK	BLUE ATLANTIC CEDAR	7-8'	B+B
PAB	2	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
SUBTOTAL: 5					
DECIDUOUS SHRUB(S)					
EAC	45	ELIONVUS ALATUS COMPACTUS	DWARF NINEBOLD ELIONVUS	30-36"	B+B
RC	39	FOGA WICKGOUT	KNOCKOUT ROSE	2 GAL.	CONTAINER
SIGM	19	SPRENGER JACQUINIA GOLDMOUND	GOLDMOUND SPREA	36-48"	1 GAL.
VCAO	5	VIBURNUM CARLEII COMPACTUM	COMPACT KOREANSPICE VIBURNUM	24-36"	B+B
VO	30	VIBURNUM DEPAUTUM	ARROWWOOD VIBURNUM	3-4'	B+B
SUBTOTAL: 138					
EVERGREEN SHRUB(S)					
EM	3	ELIONVUS CAUCASIOGENUS	MANHATTAN SPREADING ELIONVUS	24-36"	#5 CAN
TMD	9	TAUNUS X MEDIA DENSIFLORUS	DENSIFLORUS YEW	24-36"	B+B
SUBTOTAL: 12					
ORNAMENTAL GRASSES(S)					
MSG	4	MISCANTHUS SINENSIS GRACILIMUS	MADDER GRASS	2 GAL.	CONTAINER
MSV	3	MISCANTHUS SINENSIS VAREGATUS	VAREGATED JAPANESE SILVER GRASS	2 GAL.	CONTAINER
SUBTOTAL: 7					



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ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

SUSTAINABLE DESIGN

- UPSTATE NEW YORK
- NEW ENGLAND
- BOSTON, MA
- NEW YORK METRO
- NEW YORK, NY
- NEW JERSEY

PROGRAM MANAGEMENT

PERMITTING SERVICES

- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- REHOBOTH BEACH, DE
- LEXINGTON, MD
- SOUTHERN MARYLAND

LANDSCAPE ARCHITECTURE

TRANSPORTATION SERVICE

- NORTHERN VIRGINIA
- CEAL VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- TAMPA, FL
- SOUTH FLORIDA

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NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: MD1365
DRAWN BY: R. EF
CHECKED BY:
DATE: 06/25/
SCALE: 1"=1'
CADD I.D.: L

LANDSCAPE
PLAN

Chick-fil-A
LOCATION OF SITE
2008 EAST JOPPA ROAD
PARKVILLE, MD 21234
BALTIMORE COUNTY


BOHLER
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

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LANDSCAPE
PLAN

PETITIONER'S
EXHIBIT NO.

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