

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(2223 York Road) *

8th Election District *

3rd Council District *

Blair & Sons Company, Inc., *Owner* *

AAA Mid Atlantic, Inc., *Lessee* *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0256-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Blair & Sons Company, Inc., legal owner, and AAA Mid Atlantic, Inc., lessee ("Petitioners"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a proposed plan for development of property in the M.R. Zone as required. In addition, a Petition for Variance seeks the following: (1) to allow the front building line to be setback from the front property line a minimum of 28 ft. in lieu of the required 75 feet; and (2) to allow two (2) illuminated wall-mounted enterprise signs with sign areas/faces of 58 sq. ft. and nine (9) illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 sq. ft. in lieu of the one (1) permitted 50 sq. ft. sign.

A five-sheet site plan was marked and accepted into evidence as Petitioners' Exhibit 1A-E. Appearing at the public hearing in support of the requests were David Crow (a registered landscape architect) and Ryan Doherty (an architect). David H. Karceski, Esq. and Adam Rosenblatt, Esq. represented the Petitioners. Eric Rockel, President of the Greater Timonium Community Council, Inc. attended and indicated his association supports the project. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning

ORDER RECEIVED FOR FILING
Date 7/16/15
By Den

(DOP) and the Bureau of Development Plans Review (DPR). The conditions suggested by those agencies will be included in the Order below.

PETITION FOR SPECIAL HEARING

The property is zoned M.R., which is a seldom seen zoning classification. The regulations require that the site plan for a project in the M.R. zone be approved by the Planning Board and the Administrative Law Judge (ALJ). The Planning Board voted on June 18, 2015 to approve the plan, and I find the Petitioners have satisfied B.C.Z.R. §240. As such, the petition for special hearing will be granted.

VARIANCES

Another unusual attribute of the M.R. zone is that only one (1) 50 sq. ft. non-illuminated sign is permitted. Petitioners propose additional signage and a reduced building setback from the front property line, for which variance relief is required.

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).

Petitioners have met this test. The property is narrow & long, and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to provide appropriate signage to alert motorists along this well-travelled section of York Road. 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. Indeed, the orientation of the building toward the front of the lot (which generates the need for one of the variances) provides an even larger buffer area separating the commercial uses from the residential zone at the rear of the site.

ORDER RECEIVED FOR FILING

Date

7/16/15

By

Sen

THEREFORE, IT IS ORDERED this 16th day of July, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a proposed plan for development of property in the M.R. Zone as required, be and is hereby GRANTED.

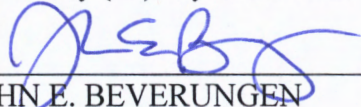
IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow the front building line to be setback from the front property line a minimum of 28 ft. in lieu of the required 75 feet; and (2) to allow two (2) illuminated wall-mounted enterprise signs with sign areas/faces of 58 sq. ft. and nine (9) illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 sq. ft. in lieu of the one (1) permitted 50 sq. ft. sign, be and is hereby GRANTED.

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

1. 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.
2. Lighting and landscape plans for the site must be approved by the County's landscape architect.
3. Petitioners must comply with the ZAC comments of the DOP, as set forth in its correspondence dated June 30, 2015 attached hereto.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7/16/15
By sln

7-15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 30, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 2223 York Road – AAA Car Care Center

JUL 08 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-256

Petitioner: David S. Blair, Blair and Sons Company, Inc.

Zoning: MR

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed plan for development in the M.R. zone and the Petition for Zoning Variance to allow the front building line to be setback from the front property line a minimum of 28 feet, to allow 2 illuminated wall-mounted signs with sign areas/faces of 58 square feet and 9 illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 square feet, in lieu of the required 75 feet and one permitted 50 square foot sign respectively.

The property is located within the Hunt Valley/Timonium Master Plan (HVTMP) area. HVTMP Design Guidelines call for improving the visual quality of the York Road Corridor through quality architecture and landscaping and by reducing sign clutter and road cuts.

The Department has no objection to the granting of the petitioned zoning relief.

On June 23, 2015, Andrea Van Arsdale, in her capacity as Secretary to the Baltimore County Planning Board (Planning Board), sent a written recommendation of Planning Board approval of the 2223 York Road Development Plan to Administrative Law Judge Beverungen as required by BCZR Section 240.3. During the process, the Board considered the zoning deficiencies listed above. Through the Planning Board Public Hearing, the Petitioner acknowledged and will incorporate into the plan specific recommendations made by the Department of Planning to the Board. Those recommendations are as follows and should be made a part of the Decision and Order in the instant case:

- Finish the building with high quality materials.
- Finish the southeast facing retaining wall with high quality appearance.
- Provide an employee amenity area.
- Limit the hours of sign illumination for the smaller wall mounted enterprise signs to one hour after closing each day but not the main "AAA" sign.

ORDER RECEIVED FOR FILING

Date

By

7/16/15
Sen

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy Schaefer
AVA/KS
C: Wallace S. Lippincott, Jr.

ORDER RECEIVED FOR FILING

Date 7/16/15

By Sen



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 2223 York Road which is presently zoned MR

Deed References: 2903-282 10 Digit Tax Account # 0802047650

Property Owner(s) Printed Name(s) Blair and Sons Company, Inc.

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

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

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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

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:

AAA Mid Atlantic, Inc.

Ed Tobler, Managing Director

Name- Type or Print

Signature

1 River Place, Wilmington, DE

Mailing Address City State

19801

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):

Blair and Sons Company, Inc.

David S. Blair, Vice President

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2223 York Road, P.O. Box 249, Timonium, MD

Mailing Address City State

21094

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

2015-0256 SPHA

Filing Date

5/15/15

Do Not Schedule Dates:

Reviewer

JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

By

7/16/15
Den

**ATTACHMENT
TO PETITION FOR SPECIAL HEARING**

2223YORK ROAD

Special Hearing pursuant to BCZR Section 500.7 to approve a proposed plan for development of property in the M.R. Zone as required by BCZR Section 240.3.

**ATTACHMENT
TO PETITION FOR VARIANCE**

2223YORK ROAD

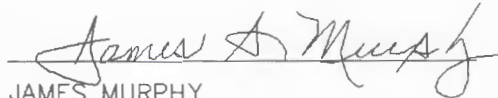
1. Variance from BCZR Section 243.1 to allow the front building line to be setback from the front property line a minimum of 28 feet in lieu of the required 75 feet.
2. Variance from BCZR Section 450.4 Attachment 1.5(a) to allow 2 illuminated wall-mounted enterprise signs, with sign areas/faces of 58 square feet and 9 illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 square feet, in lieu of the one permitted 50 square foot sign.

ZONING PROPERTY DESCRIPTION FOR 2223 YORD ROAD, TIMONIUM,
MARYLAND

BEGINNING AT AN IRON PIN ON THE EAST SIDE OF YORK ROAD SERVICE DRIVE
WHICH IS 46 FEET WIDE AT THE DISTANCE OF 206.7 FEET NORTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET YORK ROAD
WHICH IS 60 FEET WIDE.

THENCE THE FOLLOWING COURSE AND DISTANCES (1st POINT OF CALL-"POC")
N18°20'52"W. 158.08', (2nd POC) N89°45'09"E. 541.82', (3rd POC) S01°47'36"W. 149.87' (4th
POC) S89°41'45"W. 487.37', BACK TO THE POINT OF BEGINNING AS RECORDED IN
DEED LIBER (2903), FOLIO (282), CONTAINING 77,202 S.F. OR 1.772 ACRES MORE OR
LESS. LOCATED IN THE 8th ELECTION DISTRICT AND 3rd COUNCIL DISTRICT.

MURPHY GEOMATICS



JAMES MURPHY
LAND SURVEYOR -
5/13/2015



2015-0256 - ~~10~~ SPHA

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

No. 125426

Date 5/15/15

PAID RECEIPT

BUSINESS ACTUAL TIME
5/15/2015 5/15/2015 10:41:27 2

REC NS02 BALKIN, JENA JEE
RECEIPT # 921667 5/15/2015 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00

Total: \$ 500.00

Rec From: BLA + SONS COMPANY INC.

For: 2015 0256-A

* 528 ZONING VERIFICATION
125426

Recpt Tot \$500.00
\$500.00 CK \$0.00 CA
Baltimore County, Maryland

DISTRIBUTION

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

CASHIER'S
VALIDATION

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

No. 125471

Date: 5/21/15

PAID RECEIPT

BUSINESS ACTUAL TIME 5/22/2015 5/21/2015 10:10:44

REC MEDI WALKIN LONG LIR RECEIPT # 583124 5/21/2015

5 525 ZOWING VERIFICATION 135471

Receipt Tot 1500.00
1500.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev. Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		1010				\$ 500.00

Total: \$ 500.00

Rec From: BLA R SONS INC

For: 2015-0796-SPHA (AMEN SPH)

DISTRIBUTION

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

CASHIER'S
VALIDATION



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 3374240

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 25, 2015

The Baltimore Sun Media Group

By

S. Wilkins

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: # 2015-0256-SPHA
2223 York Road
NE/s York Road, 563 ft. NW of Intersection with Round Ridge Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Blair and Sons Company, Inc.
Contract Purchaser: AAA Mid Atlantic, Inc.

Variance: to allow the front building line to be setback from the front property line a minimum of 28 feet in lieu of the required 75 feet; to allow 2 illuminated wall-mounted enterprise signs, with sign area/faces of 58 sq. feet and 9 illuminated wall-mounted enterprise signs with sign area/faces not to exceed 9.2 sq. feet, in lieu of the one permitted 50 sq. ft. sign.

Special Hearing to approve a proposed plan for development of property in the MR Zone as required.

Hearing: Wednesday, July 15, 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.

6/340 June 25 3374240

CERTIFICATE OF POSTING

2015-0256-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

AAA Mid Atlantic, Inc

July 15, 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: _____

2223 York Rd

June 25, 2015

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

Sincerely,

June 25, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 30, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2223 York Road – AAA Car Care Center
INFORMATION:

Item Number: 15-256

Petitioner: David S. Blair, Blair and Sons Company, Inc.

Zoning: MR

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

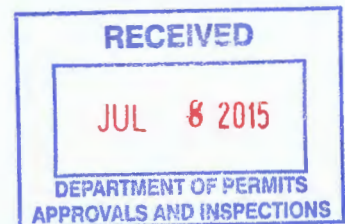
The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed plan for development in the M.R. zone and the Petition for Zoning Variance to allow the front building line to be setback from the front property line a minimum of 28 feet, to allow 2 illuminated wall-mounted signs with sign areas/faces of 58 square feet and 9 illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 square feet, in lieu of the required 75 feet and one permitted 50 square foot sign respectively.

The property is located within the Hunt Valley/Timonium Master Plan (HVTMP) area. HVTMP Design Guidelines call for improving the visual quality of the York Road Corridor through quality architecture and landscaping and by reducing sign clutter and road cuts.

The Department has no objection to the granting of the petitioned zoning relief.

On June 23, 2015, Andrea Van Arsdale, in her capacity as Secretary to the Baltimore County Planning Board (Planning Board), sent a written recommendation of Planning Board approval of the 2223 York Road Development Plan to Administrative Law Judge Beverungen as required by BCZR Section 240.3. During the process, the Board considered the zoning deficiencies listed above. Through the Planning Board Public Hearing, the Petitioner acknowledged and will incorporate into the plan specific recommendations made by the Department of Planning to the Board. Those recommendations are as follows and should be made a part of the Decision and Order in the instant case:

- Finish the building with high quality materials.
- Finish the southeast facing retaining wall with high quality appearance.
- Provide an employee amenity area.
- Limit the hours of sign illumination for the smaller wall mounted enterprise signs to one hour after closing each day but not the main "AAA" sign.



MEMORANDUM

DATE: August 18, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0256-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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

PLEASE PRINT CLEARLY

CASE NAME 2223 York
CASE NUMBER 2015-256-SR #1A
DATE 7/15/15
EET

PETITIONER'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Yack Road
CASE NUMBER 2015-0256 SPHA
DATE July 15, 2015

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2015-

0256-SPHA

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

6/9

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

C

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

FIRE DEPARTMENT

6/30

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

C

6/3

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

memo dated 6/23 from County Planning board

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/25

SIGN POSTING

Date:

6/25

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

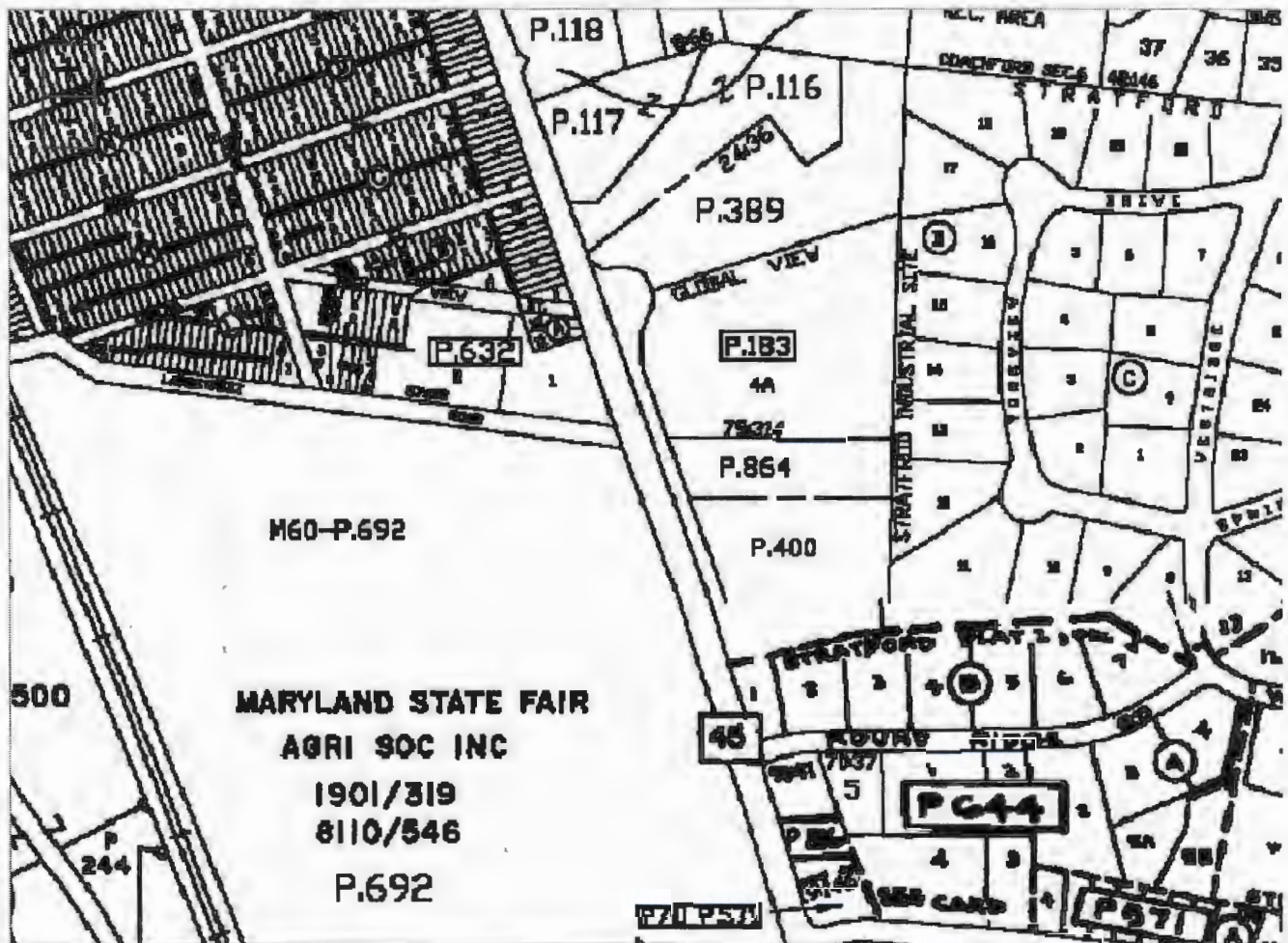
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 08 Account Number - 0802047650							
Owner Information									
Owner Name:		BLAIR & SONS CO INC			Use:		COMMERCIAL		
Mailing Address:		2223 YORK RD TIMONIUM MD 21093			Principal Residence:		NO		
					Deed Reference:		/02903/ 00282		
Location & Structure Information									
Premises Address:		2223 YORK RD 0-0000			Legal Description:		1.936 AC ES YORK ROA 570 N ROUND RIDGE RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0051	0023	0564		0000				2014	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1958		6440					1.9300 AC		06
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation	
		OFFICE BUILDING							
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014 As of 07/01/2015			
Land:		1,059,500		1,059,500					
Improvements		215,600		277,500					
Total:		1,275,100		1,337,000		1,295,733		1,316,367	
Preferential Land:		0						0	
Transfer Information									
Seller: STAR CONSTRUCTIO N CO ET AL				Date: 04/06/1956		Price: \$13,000			
Type: ARMS LENGTH IMPROVED				Deed1: /02903/ 00282		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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

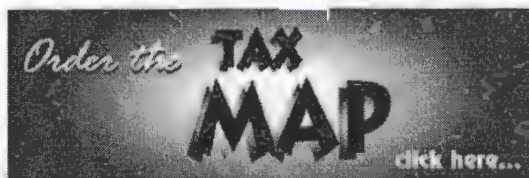
New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **0802047650**

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>).



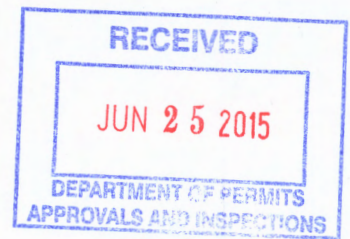
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

6/26/15
JUN 25 8

BALTIMORE COUNTY, MARYLAND

MEMORANDUM



TO: John E. Beverungen
Administrative Law Judge

DATE: June 23, 2015

FROM: Andrea Van Arsdale
Secretary, Baltimore County Planning Board

SUBJECT: 2223 York Road – ZAC # 15-256 SPHA

The above referenced project came before the Planning Board pursuant to Baltimore County Zoning Regulations Section 240.3. Said regulation requires that any plan for development in the M.R. Zone be referred to the Planning Board, who must file its written report of recommendation with the Administrative Law Judge.

At its meeting on June 4, 2015, Mr. Wallace Lippincott, a Planner with the Department of Planning, introduced the 2223 York Road Development Plan. A public hearing and vote by the Board followed on June 18, 2015. At the public hearing, Mr. Adam Rosenblatt, Counsel for the developer, outlined the development plan proposal. Mr. Rosenblatt was the only speaker signed up to address the Board.

The Planning Board then voted to approve the plan, and offers the following recommendations.

The Planning Board has found the proposed location, type and arrangement to be “protective of the uses in the neighboring residential zones”. The Board recommends that the plan has incorporated specific recommendations made by the Department of Planning, responding to the requirements of the zone, guidelines from the Comprehensive Manual of Development Policies and the Hunt Valley/Timonium Master Plan.

Please accept this written recommendation of approval for the 2223 York Road Development Plan.

A copy of the staff presentation dated June 4, 2015 is included for your information.

AVA:msd
Enclosures

c: The Honorable Councilman Wade Kach
Thomas Peddicord, Secretary, County Council
✓ Arnold Jablon, Deputy Administrative Officer and Director, PAI
Jan Cook, PAI
Adam Rosenblatt, Esquire
Scott Phillips, Chairman, Baltimore County Planning Board

Manufacturing, Restricted (M.R.)

BCZR 240.3 Procedure:

Owner shall file with the Director of Planning a proposed development Plan. The Planning Board shall, within 30 days of receipt of the plan make its recommendations in writing to the Administrative Law Judge who shall hold a public hearing and shall pass an order approving or disapproving the plan. If approved with conditions, the conditions shall be made a part of the order. An appeal may be taken from such order to the County Board of Appeals.

M.R. Submittal Requirements

Plan shall show:

- (a) Existing topography & proposed changes in grade;
- (b) proposed streets;
- (c) location, size and general character including materials;
- (d) proposed use
- (e) locations and sizes of parking areas, loading & unloading areas;
- (f) proposed screenings & plantings.

Manufacturing, Restricted (M.R.)

BCZR 240.1 Purpose:

"In order to provide greater flexibility in the selection of industrial Areas, to assure effective control over the location, type and arrangement of industrial uses, so as to protect the uses in the neighboring residential zones...."

M.R Use Regulations

BCZR 241.1 Permitted Uses

Any use permitted in a Commercial Zone that adjoins the M.R. Zone, except residential uses.

Examples of other uses:

Assembly,

Manufacturing,

Office

Printing

Manufacturing, Restricted (M.R.)

BCZR 243 Area Regulations

243.1 – 75' front setback

243.2 – 50' side setback

243.3 – 50' rear setback

243.4 – 125' nearest residential zone line

243.5 – One story building limit of 25% coverage

243.6 – No parking within 25' of residential zone



2223 York Road
Tax Map 51, parcel 564

400 0 Feet
1 inch = 200 feet
12,400



Legend
2223 York Road
Prepared by: Land Information Program, Guilford County
Department of Planning
LIPR_2223YorkRd.mxd
6/3/15 1:10:00 PM

Current Site Condition (York Road Frontage)



Current Site Condition (York Road Frontage)



2223 York Road – Rear of Property



2219 York Road (South of Property)

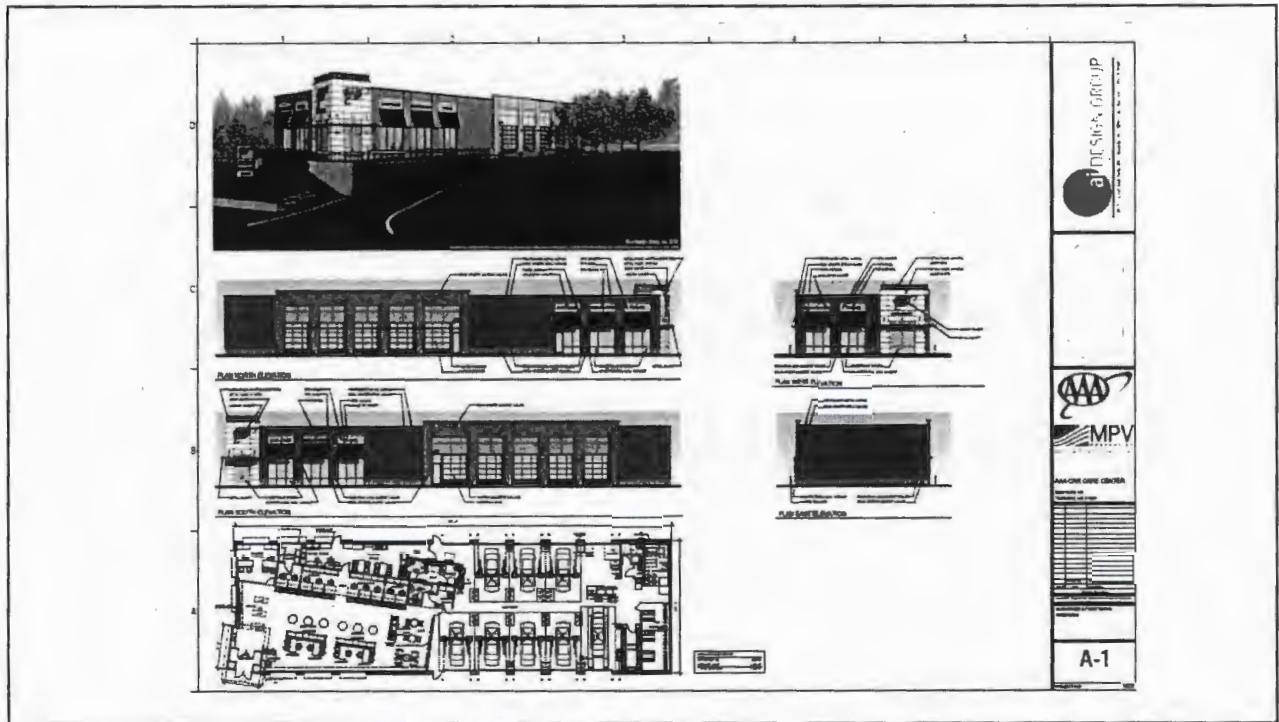


Famous Dave's North of Property



Proposed Project – AAA Car Care Center Site Details

Gross Site Area: 77,202 sq feet
Proposed Building: 8,308 sq feet
Use: AAA Travel and Car Care Center
27 employees (10 new)
Rear Setback: 308 feet (50' required)
Side Setback: 50 feet (50' required)
Front Setback: 28 feet (75' required)
Residential Setback: 303 feet (125' required)
Coverage: 11% coverage (25% limitation for one story)
Parking setback: 200 feet (25' required)





KEVIN KAMENETZ
County Executive

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

July 9, 2015

Blair and Sons Company Inc
David S Blair, VP
2223 York Road
P O Box 249
Timonium MD 21094

RE: Case Number: 2015-0567 SPHA, Address: 2223 York Road

Dear Mr. Blair:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 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 stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
AAA Mid Atlantic Inc., Ed Tobler, 1 River Place, Wilmington Delaware 19801
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/3/15

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

RE: Baltimore County
Item No 2015-0256-SPHA
Variance Special Hearing
Blair & Sons Company Inc.
David Blair VP
2223 York Road.
1

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. 2015-0256-SPHA.

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 'David W. Peake'.

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

7-15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 30, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 2223 York Road – AAA Car Care Center

JUL 08 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-256

Petitioner: David S. Blair, Blair and Sons Company, Inc.

Zoning: MR

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed plan for development in the M.R. zone and the Petition for Zoning Variance to allow the front building line to be setback from the front property line a minimum of 28 feet, to allow 2 illuminated wall-mounted signs with sign areas/faces of 58 square feet and 9 illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 square feet, in lieu of the required 75 feet and one permitted 50 square foot sign respectively.

The property is located within the Hunt Valley/Timonium Master Plan (HVTMP) area. HVTMP Design Guidelines call for improving the visual quality of the York Road Corridor through quality architecture and landscaping and by reducing sign clutter and road cuts.

The Department has no objection to the granting of the petitioned zoning relief.

On June 23, 2015, Andrea Van Arsdale, in her capacity as Secretary to the Baltimore County Planning Board (Planning Board), sent a written recommendation of Planning Board approval of the 2223 York Road Development Plan to Administrative Law Judge Beverungen as required by BCZR Section 240.3. During the process, the Board considered the zoning deficiencies listed above. Through the Planning Board Public Hearing, the Petitioner acknowledged and will incorporate into the plan specific recommendations made by the Department of Planning to the Board. Those recommendations are as follows and should be made a part of the Decision and Order in the instant case:

- Finish the building with high quality materials.
- Finish the southeast facing retaining wall with high quality appearance.
- Provide an employee amenity area.
- Limit the hours of sign illumination for the smaller wall mounted enterprise signs to one hour after closing each day but not the main "AAA" sign.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy Schaefer
AVA/KS
C: Wallace S. Lippincott, Jr.

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 8, 2015
Item No. 2015-0256

DATE: June 9, 2015

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

Landscape and lighting plans are required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0256-06092015.doc

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy S. Lippincott
AVA/KS
C: Wallace S. Lippincott, Jr.



KEVIN KAMENETZ
County Executive

June 8, 2015

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

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: 2015-0256-SPHA

2223 York Road

NE/s York Road, 563 ft. NW of intersection with Round Ridge Road

8th Election District – 3rd Councilmanic District

Legal Owners: Blair and Sons Company, Inc.

Contract Purchaser: AAA Mid Atlantic, Inc.

Variance to allow the front building line to be setback from the front property line a minimum of 28 feet in lieu of the required 75 feet; to allow 2 illuminated wall-mounted enterprise signs, with sign area/faces of 58 sq. feet and 9 illuminated wall-mounted enterprise signs with sign area/faces not to exceed 9.2 sq. feet, in lieu of the one permitted 50 sq. ft. sign. **Special Hearing** to approve a proposed plan for development of property in the MR Zone as required.

Hearing: Wednesday, July 15, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
AAA Mid Atlantic, Inc., Ed Tobler, 1 River Place, Wilmington DE 19801
Blair & Sons, David Blair, 2223 York Road, P.O. Box 249, Timonium 21094

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 25, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 25, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6271

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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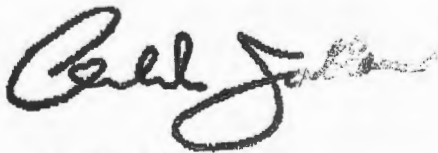
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
2223 York Road; NE/S York Road; 563' NW	*	OF ADMINSTRATIVE
of intersection with Round Ridge Road		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Blair & Sons Company, Inc		
Contract Purchaser(s): AAA Mid-Atlantic Inc	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2015-256-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN 04 2015

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, 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
People's Counsel for Baltimore County

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: 2015-0756-# SPHA

Petitioner: BLAIR + SONS COMPANY, INC

Address or Location: 2723 YORK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt

Address: Venable, LLP

210 W. Pennsylvania Ave, Suite 500

Towson, MD

Telephone Number: 410-499-6271



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 2223 York Road which is presently zoned MR
Deed References: 2903-282 10 Digit Tax Account # 0802047650
Property Owner(s) Printed Name(s) Blair and Sons Company, Inc.

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

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

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

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

3. X a Variance from Section(s)

SEE ATTACHED SHEET

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

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:

AAA Mid Atlantic, Inc.

Ed Tobler, Managing Director

Name- Type or Print

Signature

1 River Place, Wilmington, DE

Mailing Address City State

19801

Zip Code Telephone # Email Address

Attorney for Petitioner

LESTER

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):

Blair and Sons Company, Inc.

David S. Blair, Vice President

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2223 York Road, P.O. Box 249, Timonium, MD

Mailing Address City State

21094

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

2015-025694A

Filing Date

5/15/15

Do Not Schedule Dates:

Reviewer

JS

REV. 10/4/11

**ATTACHMENT
TO PETITION FOR SPECIAL HEARING**

2223YORK ROAD

Special Hearing pursuant to BCZR Section 500.7 to approve a proposed plan for
development of property in the M.R. Zone as required by BCZR Section 240.3.

**ATTACHMENT
TO PETITION FOR VARIANCE**

2223YORK ROAD

1. Variance from BCZR Section 243.1 to allow the front building line to be setback from the front property line a minimum of 28 feet in lieu of the required 75 feet.
2. Variance from BCZR Section 450.4 Attachment 1.5(a) to allow 2 illuminated wall-mounted enterprise signs, with sign areas/faces of 58 square feet and 9 illuminated wall-mounted enterprise signs with sign areas/faces not to exceed 9.2 square feet, in lieu of the one permitted 50 square foot sign.

BALTIMORE COUNTY, MARYLAND

RECEIVED

JUN 24 2015

MEMORANDUM

OFFICE OF ADMINISTRATIVE HEARINGS

TO: John E. Beverungen
Administrative Law Judge

DATE: June 23, 2015

FROM: Andrea Van Arsdale
Secretary, Baltimore County Planning Board

SUBJECT: 2223 York Road – ZAC # 15-256 SPHA

The above referenced project came before the Planning Board pursuant to Baltimore County Zoning Regulations Section 240.3. Said regulation requires that any plan for development in the M.R. Zone be referred to the Planning Board, who must file its written report of recommendation with the Administrative Law Judge.

At its meeting on June 4, 2015, Mr. Wallace Lippincott, a Planner with the Department of Planning, introduced the 2223 York Road Development Plan. A public hearing and vote by the Board followed on June 18, 2015. At the public hearing, Mr. Adam Rosenblatt, Counsel for the developer, outlined the development plan proposal. Mr. Rosenblatt was the only speaker signed up to address the Board.

The Planning Board then voted to approve the plan, and offers the following recommendations.

The Planning Board has found the proposed location, type and arrangement to be “protective of the uses in the neighboring residential zones”. The Board recommends that the plan has incorporated specific recommendations made by the Department of Planning, responding to the requirements of the zone, guidelines from the Comprehensive Manual of Development Policies and the Hunt Valley/Timonium Master Plan.

Please accept this written recommendation of approval for the 2223 York Road Development Plan.

A copy of the staff presentation dated June 4, 2015 is included for your information.

AVA:msd

Enclosures

c: The Honorable Councilman Wade Kach
Thomas Peddicord, Secretary, County Council
Arnold Jablon, Deputy Administrative Officer and Director, PAI
Jan Cook, PAI
Adam Rosenblatt, Esquire
Scott Phillips, Chairman, Baltimore County Planning Board

Manufacturing, Restricted (M.R.)

BCZR 240.3 Procedure:

Owner shall file with the Director of Planning a proposed development Plan. The Planning Board shall, within 30 days of receipt of the plan make its recommendations in writing to the Administrative Law Judge who shall hold a public hearing and shall pass an order approving or disapproving the plan. If approved with conditions, the conditions shall be made a part of the order. An appeal may be taken from such order to the County Board of Appeals.

M.R. Submittal Requirements

Plan shall show:

- (a) Existing topography & proposed changes in grade;
- (b) proposed streets;
- (c) location, size and general character including materials;
- (d) proposed use
- (e) locations and sizes of parking areas, loading & unloading areas;
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Manufacturing, Restricted (M.R.)

BCZR 240.1 Purpose:

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Tax Map 51, parcel 564

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Legend

2223 York Road

Prepared by Land Information Program, Bethany County
Department of Planning
K.A.N.
msh_spears@bcpa.net
msh_spears@bcpa.net

Current Site Condition (York Road Frontage)



Current Site Condition (York Road Frontage)



2223 York Road – Rear of Property



2219 York Road (South of Property)



Famous Dave's North of Property



Proposed Project – AAA Car Care Center Site Details

Gross Site Area: 77,202 sq feet

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27 employees (10 new)

Rear Setback: 308 feet (50' required)

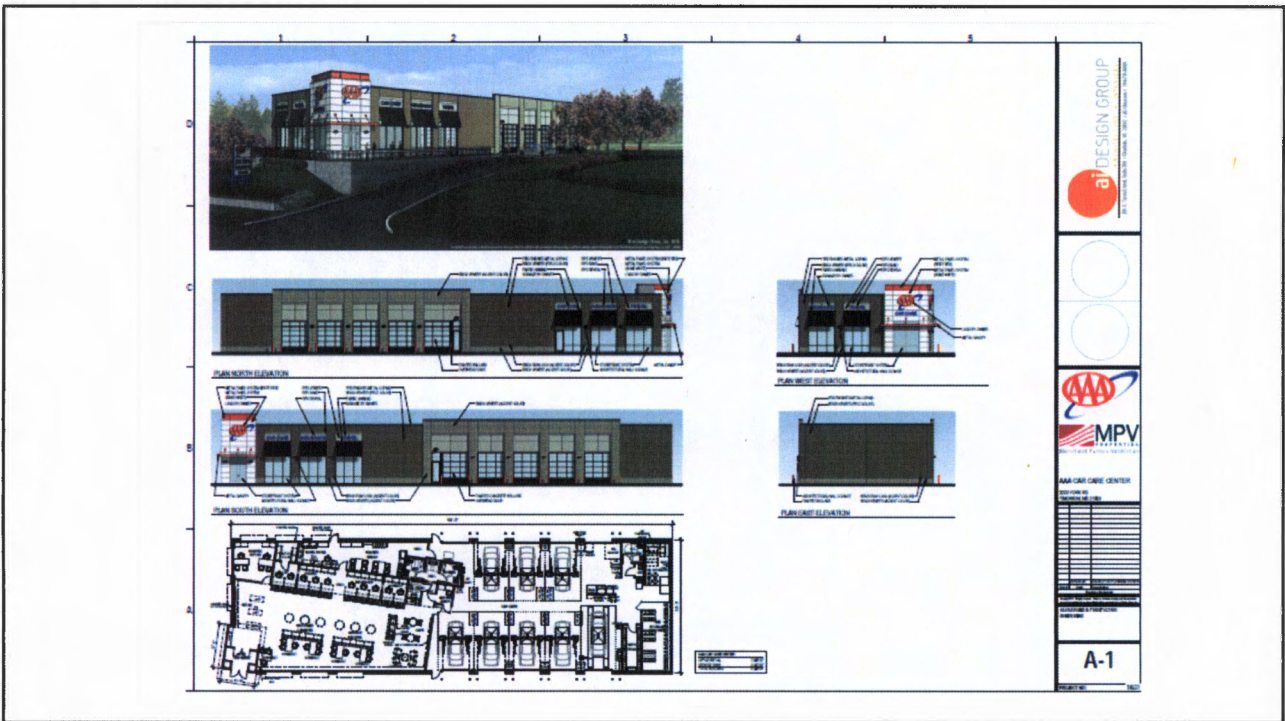
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PETITIONER' S

EXHIBIT NO. 3A-3D





BEFORE:



AFTER:



BALTIMORE COUNTY, MARYLAND

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Administrative Law Judge

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PETITIONER' S

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Tax Map 51, parcel 564

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1 inch = 200 feet
12,400
Feet



Legend

2223 York Road

Prepared by: Land Information Systems, Gloucester County
Department of Planning & Development
A/MS, Information and
Mapping Services Unit

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Current Site Condition (York Road Frontage)



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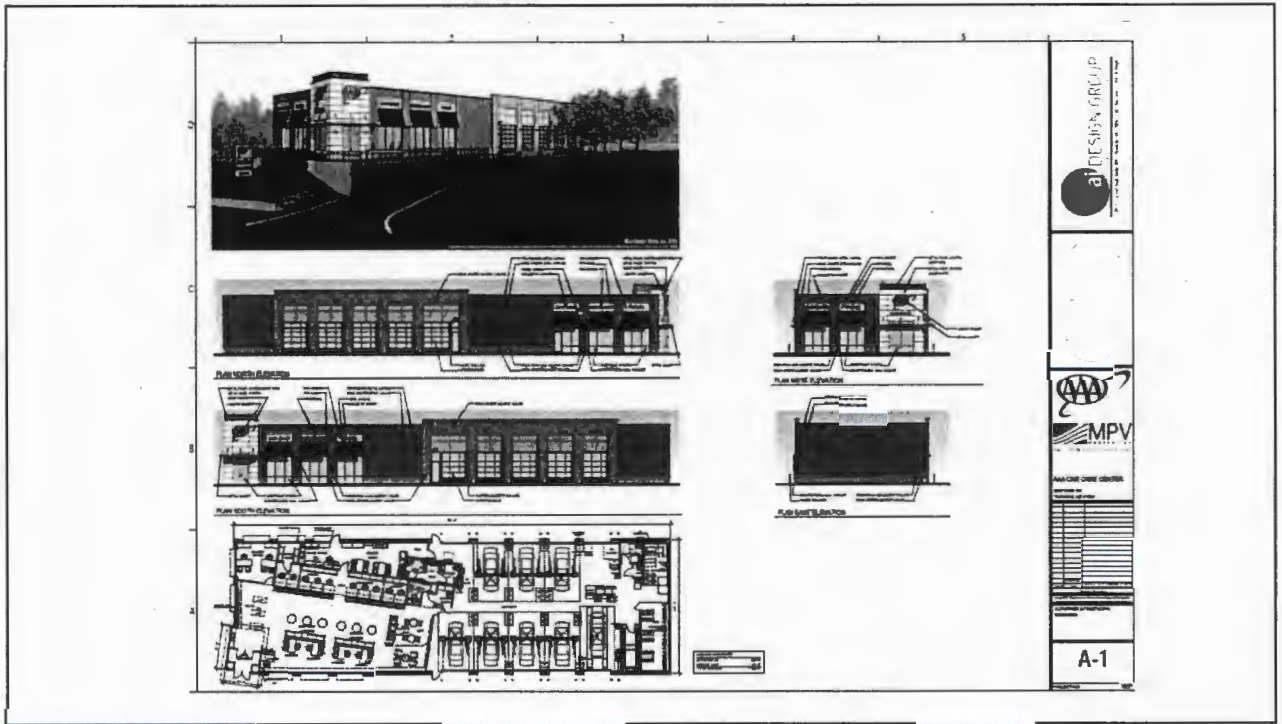
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 30, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2223 York Road – AAA Car Care Center

INFORMATION:

Item Number: 15-256

Petitioner: David S. Blair, Blair and Sons Company, Inc.

Zoning: MR

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

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- Finish the building with high quality materials.
- Finish the southeast facing retaining wall with high quality appearance.
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- Limit the hours of sign illumination for the smaller wall mounted enterprise signs to one hour after closing each day but not the main "AAA" sign.

PETITIONER' S

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy Schaefer
AVA/KS
C: Wallace S. Lippincott, Jr.



RYAN DOHERTY AIA, LEED AP BD+C

ASSOCIATE PRINCIPAL

Ryan joined ai Design Group in 2003, hailing from Columbia, South Carolina where he worked for award-winning design firm Stevens & Wilkinson. Over the past 12 years, Ryan has established himself as an expert in automotive service and retail design, keeping his clients ahead of the curve with his forward-thinking approach to design. He was promoted to the level of Associate at aiDG in 2006 in recognition of his exceptional performance as a designer, manager, and team leader, and, in 2014, to the position of Associate Principal.

EDUCATION:

UNC Charlotte
Bachelor of Architecture, 2005
Clemson University
BS in Architecture, 2000

AFFILIATIONS:

AIA
USGBC
NCARB
ICSC
York County Chamber

EXPERTISE:

Architectural Design
Construction Administration
Land Planning
Project Management & Implementation
Construction Documentation
Building Cost & Code Research
Construction Bidding & Negotiation

PROJECT EXPERIENCE

AAA Travel, Insurance & Auto Centers
150+ Stores for Clubs across the US and in Canada including:

- » AAA Mid-Atlantic
- » AAA Carolinas
- » Auto Club South
- » Northway Club
- » AAA NCNU
- » Auto Club Group
- » British Columbia Automobile Assoc.

AAA Carolinas

- » Corporate Headquarters

Barloworld Headquarters

- Various regional branch facilities incl.:
- » 100,000sf Corporate Headquarters, Charlotte, NC

Bristol Motor Speedway

- » 45,000sf Administration Building, Bristol, TN

CarQuest Automotive

- » Autoparts Retail Stores throughout the U.S.

Charlotte Motor Speedway

- » Masterplanning, Concord, NC

Colson Park Capital

- » 15,000sf AAA Car Care and Retail Buildings, Greensboro, NC

Defense Venture Group

- » Manufacturing Facility, Charlotte, NC

Driven Brands

- » Various Meineke, Maaco, and Econo Lube Stores and Prototype Designs

Food Lion

- Various locations in NC, SC, & VA
- » 35,000sf LEED Certified Food Stores in Two VA Locations
- » Distribution Center Renovations

Harris Teeter

- » Grocery Gastonia, NC

Independence Hummer

- » 25,000sf Automobile Dealership, Charlotte, NC

JDH Capital, LLC

- » 140,000sf Okatie Village, Bluffton, SC

Kirco

- » Tryon South Professional Center Buildings 1, 2 & 3, Charlotte, NC
- » 30,000sf Medical Office, Shelby, NC

Sonic Automotive

- » New and Renovated Dealerships throughout US

Sunbelt Rentals

- » 12,000sf Retail Store and Service Building, Vandalia, OH

Super G Mart

- » 54,000sf International Food Market, Charlotte, NC

Woodie's Auto

- » Car Care Locations in Huntersville and Matthews, NC

Other Experience

- Completed with previous firm:
- » 142,000 sf Columbia Convention Center, Columbia, SC
- » 350,000sf Meridian Office Building & Parking Deck, Columbia, SC
- » 64,000sf Simons Art Center, Charleston, SC
- » 76,000sf North Central Middle School, Kershaw Co., SC
- » 120,000sf Round Top Elementary School, Blythewood, SC
- » St. Stephens High School
- » 20,000sf New Building
- » 40,000sf Renovation
- » 85,000sf Watkins-Nance Elementary School, Columbia, SC

PETITIONER'S

EXHIBIT NO.

6



FREELAND and KAUFFMAN, INC.

ENGINEERS ! LANDSCAPE ARCHITECTS

David A. Crow, ASLA, RLA, LEED AP

Education

Bachelor of Landscape Architecture
Virginia Polytechnic Institute & State University, 1990

Professional Registrations

South Carolina

Experience

Mr. Crow has over twenty four years of landscape architecture and site design related experience, having worked on numerous Institutional, Office, and Commercial projects. This experience ranges from small scale site and landscape design to large scale campus master planning. Experience includes site analysis, feasibility studies, site specific layout, grading design, cost estimates, landscape design, hardscape design, and rendered presentation drawings. Responsibilities have included coordination with architects, engineers, and horticulturists, to design, draft, present, and supervise installation of projects.

Related Projects

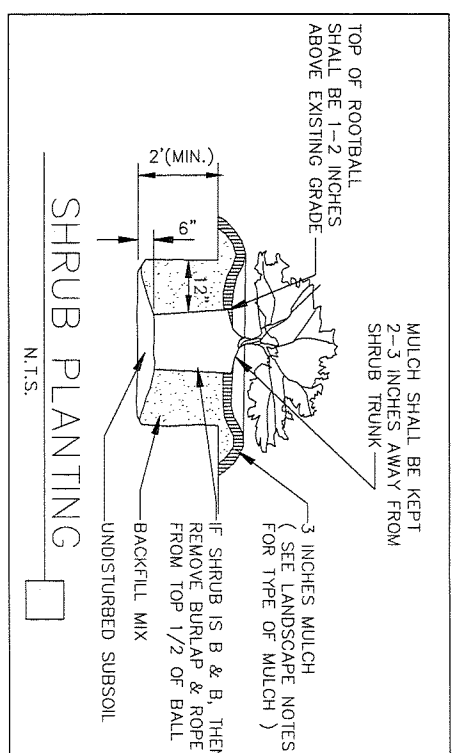
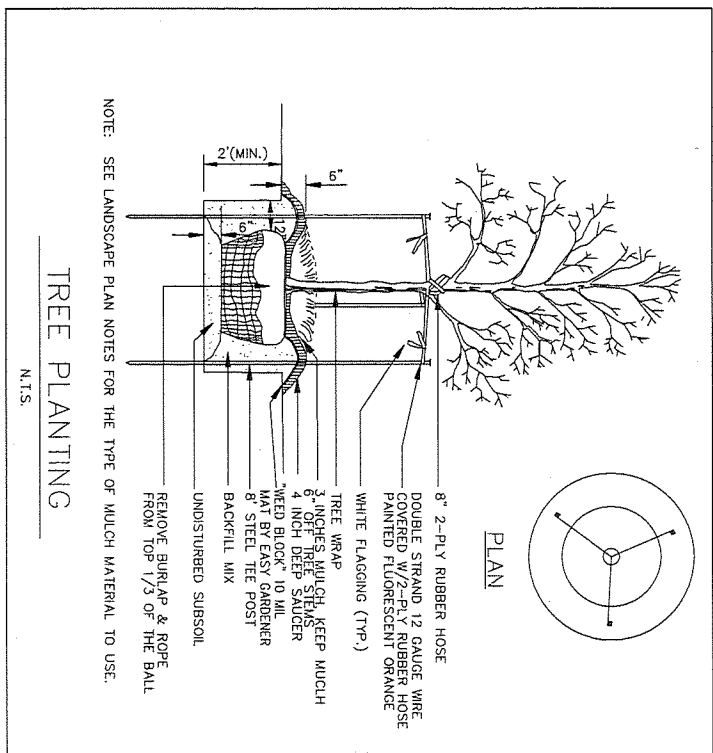
Jared Jewelry Store Site Development Plans, Asheville, NC
Crofton AAA Car Care Center Site Development Plans, Anne Arundel County, MD
White Marsh AAA Car Care Center Site Development Plans, Baltimore County, MD
Crescent Ridge Mixed Use Development Rezoning Plans & Documents, Greenville County, SC
Lowe's Home Improvement Customer Support Center Site Development Plans, Indianapolis, IN
Wal-Mart Market Site & Landscape Plan rendering for Board of Zoning Appeals, Teays Valley, WV
LEED Certified Multi-Level Safeway Supermarket & Retail Landscape Design, Washington, DC
Shops at Greenridge, 70 acre lifestyle shopping center, Landscape Plan, Greenville, SC
Lowe's Home Improvement Center Site & Landscape Design, Kill Devil Hills, NC
City of Mauldin South Carolina Main Street Streetscape Design

PETITIONER' S

EXHIBIT NO.

2





MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

1. LAWN AREAS SHALL BE MOVED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 4 INCHES BEFORE MOWING.
2. ALL CURBS AND WALKS SHALL BE EXCISED AS NEEDED.
3. ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
4. A SLOW RELEASE NITROGEN BALANCED FERTILIZER WITH A 3-1-1 RATIO SHALL BE APPLIED AT A RATE OF 2 POUNDS OF NITROGEN PER 1000 SQUARE FEET IN SEPTEMBER, OCTOBER, AND FEBRUARY.
5. LIME SHALL BE APPLIED AT THE RATE DETERMINED BY A SOILS REPORT.
6. IT IS RECOMMENDED THAT LAWN AREAS BE TREATED IN MARCH TO EARLY APRIL WITH PRE-EMERGENT HERBICIDE (BIFENTHRIN OR EQVAL) APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE.
7. A POST-EMERGENT HERBICIDE (TRIFLURALIN OR EQVAL) IS RECOMMENDED TO BE SPREAD ON LAWN AREAS ONCE OR THE EARLY FALL. FOLLOW MANUFACTURER'S RATES AND RECOMMENDATIONS.
8. INSECTICIDES AND FUNGICIDES ARE RECOMMENDED FOR INSECT AND DISEASE CONTROL.
9. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
10. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.
11. MULCH ALL SHRUB AND GROUNDCOVER BEDS YEARLY WITH 3 INCHES OF SHEDDED HARDWOOD BARK.
12. PERMANENT SHRUBS AND TREES TO GROW AND ENLARGE TO THEIR DESIGN SIZE. CONSULT PROJECT LANDSCAPE ARCHITECT FOR DETAILS.
13. PLANT TREES IN ACCORDANCE WITH LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS.

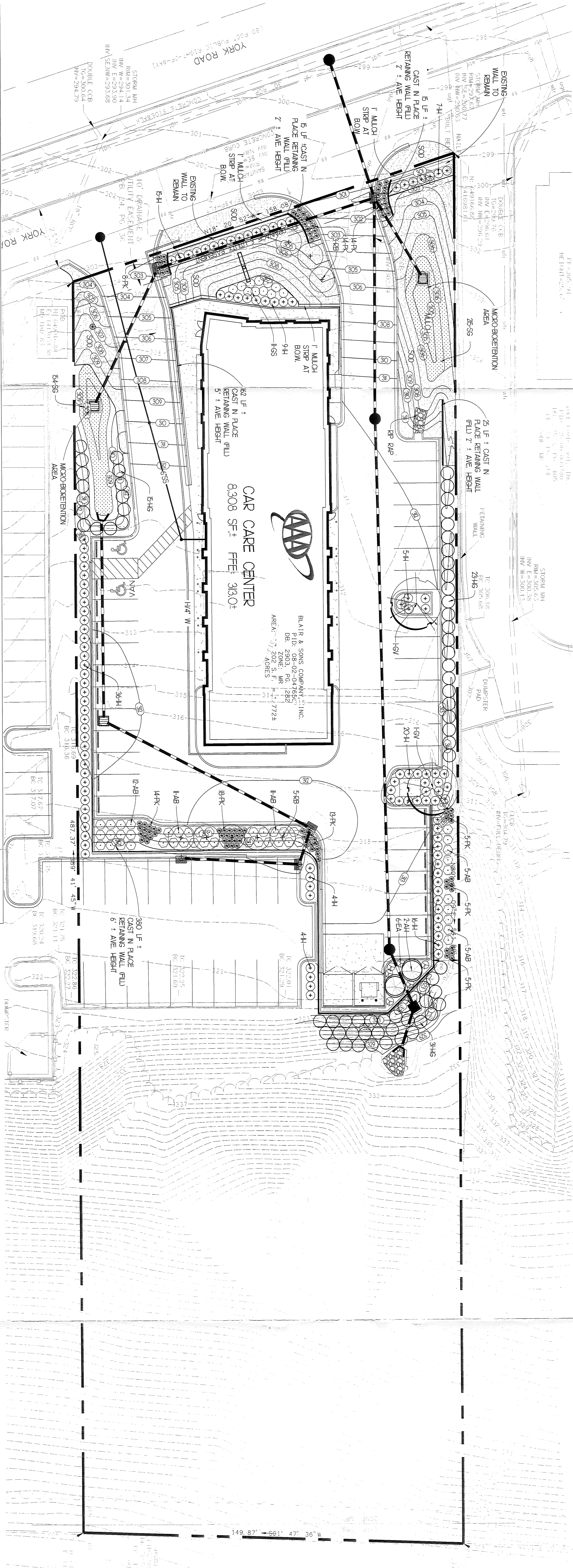
LANDSCAPE CALCULATIONS

REQUIRED PLANTING:		
ADJACENT ROADWAY (TODD RD SWC)	663'40" - 395' (4) PU	
INTERIOR ROAD	280'70" - 440' PU	
PARKING ADJACENT TO MANUFACTURING AND ZONED PROPERTY (NORTH PROPERTY LINE)	200'70" - 100' PU	
PARKING ADJACENT TO COMMERCIAL (SOUTH PROPERTY LINE)	10'70" - 55' (6) PU	
PARKING LOT INTERIOR SPACES	33' 39"12" - 275' (3) PU	
BUILDING FACADE	50'76" - 333' (4) PU	
DUMPSTER SCREEN	52'76" - 34' (4) PU	
RETAINING WALL (6" HT. OR GREATER)	542'76" - 363' (3) PU	
MECHANICAL EQUIPMENT	60'76" - 40' PU	
TOTAL REQUIRED PLANTING UNITS	86 PU	
PLANTING PROVIDED:		
ADJACENT ROADWAY (TODD RD SWC)	20 SHRUBS - 4 PU	
INTERIOR ROAD	SEE BELOW	
PARKING ADJACENT TO MANUFACTURING AND ZONED PROPERTY (NORTH PROPERTY LINE)	SEE BELOW	
PARKING ADJACENT TO COMMERCIAL (SOUTH PROPERTY LINE)	40 SHRUBS (2) + 368 PERENNIALS (107) (16.4) + 3% PERENNIALS (1 GAL 66.0) = 30 PU	
PARKING LOT INTERIOR SPACES	2 MAJOR BIRD TREES - 4 PU	
BUILDING FACADE	20 SHRUBS - 4 PU	
DUMPSTER SCREEN	8 EMERGENT TREES - 4 PU	
RETAINING WALL (6" HT. OR GREATER)	8 MAJOR BIRD TREES (4) (16) SHRUBS (27) + 10 PERENNIALS (1 GAL 6.0) = 37 PU	
MECHANICAL EQUIPMENT	20 SHRUBS - 4 PU	
TOTAL PLANTING UNITS PROVIDED	86 PU	

REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA = 7%
PARKING AREA = 48000 SF X 0.07 = 3360 SF LANDSCAPE AREA REQUIRED
INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED = 3360 SF (7%)

QUANTITY	P.L.	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	9" GALLONS SHOWN
2	2.0	○	GV	ZELKOYA SERICATA 'GREEN VASE'	GREEN VASE ZELKOYA	7'-25" MIN. HT., BEB	AS SHOWN
8	4.0	●	RB	CERCIS CANADENSIS	EASTERN REDBUD	1'-15" MIN. CALIFER, 7' MIN. HT., BEB	AS SHOWN
2	1.0	○	AA	LEX OPACA	AMERICAN HOLLY	6' MIN. HT., BEB	AS SHOWN
6	3.0	⊗	EA	THIA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBOREUTAE	6'-7' MIN. HT., BEB	AS SHOWN
116	23.2	⊗	IH	ILEX GLABRA COMPACTA 'SHAMROCK'	SHAMROCK DWARF INKBERY	20" MIN. HT., 15" MIN. WIDTH	3.5" O.C.
44	8.8	○	AB	ABELIA X GRANDIFOLIA 'EDWARD GORNER'	EDWARD GORNER GLOSSY ABELIA	15" MIN. HT., 15" MIN. WIDTH	4.0" O.C.
11	2.2	○	GS	SPIRAEA LINDLORFII 'GOLDMOUND'	GOLDMOUND SPIRAEA	18" MIN. HT., 18" MIN. WIDTH	3.5" O.C.
69	13.8	○	HG	HEPTA VIRGINICA 'HERBERT GARNETT'	HERBERT GARNETT SWEETSPUR	18" MIN. HT., 18" MIN. WIDTH	5" O.C.
368	18.4	⊗	SG	PANICUM VIRGATUM	SWITCHGRASS	18" MIN. HT.	18" O.C.
96	9.6	⊗	FK	MILLENBERGIA CAPILLARIS	PINK MILLY GRASS	1 GAL.	24" O.C.
86.0							

PLANT LIST



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
3. ALL TREES MUST BE STRAIGHT-TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUINED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING INCLUDING BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. LAY PLANT MATERIAL, WHICH DOES TURN BROWN, OR DEGRADATES, PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. AREAS SHOWN AS MULCH SHALL RECEIVE 3" OF SHEDDED HARDWOOD BARK.
13. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND
14. AREAS SHOWN AS SOD SHALL RECEIVE FESCUE SOD AREAS SHOWN AS SEEDS SHALL RECEIVE TALL TURF-TYPE FESCUE SEED, SOD AND SEED AREAS SHALL BE TORNOLED AND FERTILIZED ACCORDING TO THE SOIL REPORT RECOMMENDATIONS FOR FESCUE SOD / SEED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE TURF UNTIL A HEALTHY STAND IS ESTABLISHED.
15. TOILET BIODIVERSITY/ADAPTABLE REGION CONTROL, BLANKETS, BY AMERICAN EXPOSURE COMPANY OR EQUAL, ARE TO BE USED ON SLOPES 3:1 AND GREATER AND IN DRAINAGE SWALES.
16. ALL PLANTING AREAS SHALL CONTAIN SOLS STAKE FOR PLANTING. SOLS SHALL BE PLACED IN THE CENTER OF THE PLANTING AREA. THE TOP 12 INCHES OF SOIL SHALL BE LOOSE. IF PREVIOUSLY COMPACTED, IT SHALL BE LOOSED BY TILTING OR OTHER MEANS TO A DEPTH OF 12 INCHES. THE TOP 3 INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOLS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING AND/OR SEEDING.
17. THE CONTRACTOR SHALL SPOT ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM THE LANDSCAPE OPERATION ALSO, IF INSUFFICIENT TOPSOIL IS PRESENT ON THE SITE THE CONTRACTOR IS REQUIRED TO HAVE TOPSOIL BROUGHT INTO THE SITE FOR THE LANDSCAPE OPERATION.

PAI# XX-XXX

AAA CAR CARE CENTER
TIMONIUM, MARYLAND
2223 YORK ROAD
MPV PROPERTIES
521 EAST MOREHEAD STREET, SUITE 400
CHARLOTTE, NC 28202
(704) 248-2100

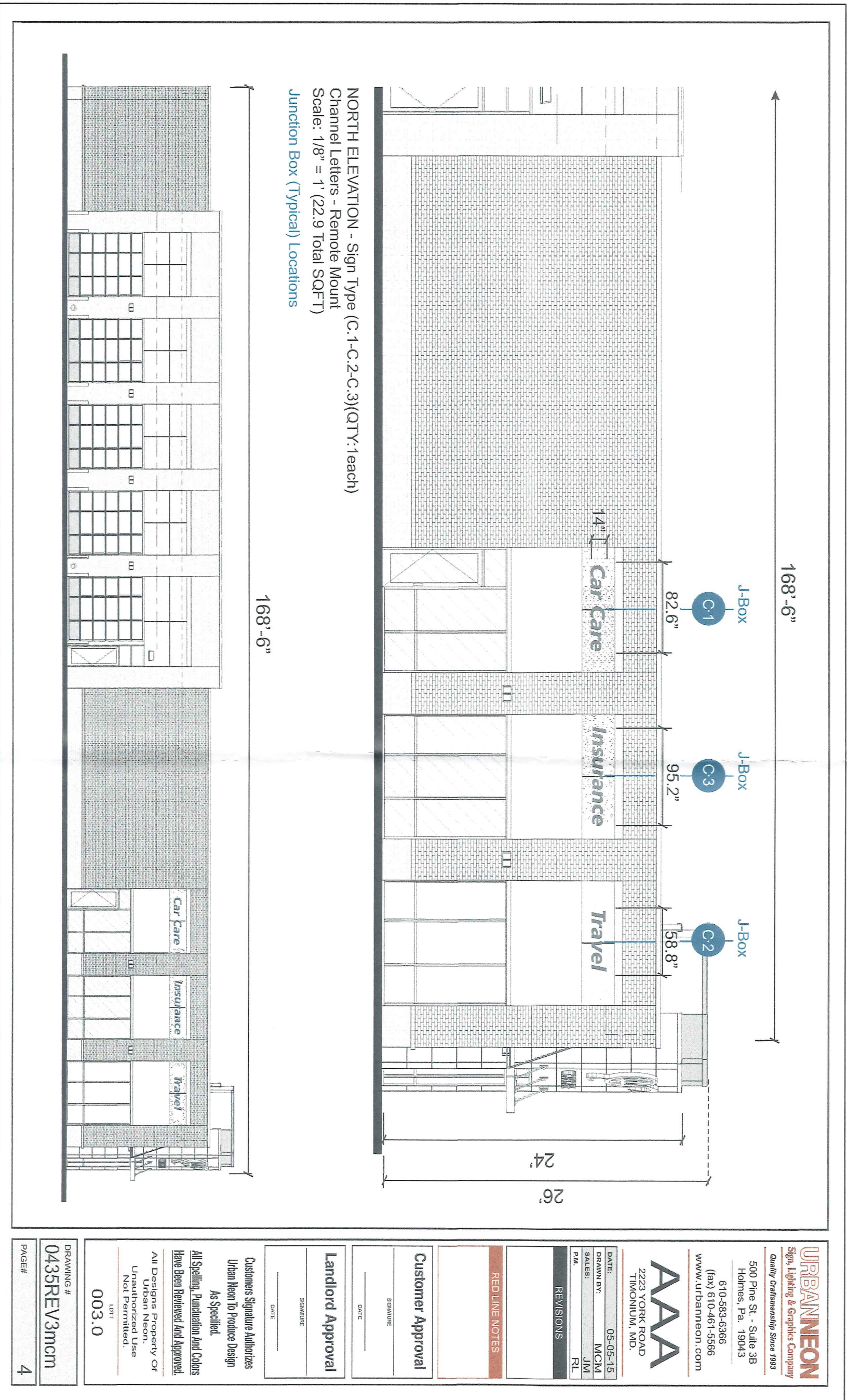
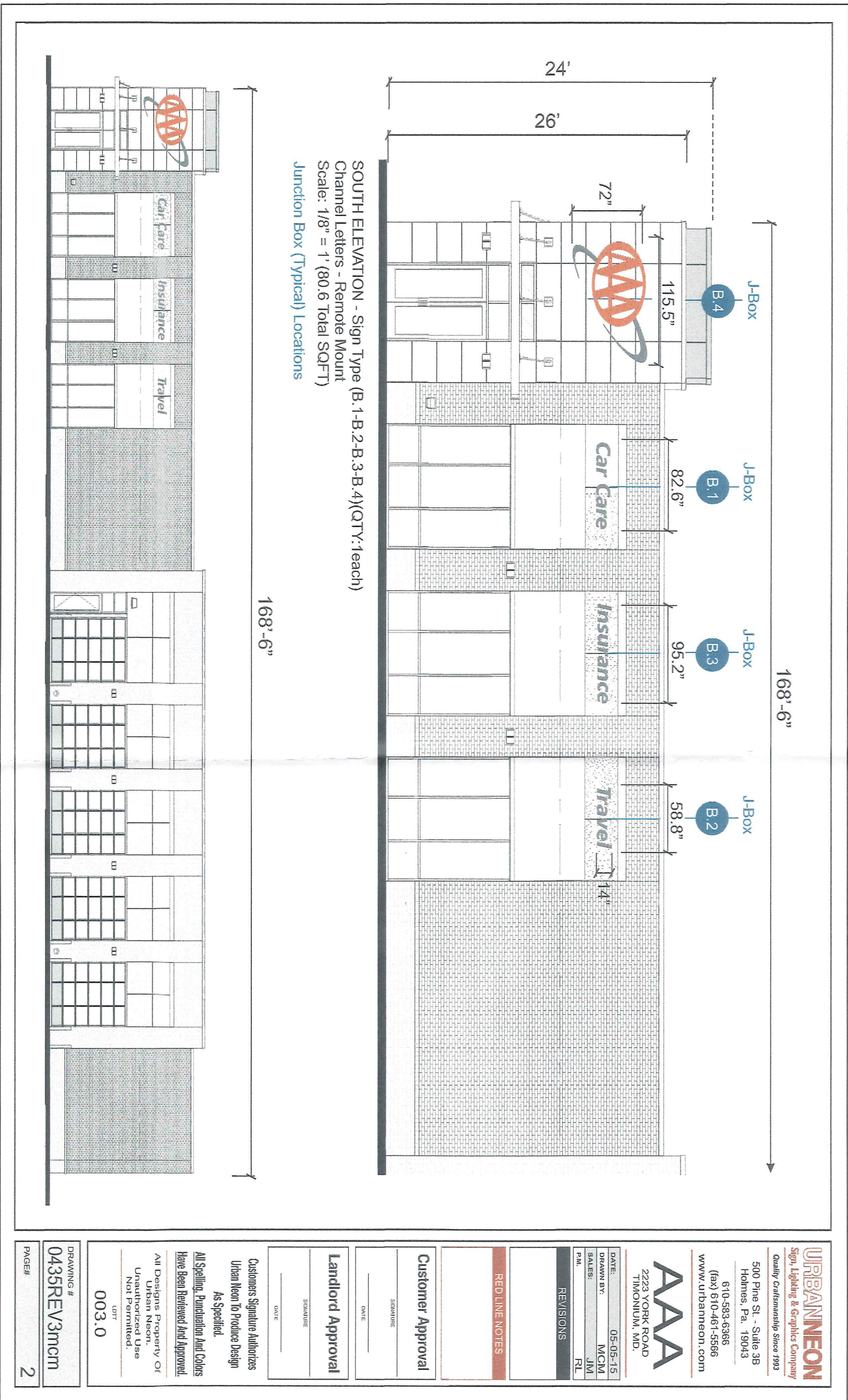
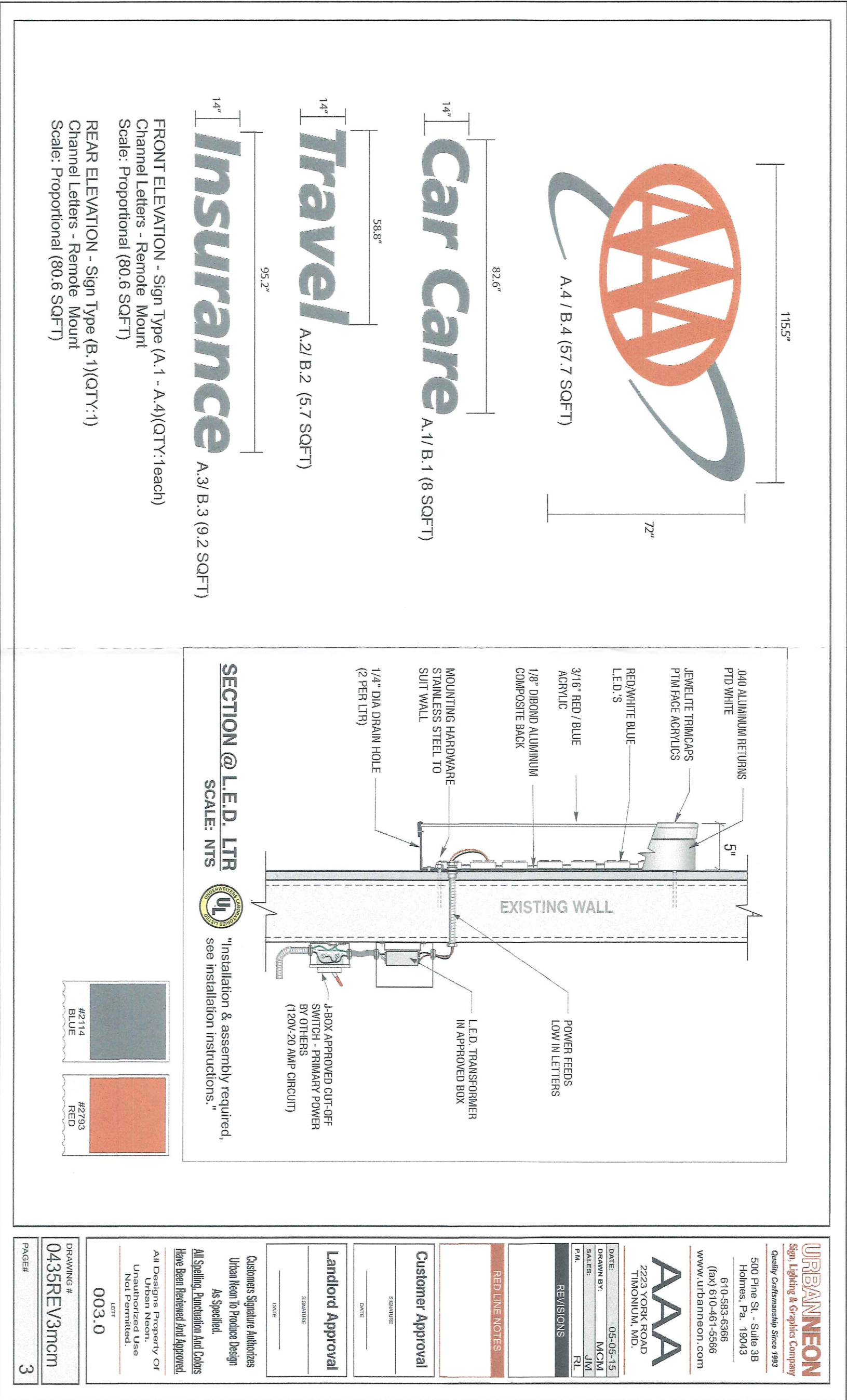
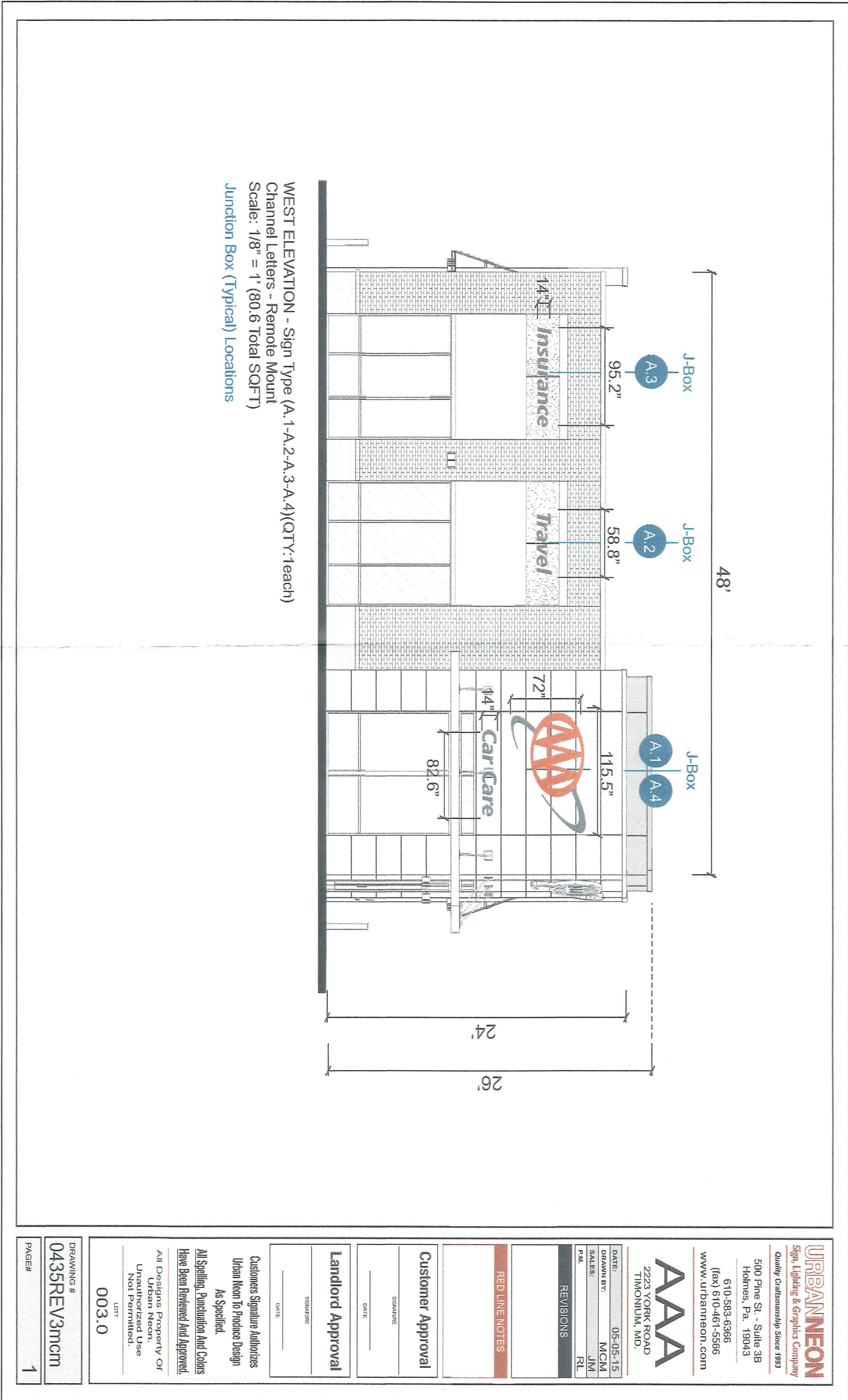
PRELIMINARY
NOT FOR
CONSTRUCTION

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
Fax 864-233-8915
NC LICENSE NO. C-1532

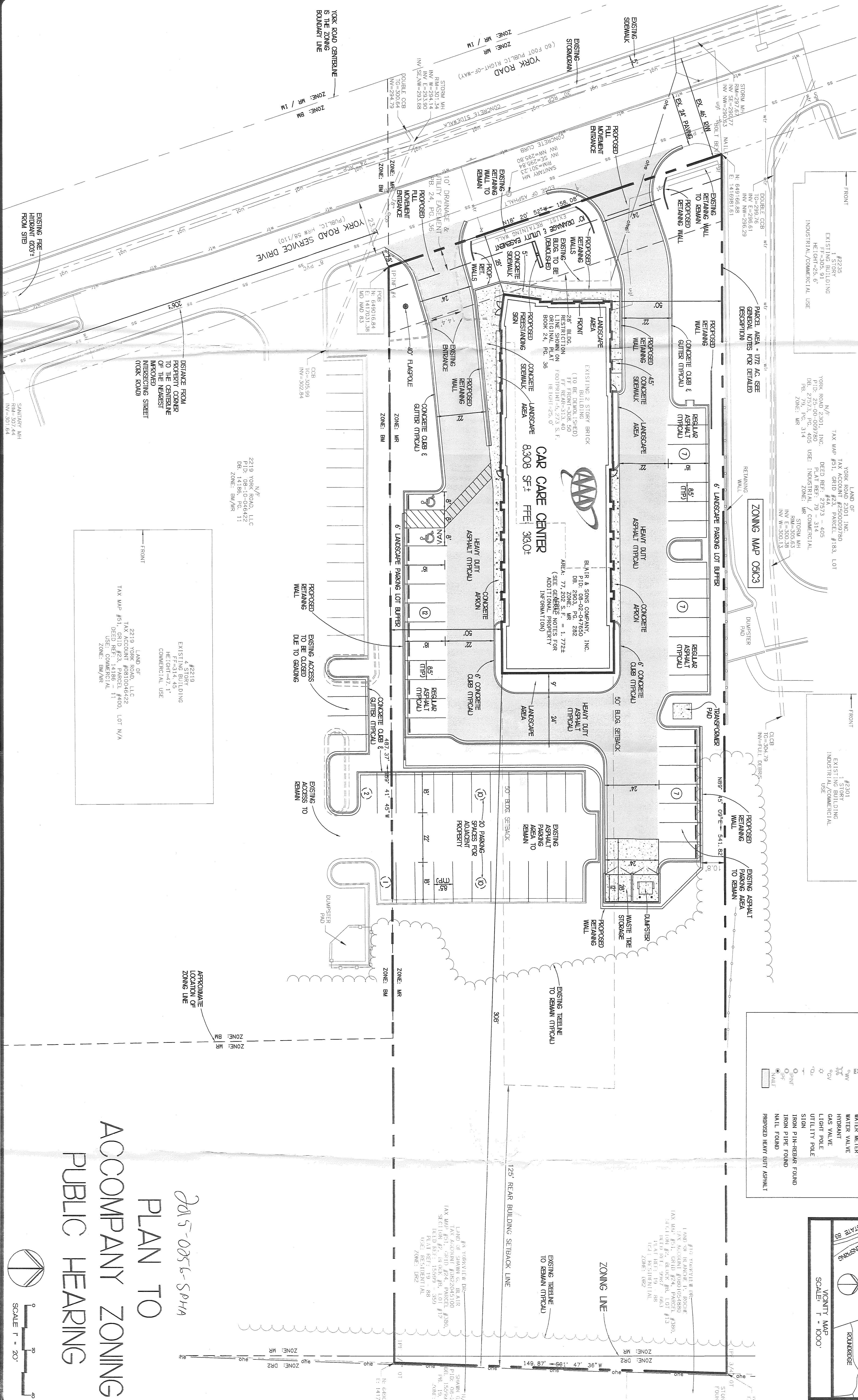
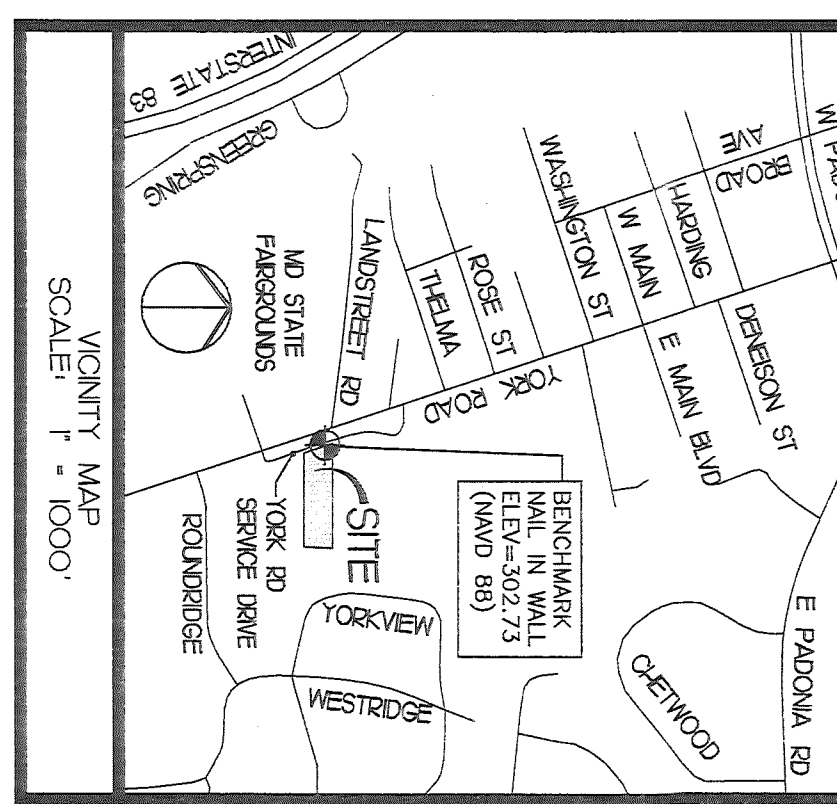
REVISIONS BY

LANDSCAPE PLAN
FOR ZONING HEARING

DRAWN
DATE
CHECKED
DATE
SCALE
TWO



- | PROPERTY LINE | |
|------------------------|-----|
| ADJACENT PROPERTY LINE | |
| EASEMENT LINE | |
| TELEPHONE MANHOLE | ① |
| DRAINAGE MANHOLE | ② |
| CATCH BASIN W/GATE | ③ |
| STORM DRAINAGE PIPE | SS |
| SANITARY SEWER LINE | WS |
| SANITARY SEWER MANHOLE | W |
| WATER LINE | W |
| GAS LINE | GS |
| UNDERGROUND TELEPHONE | UGT |
| UNDERGROUND ELECTRIC | UGE |
| OVERHEAD ELECTRIC | OH |



DA5-0856-S04A

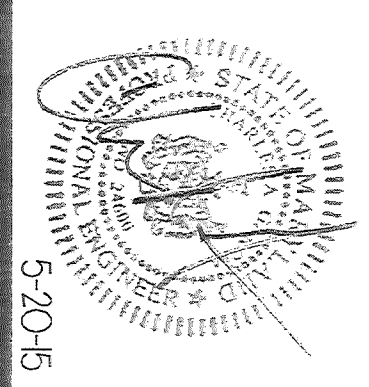
PLAN TO
ACCOMPANY ZONING
PUBLIC HEARING

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DAC
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DATE
4/30/15
SCALE
1"=20'
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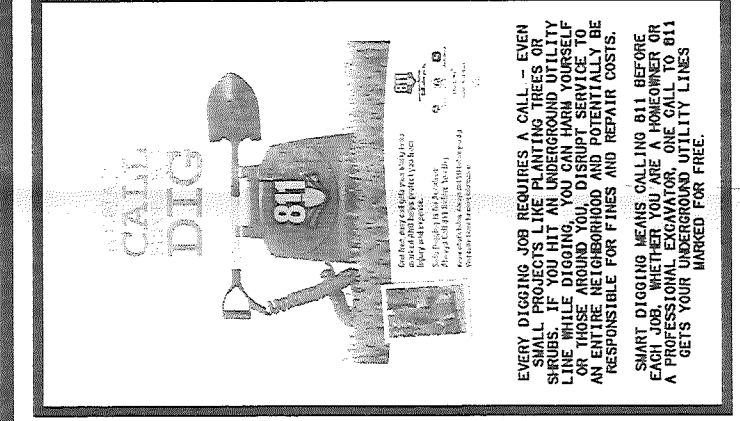
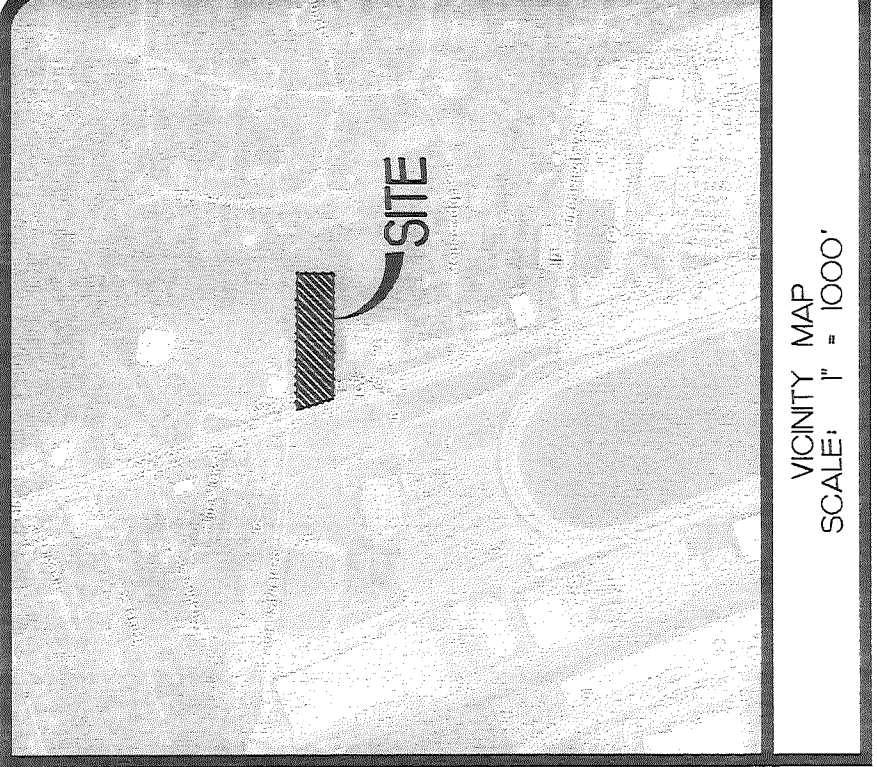
AAA CAR CARE CENTER
2223 YORK ROAD TIMONIUM, MARYLAND
8TH ELECTION DISTRICT, BALTIMORE COUNTY, MD

COUNTY COUNCILMANIC DISTRICT 3

MPV PROPERTIES
521 EAST MOREHEAD STREET, SUITE 400
CHARLOTTE, NC 28202
(704) 248-2100



FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-8915
 NC LICENSE NO. C-1632



NEW CLOSING AND REMOVAL OF CALL - 811 - ARE REQUIRED TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE CALLER MUST BE ADVISED THAT THE CALLER IS RESPONSIBLE FOR THE CALLER'S ACTIONS AND THE CALLER'S ACTIONS ARE NOT GUARANTEED. THE CALLER MUST BE ADVISED THAT THE CALLER'S ACTIONS ARE NOT GUARANTEED. THE CALLER MUST BE ADVISED THAT THE CALLER'S ACTIONS ARE NOT GUARANTEED.

ACCESS NOTE FOR STORMWATER MANAGEMENT:
OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENTS OR DAMAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (6:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY).

THE SITE IS IN THE JONES FALLS WATERSHED

THE SITE IS IN THE JONES FALLS WATERSHED

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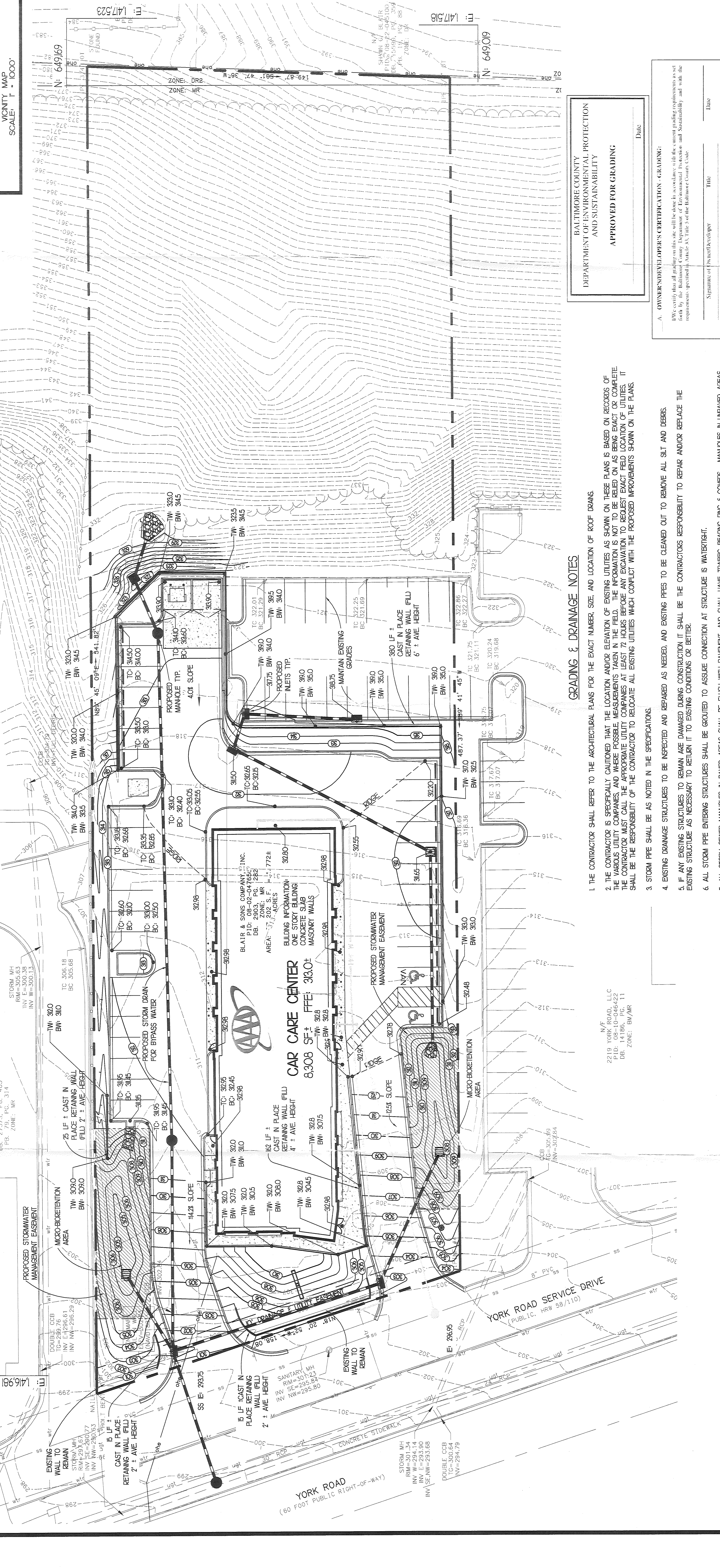
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THE SITE IS IN THE JONES FALLS WATERSHED



FREE LAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
Tel: 864-233-5497
Fax: 864-233-6916
NC LICENSE NO. C-1532

PRELIMINARY
NOT FOR
CONSTRUCTION

AAA CAR CARE CENTER
TIMONIUM, MARYLAND
2223 YORK ROAD
MPV PROPERTIES
521 EAST MOREHEAD STREET, SUITE 400
CHARLOTTE, NC 28202
(704) 248-2100

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND SUSTAINABILITY
APPROVED FOR GRADING

Date: _____

Signature of Project Developer: _____ Title: _____ Date: _____

Print Name: _____

A. OWNER/DEVELOPER'S CERTIFICATION - GRADING:
I/We certify that all grading on this site will be done in accordance with the current grading requirements as set forth by the Baltimore County Department of Environmental Protection and Sustainability and with the requirements specified in Article 33, Title 5 of the Baltimore County Code.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER, SIZE, AND LOCATION OF ROOF DRAINS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. STORM PIPE SHALL BE AS NOTED IN THE SPECIFICATIONS.
4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED 'STORM SEWER'.
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

2219 YORK ROAD, LLC
PID: 08-10-046422
DB: 141166, PG: 11
ZONE: 0A/1A

YORK ROAD SERVICE DRIVE
(PUBLIC, HWY 58/110)

YORK ROAD
(60 FOOT PUBLIC RIGHT-OF-WAY)

YORK ROAD SERVICE DRIVE
(PUBLIC, HWY 58/110)

YORK ROAD SERVICE DRIVE
(PUBLIC, HWY 58/110)

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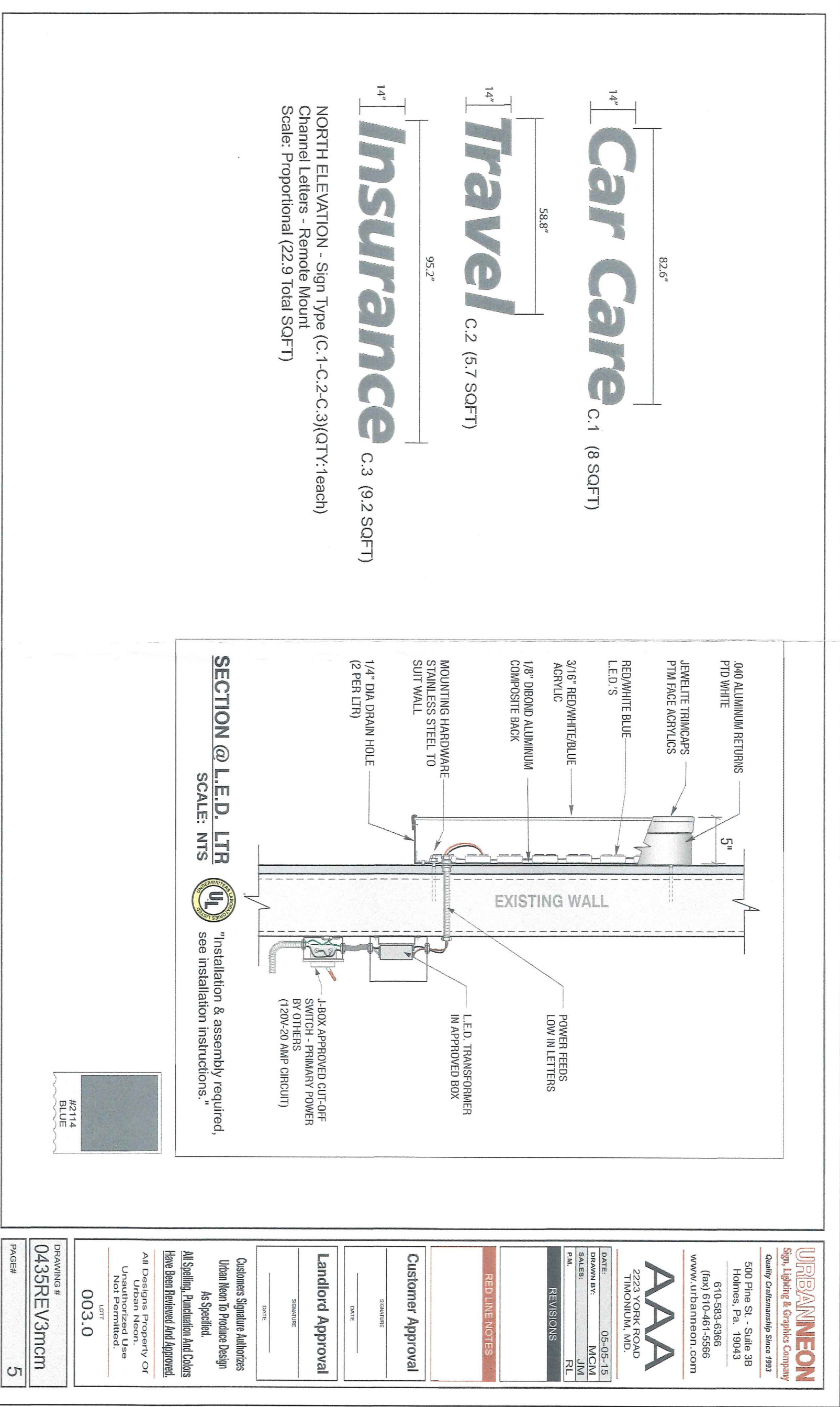
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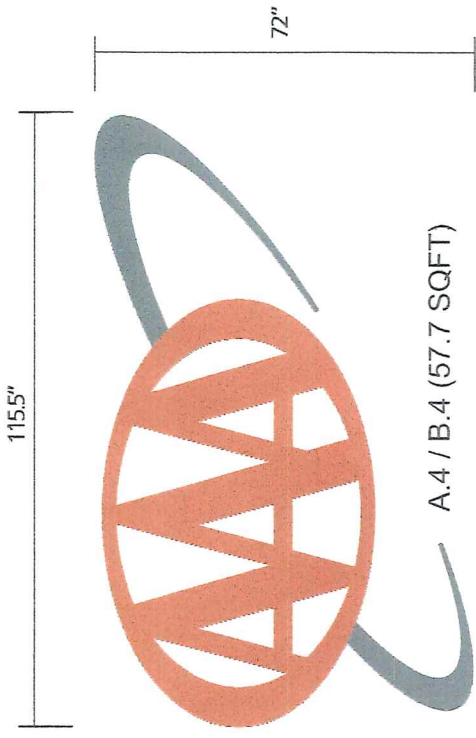
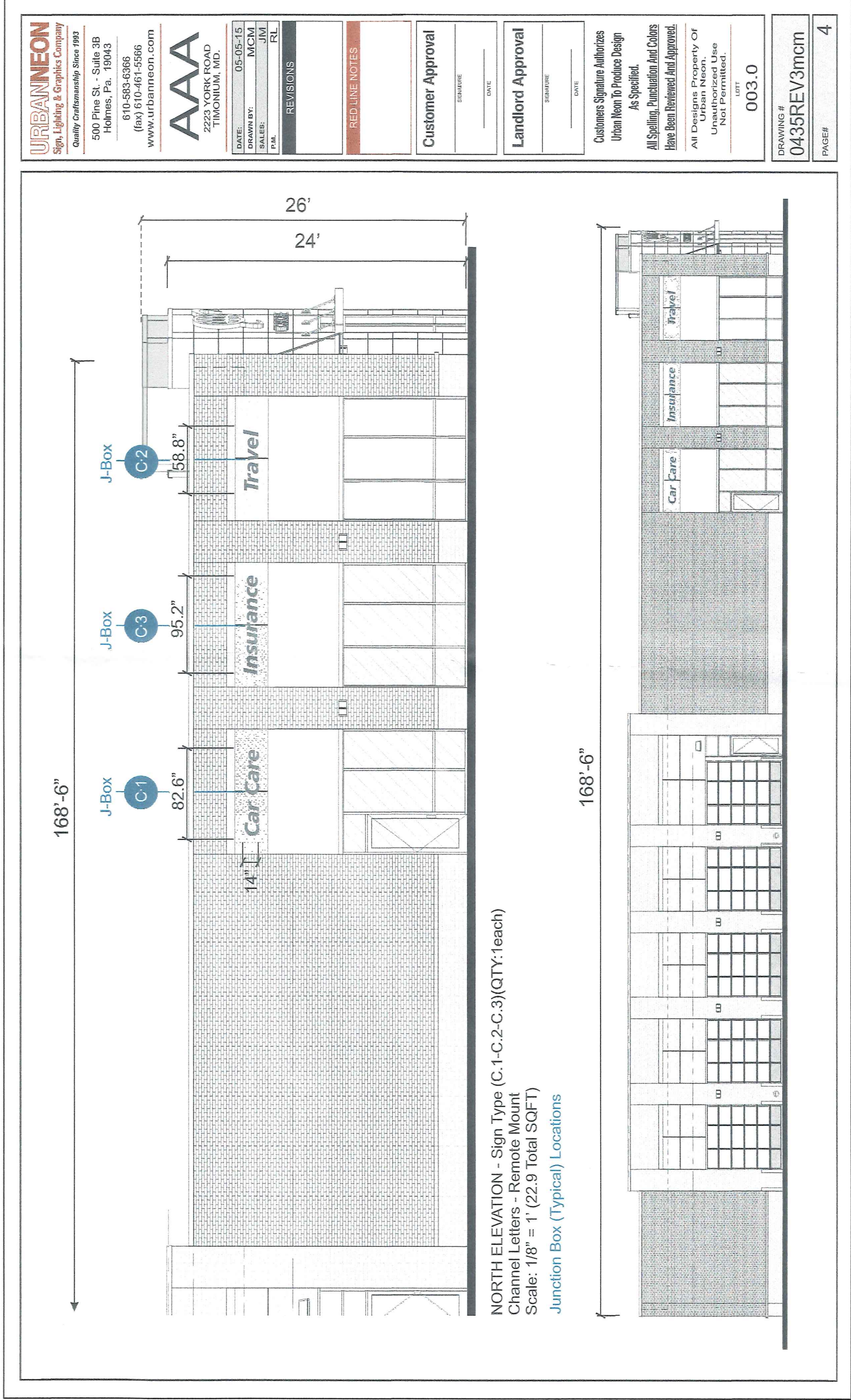
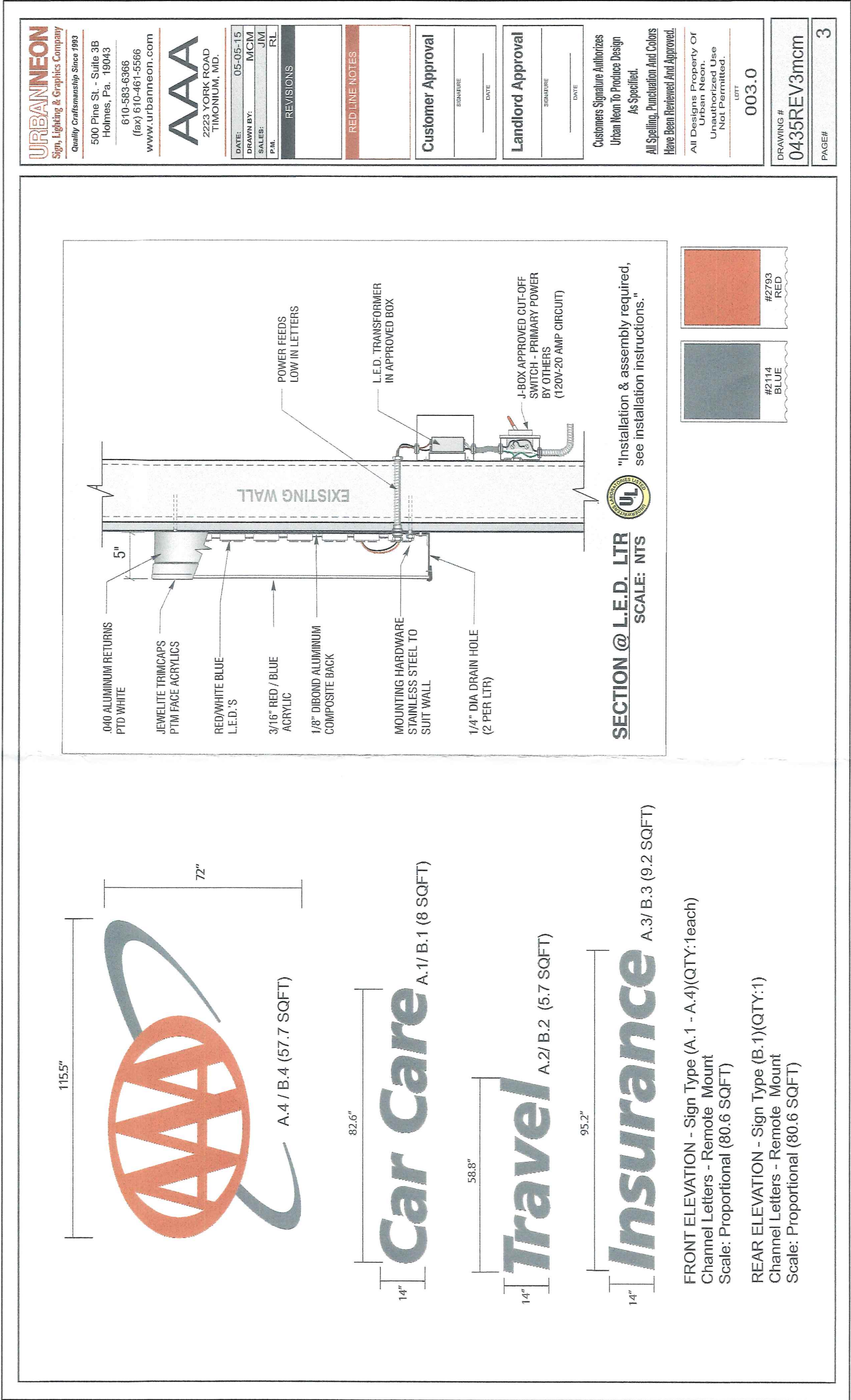
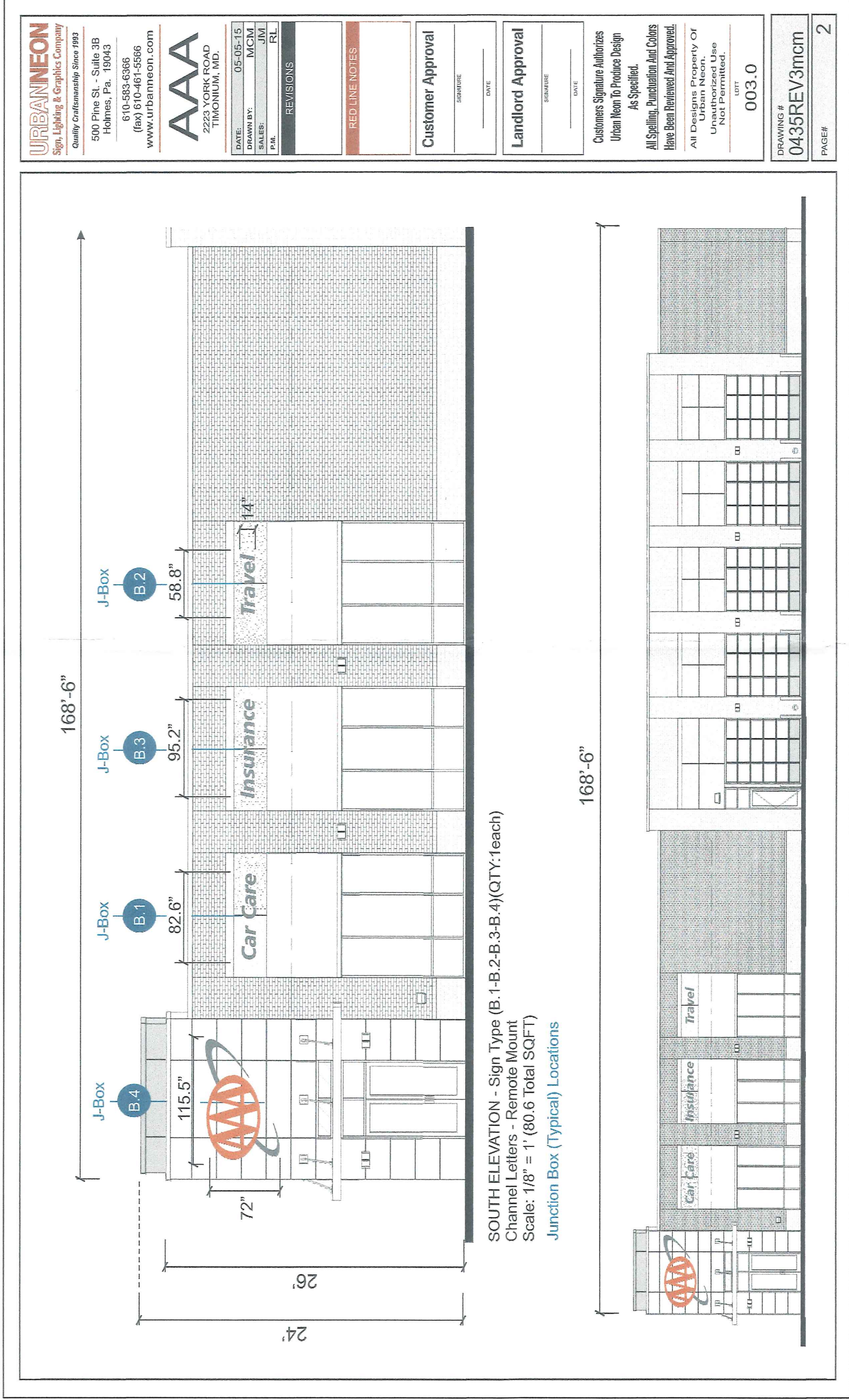
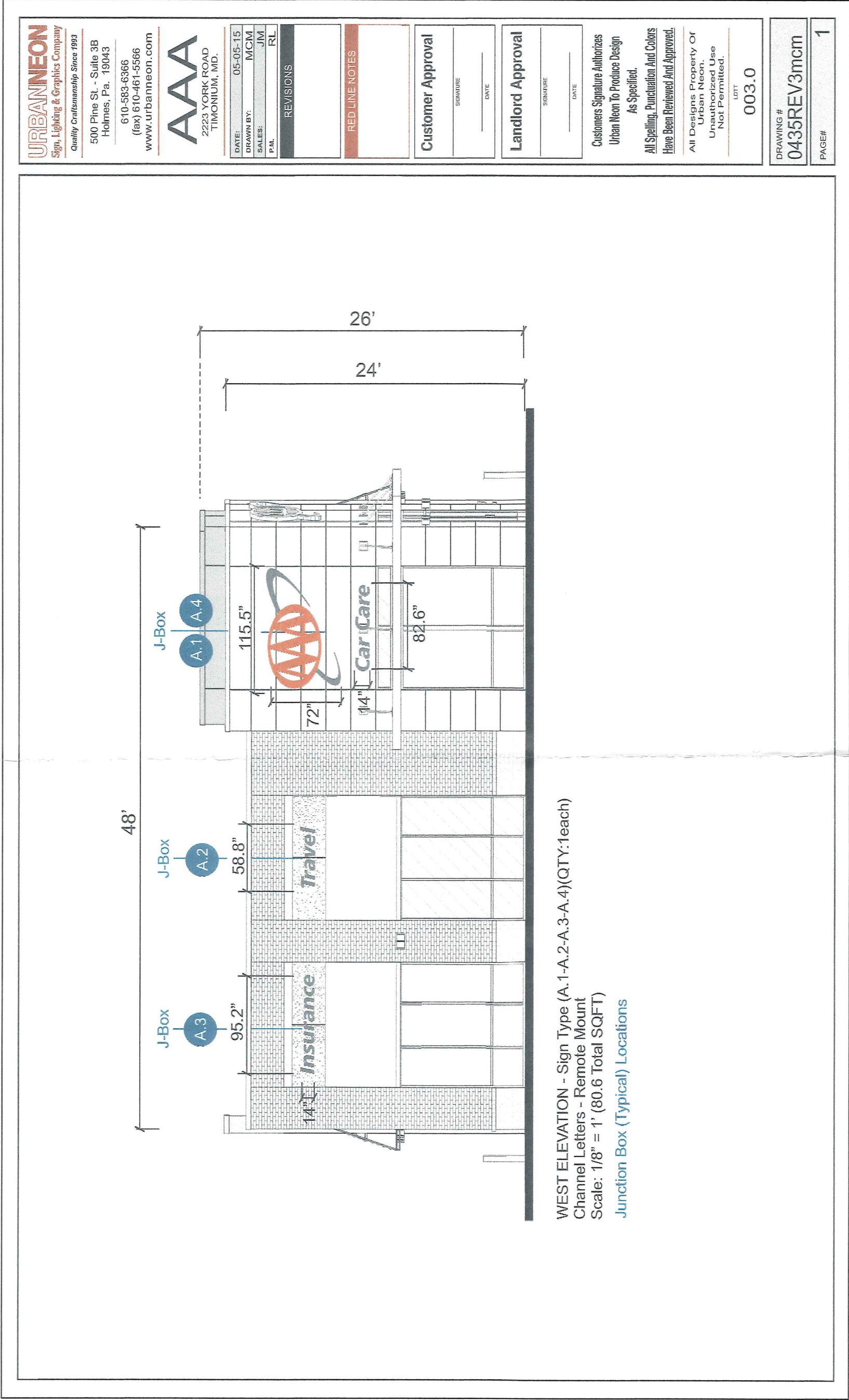
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(PUBLIC, HWY 58/110)

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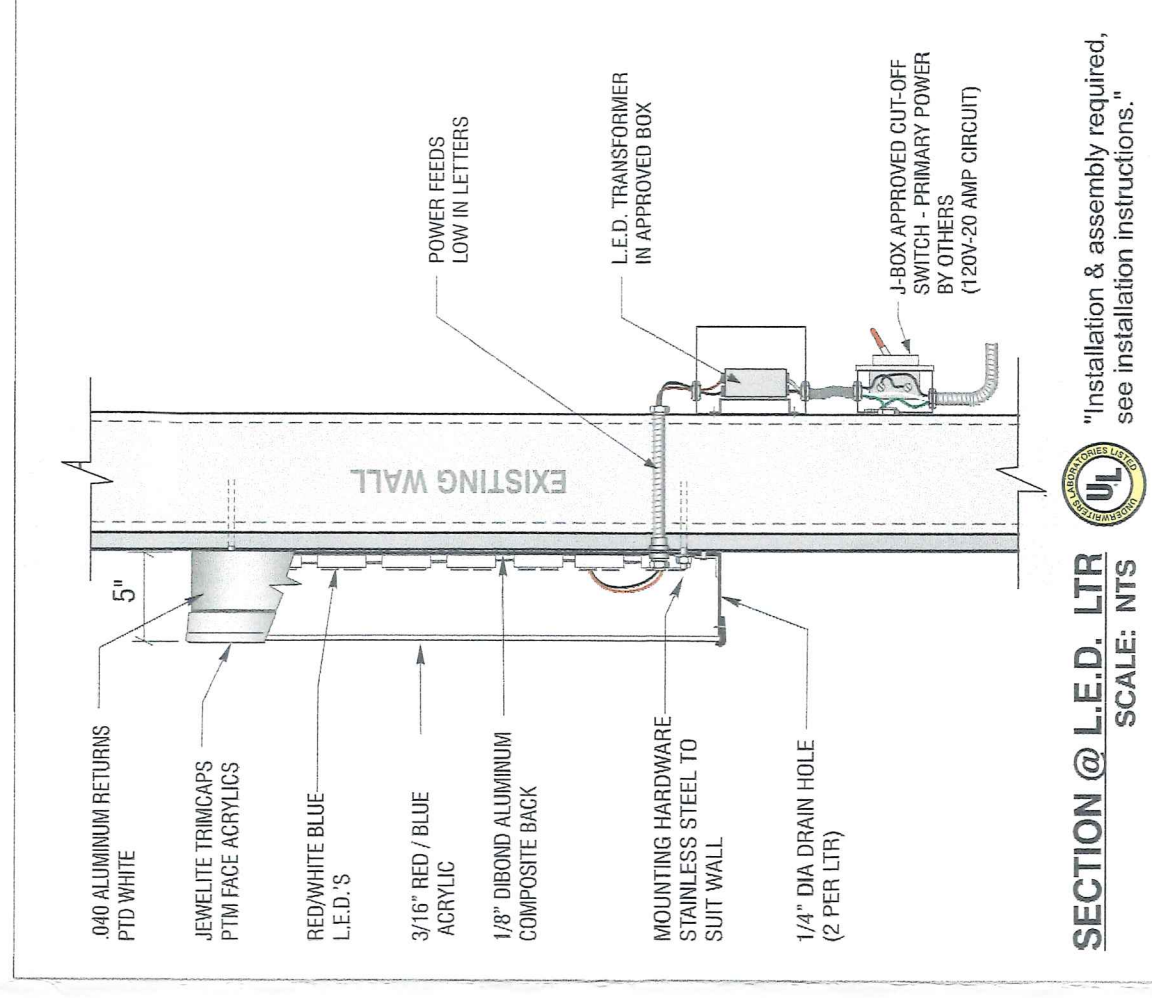




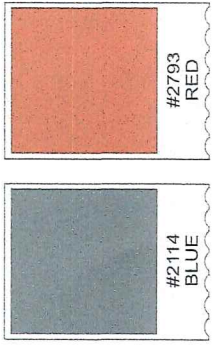
Car Care
A.1 / B.1 (8 SQFT)

Travel
A.2 / B.2 (5.7 SQFT)

Insurance
A.3 / B.3 (9.2 SQFT)

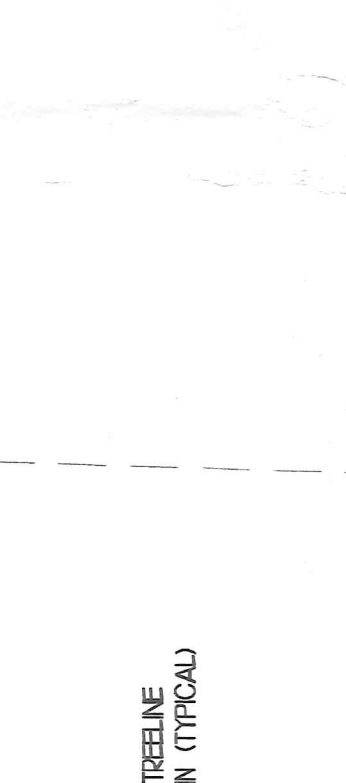


Installation & assembly required, see installation instructions.



LEGEND	PROPERTY LINE	ADJOINER PROPERTY LINE
	EASEMENT LINE	
	TELEPHONE MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN W/GRATE	
	STORM DRAINAGE PIPE	
	SANITARY SEWER LINE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	GAS LINE	
	UNDERGROUND TELEPHONE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	WATER METER	
	WATER VALVE	
	HYDRANT	
	GAS VALVE	
	LIGHT POLE	
	UTILITY POLE	
	SIGN	
	IRON PIN-REBAR FOUND	
	IRON PIPE FOUND	
	NAILED FOUND	
	PROMISED HEAVY DUTY ASPHALT	

LIGHT POLE
 UTILITY POLE
 SIGN
 IRON PIN-RIEBAR FOUND
 IRON PIPE FOUND
 NAIL FOUND
 PROPOSED HEAVY DUTY ASPHALT



ACCO
PURE

WITHIN

APPROXIMATE
LOCATION OF

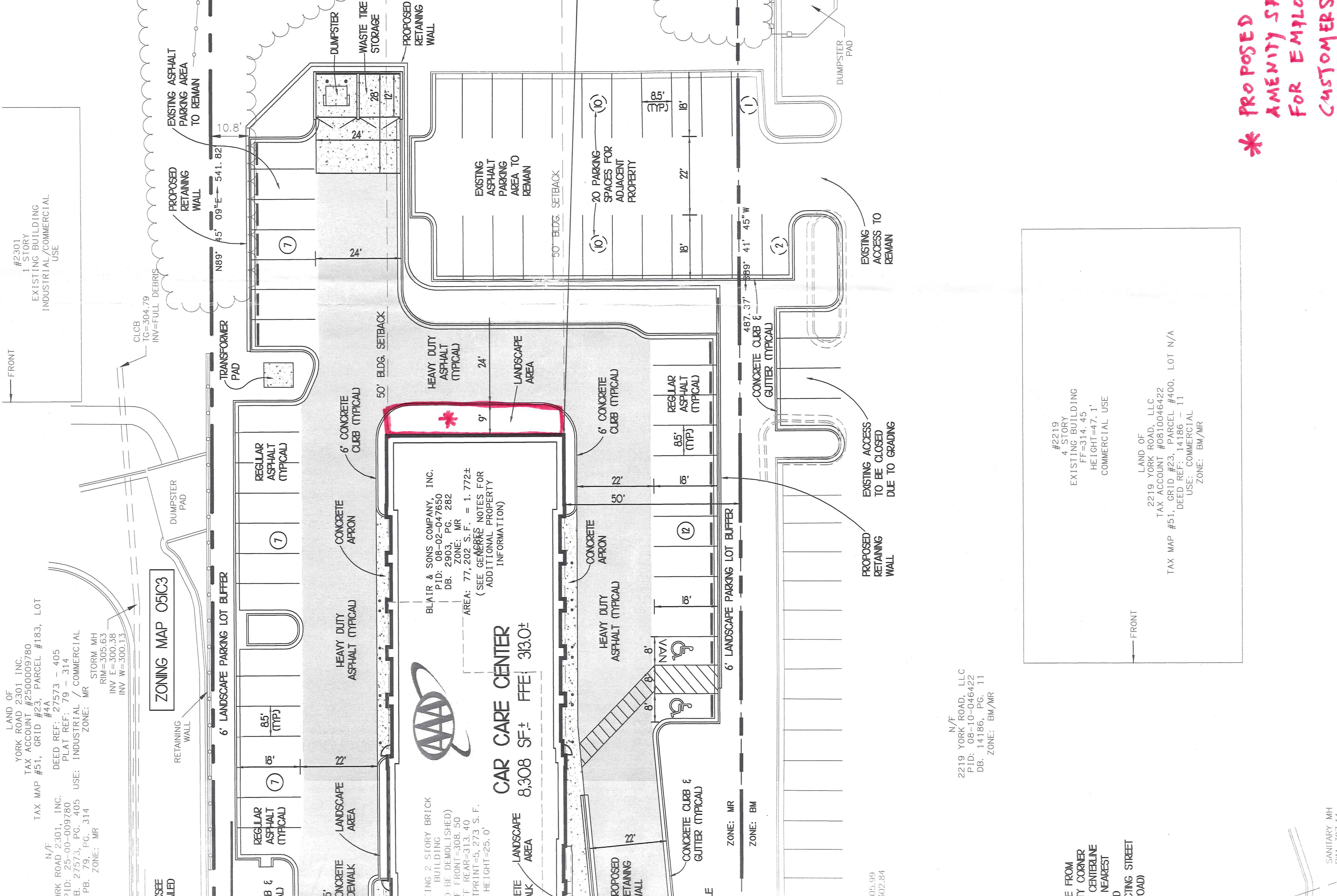
Sanitary Sewerage System Plan

EXISTING FIRE HYDRANT (0001) FROM SITE

Ugt

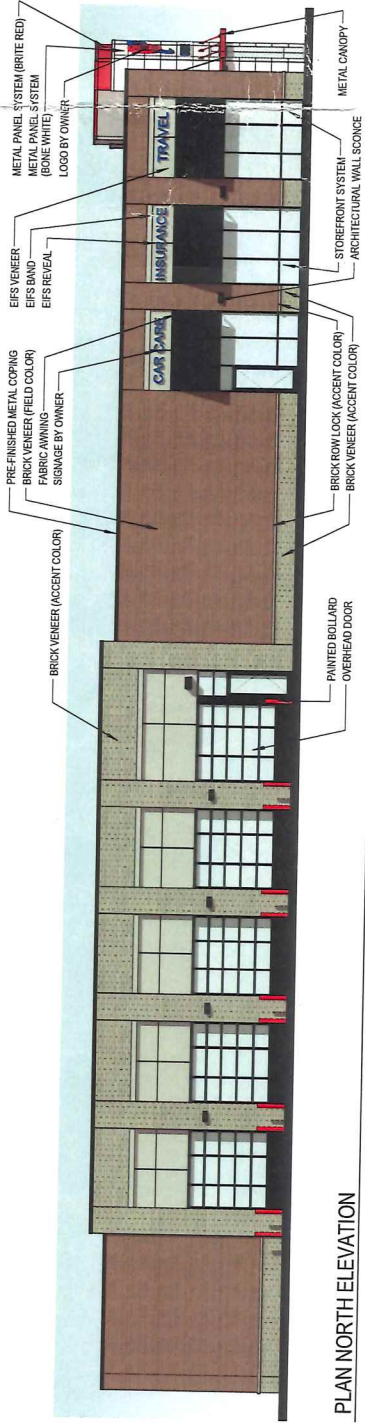
Sanitary Sewerage

14. WATER-SHED LOCH RAVEN RESERVOIR
15. ZONING: MANUFACTURING RESTRICTED (M2)
16. TAX MAP #61, PARCEL #564, LOT 1/A
17. ZONING MAP #0503
18. ZONING CASES:
19. NO KNOWN PREVIOUS ZONING CASES ON FILE FOR THE SUBJECT PROPERTY. NO ZONING CASES FOR THE ADJACENT PROPERTY TO THE NORTH (250'03) YORK #01.
20. PERMITS ON FILE:
B195645 DATE: 3-29-95 REMOVAL OF ONE 3000 GAL EMPTY UNDERGROUND #2 ON TANK
B195646 DATE: 10-19-93 REMOVAL OF ONE 1000 GAL GASOLINE UNDERGROUND STORAGE TANK
B195647 DATE: 10-19-93 GRADE 24'X50' 55' FPO PARKING LOT
B195648 DATE: 3-17-99 STORMWATER MANAGEMENT FACILITY FOR 0.55 AC.



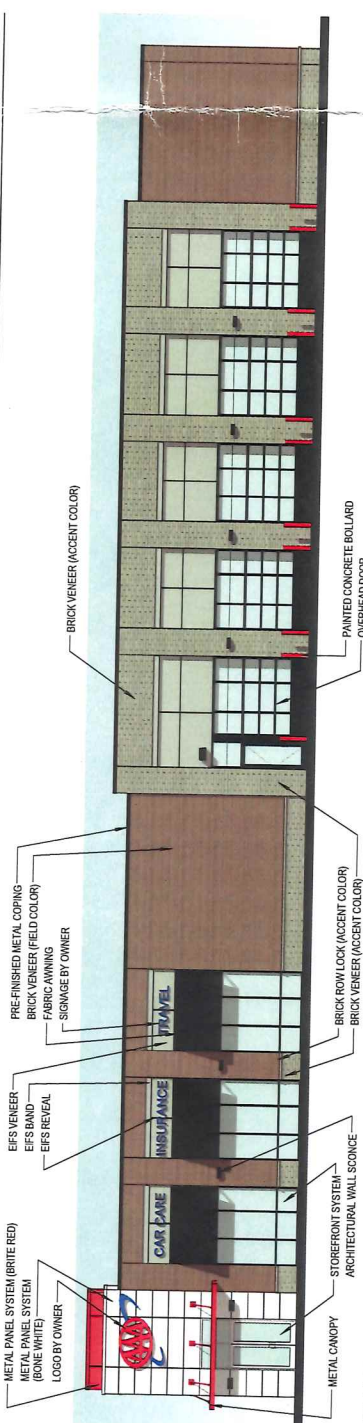


D



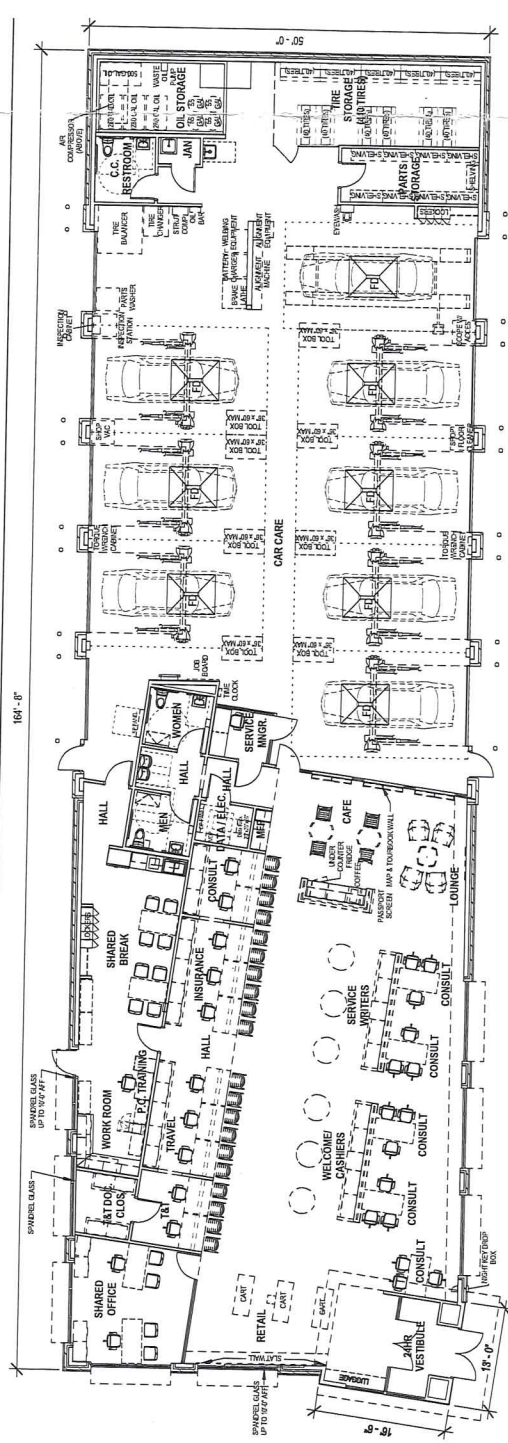
C

PLAN NORTH ELEVATION



B

PLAN SOUTH ELEVATION



A

AAA CAR CARE CENTER	3,000 SF
OFFICE BUILDING	3,000 SF
SERVICE BUILDING	3,000 SF
TOTAL BUILDING	9,000 SF

PETITIONER'S

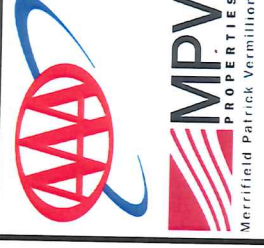
EXHIBIT NO. 7

Rev #	Date	Description
1	2015-05-26	ISSUED FOR PLANNING REVIEW
2	2015-05-26	REVISIONS
3	2015-05-26	REVISIONS
4	2015-05-26	REVISIONS
5	2015-05-26	REVISIONS
6	2015-05-26	REVISIONS
7	2015-05-26	REVISIONS
8	2015-05-26	REVISIONS
9	2015-05-26	REVISIONS
10	2015-05-26	REVISIONS
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98	2015-05-26	REVISIONS
99	2015-05-26	REVISIONS
100	2015-05-26	REVISIONS

ELEVATIONS & PERSPECTIVE
RENDERING

A-1

PROJECT NO: 14531



AAA CAR CARE CENTER
2223 YORK RD
TIMONIUM, MD 21083



230 S. Tyson Street, Suite 500, Chantilly, VA 20151
704-731-8080

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