

MEMORANDUM

DATE: November 3, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0011-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 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

IN RE: PETITION FOR VARIANCE
(5198 Campbell Blvd.)
14th Election District
6th Council District
Retail Properties Business Trust
Legal Owner
Chick-Fil-A, Inc.
Lessee
Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0011-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 Retail Properties Business Trust, the legal owner of the subject property, 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 and 409.10.B (1) to allow 66 off-street parking spaces in lieu of the required 80 parking spaces; and (2) to allow a drive-thru lane to cross principal pedestrian access to the building, if necessary. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioners' Exhibit 1.

Rex Powell of Chick-Fil-A appeared in support of the petition. David H. Karceski, Esq. represented the Lessee. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 1.3 acres and is zoned BM. The property is improved with a Chick-Fil-A restaurant which has operated at the location for over ten years. The restaurant plans to add a second drive-thru lane and construct a small addition to the kitchen and storage areas, as shown on the site plan. Exhibit 1. To do so zoning relief is required.

ORDER RECEIVED FOR FILING

Date 10/11/15

By SEN

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 pad site on which the restaurant is located is part of an overall White Marsh Community plan, a sprawling land area with many different uses and owners. Exhibit 6. In addition, the White Marsh Run is adjacent to the site which imposes a variety of environmental constraints upon the property. Therefore, the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they could not construct the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 1st day of October, 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 & 409.10.B: (1) to allow 66 off-street parking spaces in lieu of the required 80 parking spaces; and (2) to allow a drive-thru lane to cross principal pedestrian access to the building, be and is hereby GRANTED.

The relief granted herein shall be subject to 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.

ORDER RECEIVED FOR FILING

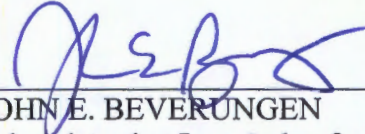
Date

10/1/15

By

SEN

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:slm

ORDER RECEIVED FOR FILING

Date 10/1/15

By slm



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 5198 Campbell Boulevard

which is presently zoned BM

Deed References: 24816-714

10 Digit Tax Account # 2400002796

Property Owner(s) Printed Name(s) Retail Properties Business Trust

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED

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

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: LESSEE

David H. Karceski, Esquire

Name- Type or Print

David H. Karceski

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285

Zip Code Telephone # Email Address dhkarceski@venable.com

Legal Owners (Petitioners):

Retail Properties Business Trust
See Attached

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

c/o Federal Realty Investment Trust
1626 Jefferson Street, Rockville, Maryland

Mailing Address City State

20852-4041 / 301 998 8104 / dbecker@federalrealty.com

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

David H. Karceski

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285

Zip Code Telephone # Email Address dhkarceski@venable.com

CASE NUMBER

2016-0011-A

Filing Date

7/16/15

Do Not Schedule Dates:

Reviewer

JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

10/1/15

By

Sen

2016-0011-A

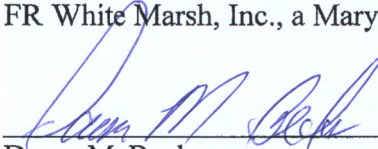
**ATTACHMENT
PETITION FOR VARIANCE**

5198 Campbell Boulevard

Legal Owners (Petitioners):

RETAIL PROPERTIES BUSINESS TRUST, a Maryland business trust

By: FR White Marsh, Inc., a Maryland Corporation

By: 

Name: Dawn M. Becker

Title: Vice President

Managing Director Mixed Use Operations

**ATTACHMENT
PETITION FOR VARIANCE**

5198 Campbell Boulevard

1. Variance from Section 409.6 of the BCZR to allow 66 off-street parking spaces in lieu of the required 80 parking spaces.
2. Variance from Section 409.10.B of the BCZR to allow a drive-thru lane to cross principal pedestrian access to the building, if necessary.



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

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:

Sep 08, 2015

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: # 2016-0011-A
5198 Campbell Blvd.
NE/s Campbell Blvd., 317 ft SE of JFK Memorial Highway
14th Election District - 6th Councilmanic District
Legal Owner(s) Retail Properties Business Trust
Lessee: Chick-Fil-A, Inc.

Variance: to allow 66 off street parking spaces in lieu of the required 80 parking spaces. To allow a drive-thru lane to cross principal pedestrian access to the building, if necessary.

Hearing: Tuesday, September 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 9/657 Sept. 8 3553125

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2016-0011-A

RE: Case No.: _____

Petitioner/Developer: _____
Retail Properties Business Trust
Chick-Fil-A, Inc

September 29, 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: _____

5198 Campbell Blvd

September 9, 2015

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



Sincerely,

September 9, 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)



KEVIN KAMENETZ
County Executive

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

August 7, 2015

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:

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5198 Campbell Blvd.

NE/s Campbell Blvd., 317 ft. SE of JFK Memorial Highway

14th Election District – 6th Councilmanic District

Legal Owners: Retail Properties Business Trust

Lessee: Chick-Fil-A, Inc.

Variance to allow 66 off-street parking spaces in lieu of the required 80 parking spaces. To allow a drive-thru lane to cross principal pedestrian access to the building, if necessary.

Hearing: Tuesday, September 29, 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: Dave Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

Dawn Becker, 1626 Jefferson Street, Rockville 20852

Rex Powell, Chick-Fil-A, 5200 Buffington Road, Atlanta GA 30349

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTMEBER 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 8, 2015 Issue - Jeffersonian

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

NOTICE OF ZONING HEARING

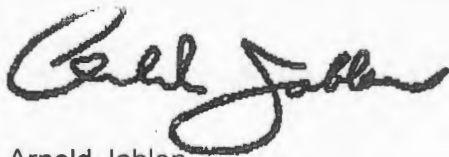
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
5198 Campbell Boulevard; NE/S Campbell
Boulevard, 317' SE of JFK Memorial Highway* OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts
Legal Owner(s): Retail Properties Business Trust* HEARINGS FOR
Contract Purchaser(s): Chick-Fil-A, Inc
Petitioner(s) * BALTIMORE COUNTY
* 2016-011-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
JUL 23 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 23rd day of July, 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

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number:

2016-0011-A

Petitioner:

Retail Properties Business Trust

Address or Location:

5198 Campbell Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name:

David Karveski

Address:

Verast LLC

210 W. Pennsylvania Ave, Suite 500
Towson, MD 21204

Telephone Number:

(410) 494-6285

CASE NAME 5198 Campbell Blvd
CASE NUMBER 2016-11-A
DATE 9/29/15

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

7/27/15

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

N/C

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

FIRE DEPARTMENT

8/6/15

PLANNING
(if not received, date e-mail sent _____)NO Obj
w/ comment

7/21/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/8/15

SIGN POSTING

Date:

9/9/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

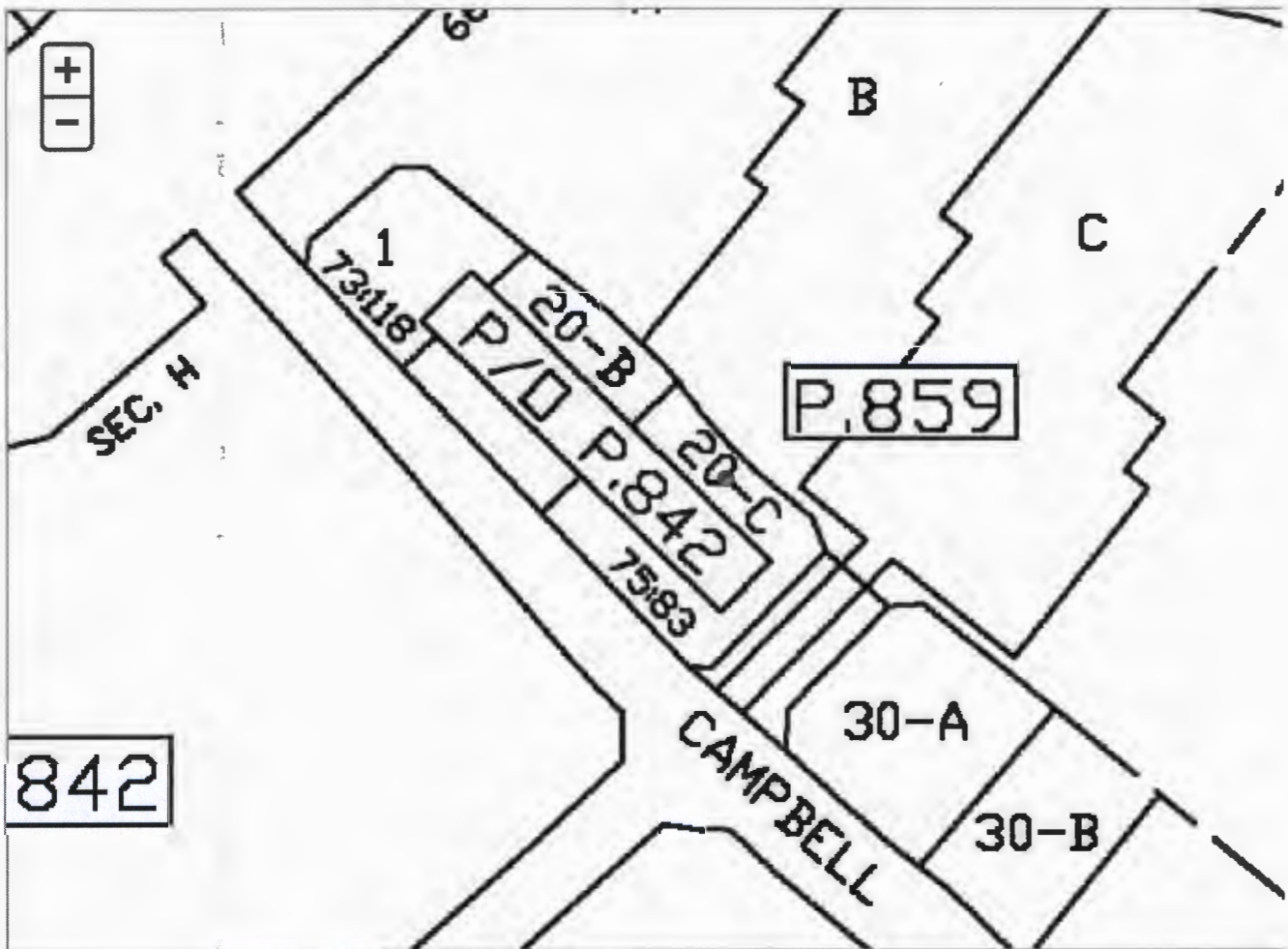
☐

No

☐

Comments, if any: _____

Baltimore County

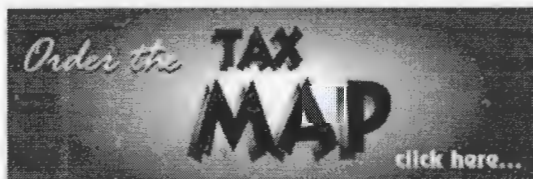
New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **14** Account Number: **2400002796**

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/web/site/mc.asp/>)

Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

September 23, 2015

Retail Properties Business Trust
Dawn Becker, V.P.
C/O Federal Realty Investment Trust
1626 Jefferson Street
Rockville MD 20852-4041

RE: Case Number: 2016-0011 A, Address: 5198 Campbell Boulevard

Dear Ms. Becker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 16, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Chick-fil-A Inc., Rex Powell, Program Manager, 5200 Buffington Road, Atlanta Georgia 30349
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 12204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/21/15

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

RE: Baltimore County
Item No 2016-0011-A
Variance
Retail Property Business Trust
Dawn M. Becker V.P. c/o
Federal Realty Investment Trust
5198 Campbell Boulevard.

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. 2016-0011-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

9/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 6, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5198 Campbell Boulevard

INFORMATION:

Item Number: 16-011

Petitioner: Retail Properties Business Trust

Zoning: BM

Requested Action: Variance

RECEIVED

AUG 26 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to allow 66 off-street parking spaces in lieu of the required 80 parking spaces and to allow a drive-thru lane to cross principal pedestrian access to the building, if necessary.

The minimal addition to the existing restaurant will add no additional seating. The plan indicates that the pedestrian crosswalk will be clearly marked. The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngoné Seye Diop at 410-887-3480.

Division Chief: Kathy G. DeBach

AVA/KS

C: Ngoné Seye Diop

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 27, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For July 27, 2015
Item No. 2015-0308 & 2016-0009, 0010, 0011 and 0012

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC07272015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 6, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5198 Campbell Boulevard

INFORMATION:

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Division Chief:

AVA/KS

C: Ngoné Seye Diop

Kathy Schelbach

Case No.: 2016-0011-A

Exhibit Sheet

10-1-T5
DEN

Petitioner/Developer

P-3-15

Protestant

No. 1	Site plan	
No. 2	Existing conditions plan	
No. 3	Stine resume	
No. 4	4A-4E Photos	
No. 5	My Neighborhood Map	
No. 6	White Marsh plat	
No. 7	Keeley resume	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

RESUME

Andrew G. Stine, P.E. Project Manager

EDUCATION:

Bachelor of Science in Civil Engineering, Bucknell University, Lewisburg, PA

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Review Boards, Hearing Examiners, and related municipal entities in Maryland.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over eight (8) years of design and project management. Primarily responsible for client and project management for various commercial 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, lighting photometric studies/design, signage compliance, landscape 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, banks, and other related projects in various municipalities within Maryland.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Fuel Service Station Projects (SMO, Wawa)
- Multiple Bank Projects (PNC Bank, Baltimore County Savings Bank)
- Timonium Shopping Center

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #37687
- National Association of Industrial & Office Properties (NAIOP) Developing Leaders
- Maryland Building Industry Association (MBIA) Baltimore Chapter

J. MARK KEELEY, PTP
6533 Green Mount Drive • Elkridge, MD 21075
410-615-0067 (cell) 410-670-2911 (Office)

PROFESSIONAL SKILLS

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

EDUCATION

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

SALISBURY UNIVERSITY
1101 Camden Avenue
Salisbury, MD 21801
B.A. Degree - Political Science, 1987

MT. ST. JOSEPH HIGH SCHOOL
4403 Frederick Avenue
Baltimore, MD 21229
Graduated May 1983

PROFESSIONAL EXPERIENCE

TRAFFIC CONCEPTS, INC
7525 Connelley Drive, Suite B Hanover, Maryland 21076

Project Manager/Transportation Planner, July 2005-Present

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

**QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS /
DEPARTMENT OF PLANNING & ZONING**

312 Safety Dr Centreville MD 21617/160 Coursevall Dr. Centreville, MD 21617

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

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

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

Administrator, Office of Transportation, July 1999 – September 2002

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

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

Transportation Planner I & II, September 1993 – July 1999

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

PROFESSIONAL ASSOCIATIONS

Certifications

- PTP (Professional Transportation Planner Certification), ITE
2008 – Present Certificate Number 122

Inactive Certifications

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

Active Member 2006 - Present

- American Planning Association, Member since 1993

MASTER PLAN WRITINGS

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

AWARDS & OUTREACH SERVICE

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

EXPERT WITNES EXPERIENCE:

Baltimore County, MD

Carroll County, MD

Harford County, MD

Howard County, MD

Queen Anne's County, MD

Montgomery County, MD

City of Easton , MD

City of Elkton, MD

City of Salisbury, MD

Town of Bel Air, MD

Town of Centreville, MD

City of Frederick, MD

Town of Denton, MD

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



17



PETITIONER'S EXHIBIT

4B

18

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901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



3



4

Bohler Engineering

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901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



9



10

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901 Dulaney Valley Road, Suite 801, Towson, MD 21204 ☐ Phone 410-821-7900 ☐ Fax 410-821-7987



21



22



NOT LOCATED

195 N
195 N

PARKING

PARKING

5210

5212

5216

2200023359

Pt. Bk. 0000018, Folio 0097

2200023360

B

PARKING

5100

2300011554

Lot # 1

Lot # 20B

2400002795

Pt. Bk./Folio # 075083

BM

Pt. Bk./Folio # C018097

2200023361

PARKING

082B1

PDM #140302

NE 7-H

6 CD 14 ED

CAMPBELL BLVD

Lot # 20C

2400002796

Pt. Bk. 0000075, Folio 0083

PARKING

2016-2011-A

SITE *

ML

Lot # 50

Pt. Bk. 0000066, Folio 0140

2200020702

Pt. Bk./Folio # 066140

PARKING

2200023362

55858 - 20060193

PARKING

Lot # 30A

2957 - 20020325 010300

Pt. Bk. 0000073, Folio 0062

5260

2300010301

Lot # 30B

BMAS

Lot # 41A

2500012022

Pt. Bk./Folio # 079471

Pt. Bk. 0000079, Folio 0471

70105 - 20140075

2500012023

55807 - 20060133

Lot # 42

082B2

FRANKLIN SQUARE DR

NOT LOCATED

NOT LOCATED



016 -
0011-A



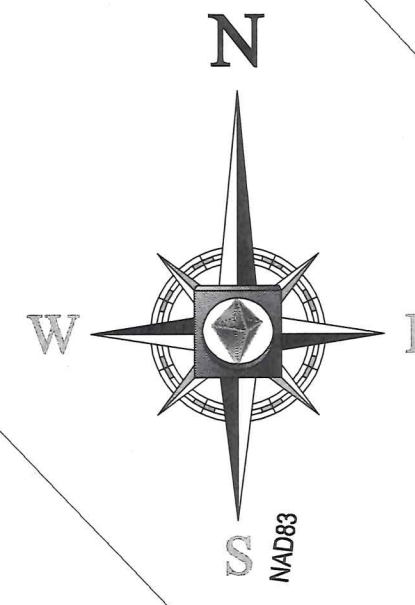
My Neighborhood Map
Zoning Map Number: 082B1

Created By
Baltimore County
My Neighborhood



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

Printed 7/9/2015



LOT 20-B
WHITE MARSH COMMUNITY
SECTION H
LIBER 75 FOLIO 83

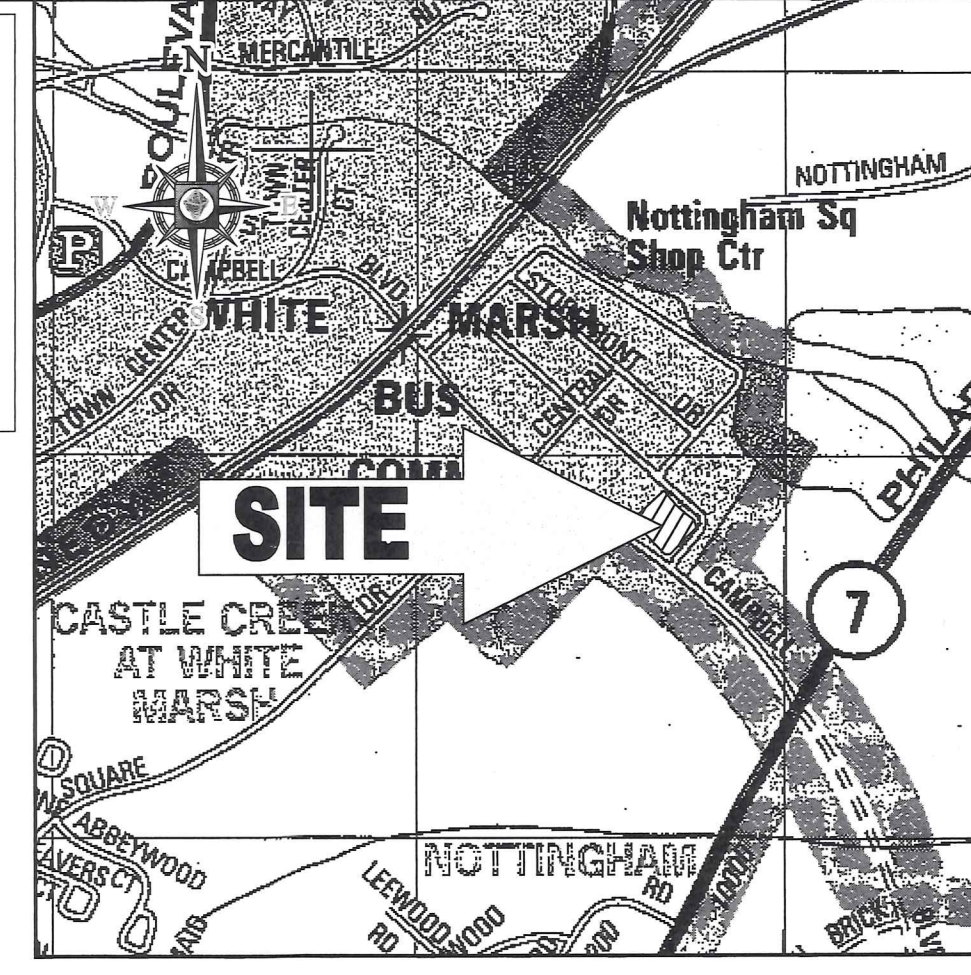
LANDS OF
NOTTINGHAM SQUARE
BUSINESS TRUST
LIBER 20318 FOLIO 270
MAP 82 10 842
ZONE: BM
USE: RESTAURANT

UNIT B
NOTTINGHAM SQUARE CONDOMINIUM
CONDOMINIUM PLAT BOOK 18 FOLIO 97

LANDS N/F
SMMD LLC
LIBER 16765 FOLIO 001
MAP 82 10 839
ZONE: BM
USE: SHOPPING CENTER

RELIEF REQUESTED FROM:
REGULATIONS (BCZR) TO PERMIT 66 OFF-STREET
PARKING SPACES IN LIEU OF THE REQUIRED 80
PARKING SPACES

BCZR SECTION 409.10B TO ALLOW DRIVE-THROUGH
LANES TO CROSS PEDESTRIAN ACCESS FROM
OFF-STREET PARKING SPACES TO BUILDING.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

GENERAL NOTES

- THIS PLAN IS BASED ON THE FOLLOWING:
BOHLER ENGINEERING
TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY; CHICK-FIL-A, INC.; 5198 CAMPBELL BOULEVARD; LOT20-C; BALTIMORE COUNTY, MARYLAND"
JOB NO. SD136506
DATED: 09/26/13
- OWNER:
RETAIL PROPERTIES BUSINESS TRUST
C/O FEDERAL REALTY INVESTMENT TRUST
1628 EAST JEFFERSON STREET
ROCKVILLE, MD 20852
- APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON DRIVE
ATLANTA, GEORGIA 30349
PHONE: (404) 305-7823
CONTACT: REX POWELL
- SITE ADDRESS:
5198 CAMPBELL BOULEVARD
NOTTINGHAM, MD 21236
- SITE AREA TABULATION:
LOT 20C: 59,488 S.F. OR 1.365 AC.
- COUNTY INFORMATION:
DEED REFERENCE: LIBER 24816 FOLIO 714
TAX MAP: 82
PARCEL: 842
CENSUS TRACT: 440702
WATERSHED: BIRD RIVER
COUNTY COUNCIL DISTRICT: 6
ELECTION DISTRICT: 14-003
GIS TITLE NUMBER: 08281
TRANSPORTATION ANALYSIS ZONE: 835
GROWTH TIER: 1 (SERVED BY PUBLIC SEWER AND INSIDE URDL)
ZONE: BM (BUSINESS MAJOR)
- BUILDING AREA:
EXISTING: 4,346 S.F.
ADDITION: 848 S.F.
TOTAL: 4,994 S.F.
- BUILDING HEIGHT:
MAXIMUM BASIC HEIGHT PER "ATT'D": 100'
HEIGHT PROVIDED: 24.0'
- TAX ACCOUNT NO.: 2400002796
- EXISTING USE: FAST FOOD RESTAURANT
PROPOSED USE: FAST FOOD RESTAURANT
- PREVIOUS ZONING CASES:
THERE ARE NO PREVIOUS ZONING CASES
- THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 24001004303 PANEL 430 OF 580, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED DATE MAY 5, 2014.
- THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE SITE BOUNDARY.
- THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER OR SEWER DEFICIENT AREA PER THE 2014 BASIC SERVICES MAPS. THERE ARE NO FAILING INTERSECTIONS PER THE 2014 BASIC SERVICE MAP.
- THE SUBJECT SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 22-105 OF THE BALTIMORE COUNTY CODE.
- ALL HANDICAP SPACES ARE IN CONFORMANCE WITH THE ADA CODE OF MARYLAND REGULATIONS 05.01.07.
- SIGNAGE MUST CONFORM WITH SECTION 405 OF THE BALTIMORE COUNTY ZONING REGULATIONS UNLESS RELIEF IS GRANTED BY A PUBLIC HEARING.
- PREVIOUS COMMERCIAL PERMITS:
B509419
B514478
B525856
B654438
B703684
B703687
- SITE IS SERVED BY PUBLIC WATER AND SEWER.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PUBLIC STREETS.
- PARKING REQUIREMENTS:

USE	AREA	REQUIRED	SPACES
CHICK-FIL-A RESTAURANT	4,994	161,000	80 SPACES
TOTAL PARKING PROVIDED			66 SPACES
- FLOOR AREA RATIO:

USE	AREA	MAX. ALLOWED	PROVIDED
CHICK-FIL-A	4,994	4.0	0.08

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-246-4444) (PA 1-800-246-1773) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8855)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD136506
DRAWN BY: RJM
CHECKED BY: AGS
DATE: 7/16/15
SCALE: 1"=20'
CAD L.D.: VPD

PROJECT: PLAN TO ACCOMPANY PETITION FOR VARIANCE FOR

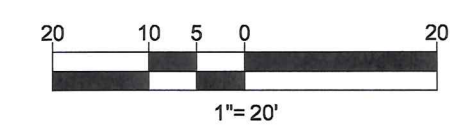
Chick-fil-A
LOCATION OF SITE
5198 CAMPBELL BOULEVARD
NOTTINGHAM, MD 21236
BALTIMORE COUNTY

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

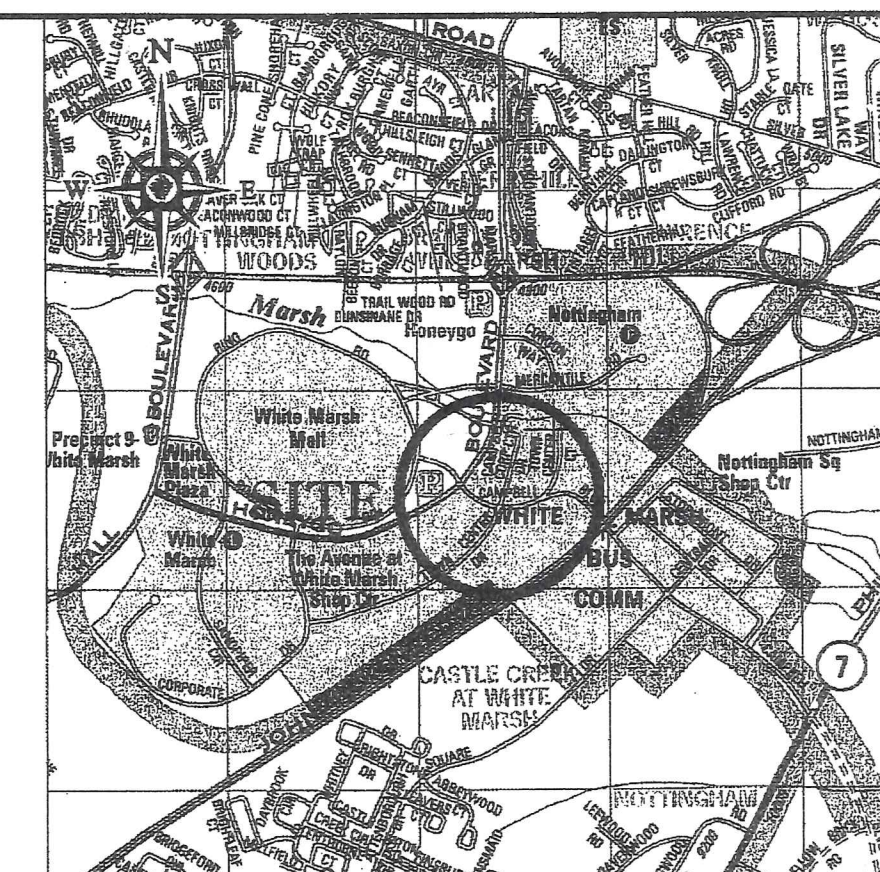
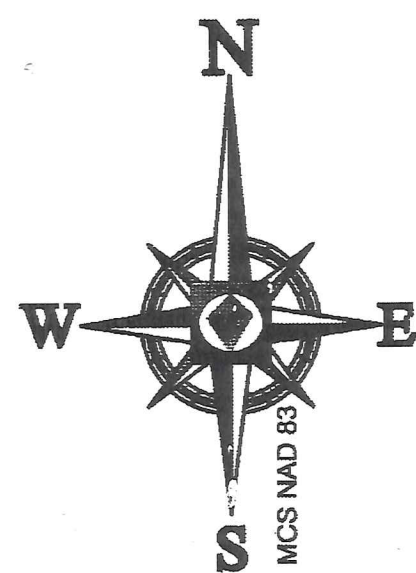
ANDREW G. STINE
PROFESSIONAL ENGINEER
11/16/15

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR VARIANCE
SHEET NUMBER:
1

PROFESSIONAL CERTIFICATION
I, ANDREW G. STINE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37887, EXPIRATION DATE: 7/1/217



Customer
O = ENTRANCE



VICINITY MAP
ADD THE MAP PEOPLE
PERMIT USE NO. 20802153-5
SCALE: 1"=2,000'

- NOTES:
1. PROPERTY IS KNOWN AS LOT 20-C, WHITE MARSH COMMUNITY AS RECORDED IN LIBER 75, AT FOLIO 83, AND ALSO BEING THE LANDS OF RETAIL PROPERTIES BUSINESS TRUST AS RECORDED IN LIBER 24816 AT FOLIO 714, ALL AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND HAVING A TAX MAP OF 82 10 842.
 2. AREA = 59,488 S.F. OR 1.365 AC
 3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 4. THIS SURVEY IS BASED ON INFORMATION AND REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 7. ELEVATIONS ARE BASED ON BALTIMORE COUNTY SURVEY CONTROL MONUMENT #1442 WITH A PUBLISHED ELEVATION OF 63.17 FEET.
 8. THE PROPERTY IS LOCATED IN OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
 9. UNDERGROUND UTILITIES SHOWN ARE PER MARKOUT AND FIELD LOCATION OF ABOVE GROUND STRUCTURES.

- REFERENCES:
1. THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR BALTIMORE COUNTY, MAP NO. 82.
 2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, PANEL 430 OF 580", MAP NUMBER 2400100430F, MAP EFFECTIVE DATE SEPTEMBER 26, 2008.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 13624254

SITE UTILITIES

SANITARY SEWER
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204
DENNIS KENNEDY
410-887-3751

WATER
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204
DENNIS KENNEDY
410-887-3751

STORM DRAINAGE
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204
ED SCHMAUS
410-887-3768

GAS UTILITY
BALTIMORE GAS AND ELECTRIC
7317 PARKWAY DRIVE SOUTH, HANOVER, MD 21078
CUSTOMER SERVICE
410-850-4620

ELECTRIC
BALTIMORE GAS AND ELECTRIC
7317 PARKWAY DRIVE SOUTH, HANOVER, MD 21078
CUSTOMER SERVICE
410-850-4620

TELEPHONE
VERIZON
99 SHAWAN ROAD, COCKEYSVILLE, MD 21030
CUSTOMER SERVICE
410-224-9247

UTILITY COMPANY	PHONE NUMBER
VERIZON - LAMBERT CABLE	(410) 536-0070
BGE ELECTRIC-USIC	(800) 778-9140
BGE GAS-USIC	(800) 778-9140
BALTIMORE CITY DPW-OCCLS	(410) 712-0002
COMCAST - UTILIQUEST	(410) 536-0070
COMCAST - FIBER/UTILIQUEST	(410) 536-0070
LEVEL3 COMMUNICATION	(877) 386-8344

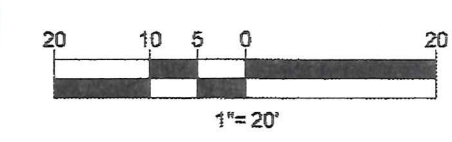
LEGEND

- 123 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TC 123.45 EXIST. TOP OF CURB ELEVATION
- x G 122.95 EXIST. GUTTER ELEVATION
- HYDRANT
- WATER VALVE
- G --- APPROX. LOC. UNDERGROUND GAS LINE
- T --- APPROX. LOC. UNDERGROUND TEL. LINE
- E --- APPROX. LOC. UNDERGROUND ELEC. LINE
- ELECTRIC METER
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GAS METER
- SIGN
- BOLLARD
- LANDSCAPED AREA
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- UTILITY POLE/LIGHT POLE
- TRAFFIC SIGNAL POLE
- TREE (SIZE AS NOTED)
- ENTRANCE
- IRON BAR WITH CAP

CAMPBELL BOULEVARD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC HIGHWAY

PETITIONER'S EXHIBIT 2

Existing Conditions



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE.

ROBERT C. HARRIS
MARYLAND PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JANUARY 16, 2015

9-30-13
DATE

BOUNDARY & TOPOGRAPHIC SURVEY

CHICK-FIL-A, INC.

5198 CAMPBELL BOULEVARD
LOT 20-C
BALTIMORE COUNTY, MARYLAND

22838 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
703.709.9500 - 703.709.9501 FAX

BOHLER ENGINEERING

FILE NO. SD136506	DATE 09/26/13	FIELD DATE 09/20/13	CREW CHIEF J.W.	DRAWN C.E.P.	REVIEWED K.A.W.	APPROVED R.C.H.	SCALE 1"=20'	DWG. NO. 1 OF 1
----------------------	------------------	------------------------	--------------------	-----------------	--------------------	--------------------	-----------------	--------------------

My Neighborhood

[Share](#)[Help](#)[Get Data](#)

BALTIMORE COUNTY, MARYLAND

Address

5198 campbell

Search

Example: 400 Washington Ave

My Neighborhood

Civic/Government

Economic

Historic

Environmental

Find Tile

Land Development

Bicycle Facility

Address Search Results

Address	Percent Match
5198 CAMPBELL BLVD	75
5110 CAMPBELL BLVD	38
5100 CAMPBELL BLVD	38

Report Results

My Neighborhood

Print Results

Tax Account Number

2400002796

More >

Owner Name

RETAIL PROPERTIES BUSINESS TRUST C/O FEDERAL REALTY INVESTMENT TRUS

Tax Premise Address

5154 CAMPBELL BLVD

Tax Map

0082

Parcel

0842

Zoning

BM

More >

Elementary School District

Vincent Farm ES

More >

Middle School District

Golden Ring MS

More >

Additional Information

Zoning Review Office FAQ

Department of Planning - Zoning Information

Board of Elections - Who Is My Representative

Maryland State Board of Elections

U.S. Census Bureau - American Fact Finder

Department of Planning - Demographic Research

Map navigation controls

Map showing property boundaries and zoning (e.g., ML, BM, CB, BR, ML IM, BM AS)

100%

601 Feet

Imagery

Data Layers

Legend/Display More Data

PETITIONER'S EXHIBIT

5

http://myneighborhood.baltimorecountymd.gov/

10/28/2013

