

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

(2326 Sparrows Point Road)

15th Election District

7th Council District

SGAS Holdings, LLC

Legal Owner

7-Eleven, Inc., *Contract Purchaser*

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0023-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of SGAS Holdings, LLC, legal owner and 7-Eleven, Inc., contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to abandon the Special Exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X, allowing for the use of the property as a truck terminal. A Petition for Special Exception was filed pursuant to §§ 405.2.B.1, 405.3 and 405.4 for uses in combination, a "Fuel Service Station" on an individual site and a "Convenience Store" with a sales area that is larger than 1,500 sq. ft., as more particularly described in the plan to accompany the zoning petition.

Appearing at the public hearing in support of the requests was Brianne Wilson of 7-Eleven and professional engineer Joseph Ucciferro. Chris Corey, Esq. represented the Petitioners. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Zoning Advisory Committee (ZAC) comments were received from the DOP, and its recommendations will be included as conditions in the Order below.

ORDER RECEIVED FOR FILING

Date 10/7/15

By SEN

Special Hearing

The petition for special hearing merely seeks to extinguish as a formal matter a special exception granted in 1966 permitting a trucking facility at the property. Witnesses were unsure if such a facility ever operated at the site, although the present commercial uses (a bank and a 7-Eleven store) date back to the 1970's. As such the petition will be granted.

Special Exception

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

Mr. Ucciferro testified via proffer that Petitioners satisfy B.C.Z.R. § 502.1 and I concur. The site is 1.5 acres, which far exceeds the minimum lot size provided in the B.C.Z.R. In addition, he confirmed that after investigation Petitioners determined there are no abandoned fuel service stations within a one mile radius of the site. Finally, Basic Services Maps (Exhibit 6A-6C) were submitted which reflect the property is not located within a mapped area indicating a deficiency in public infrastructure (i.e., sewer, water and roads).

THEREFORE, IT IS ORDERED this 7th day of October 2015, by this Administrative Law Judge, that the Petition for Special Hearing to abandon the Special Exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X, allowing for the use of the property

ORDER RECEIVED FOR FILING

Date 10/7/15
By Sen

as a truck terminal, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception pursuant to B.C.Z.R. §§ 405.2.B.1, 405.3 and 405.4 to allow a fuel service station on an individual site and a convenience store with a sales area that is larger than 1,500 sq. ft., as uses in combination, 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. Petitioners must comply with the DOP ZAC comment which is attached hereto and incorporated herein.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 10/7/15
By sln

10/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2326 Sparrows Point Road

INFORMATION:

Item Number: 16-023

Petitioner: Aaron Swerdlow

Zoning: BR-AS

Requested Action: Special Hearing, Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve the proposal to abandon the existing special exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X and also the Petition for Special Exception to use the property for a fuel service station and convenience store with a sales area greater than 1500 sq. ft. as uses in combination.

A vacant bank building exists on the site facing North Point Boulevard and an existing 7-11 sits on the site facing Sparrows Point Road. The applicant is proposing to raze the bank building. The 7-11 is proposed for a carry out restaurant.

This Department has no objection to the granting of the petitioned relief conditioned upon the following:

1. Submit a landscape plan and lighting plan to the Baltimore County Landscape Architect for review and approval at the time of development plan review or prior to the issuance of any building or change of use and occupancy permits. Said plan should propose extensive vegetative screening with a privacy fence along the eastern tract boundary to screen the special exception use from residential properties to the east.
2. Provide detailing of the dumpster enclosure and proposed signage to this Department at the time of development plan review or prior to the issuance of any building permit.

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

Division Chief: Kathy G. Labach
AVA/KS

C: Krystle Patchak
Jeanette Tansey, RLA, Baltimore County Landscape Architect

ORDER RECEIVED FOR FILING

Date 10/7/15

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 2326 Sparrows Point Road

which is presently zoned BR-AS

Deed References: 35958/00441

10 Digit Tax Account # 1504002510

Property Owner(s) Printed Name(s) SGAS Holdings, LLC

(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

Please see the attached.

3. ☐ a **Variance** from Section(s)

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; SEE ATTACHMENT

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~~ 7-Eleven, Inc.

Brianne M. Wilson

Name- Type or Print

Brianne M. Wilson

Signature

9420 Sea Breeze Court North Beach MD

Mailing Address City State

20714 / 443-924-8456 / Brianne.Wilson@7-11.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

David K. Gildea, Smith, Gildea & Schmidt, LLC

Name- Type or Print

[Signature]

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / dgildea@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners): SGAS Holdings, LLC

Aaron Swardlow

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

2200 Pacific Coast Hwy, Ste 305 Hermosa Beach CA

Mailing Address City State

90254 / 424-500-8455 / aswardlow@equitasinvestments.com

Zip Code Telephone # Email Address

Representative to be contacted:

David K. Gildea, Smith, Gildea & Schmidt, LLC

Name - Type or Print

[Signature]

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / dgildea@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0023-SPHX Filing Date 7/2/15

ORDER RECEIVED FOR FILING

Do Not Schedule Dates:

Reviewer AT

Date 10/7/15

REV. 10/4/11

By Sen

**ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION
AND SPECIAL HEARING**

2326 Sparrows Point Road

1. As uses in combination, a "Fuel Service Station" on an individual site and a "Convenience Store" with a sales area that is larger than 1,500 square feet, as more particularly described in the plan to accompany this zoning petition and in accordance with BCZR § 405.2.B.1, § 405.3, and § 405.4;
2. Pursuant to BCZR § 500.7, to abandon the special exception approved by the Baltimore County Board of Appeals in Case number 1966-0062-X, allowing for the use of the property as a truck terminal; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2016-0023-SPHX



METES AND BOUNDS DESCRIPTION

LANDS OF
SGAS HOLDINGS, LLC
LIBER 35958 FOLIO 441
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF SGAS HOLDINGS, LLC (LIBER 35958 FOLIO 441) ON THE NORTHEAST, AND THE LANDS OF PROVIDENT SAVINGS BANK OF BALTIMORE (LIBER 5586 FOLIO 520) ON THE SOUTHWEST, WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF NORTH POINT BOULEVARD – MD RTE. 151, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS;

1. 171.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 813.94 FEET, A CENTRAL ANGLE OF 12° 05' 18", AND A CHORD BEARING AND DISTANCE OF NORTH 29° 21' 53" EAST, 171.41 FEET, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS, AND WITH THE DIVISION LINE BETWEEN THE LANDS OF JRM PROPERTIES, LLC (LIBER 19974 FOLIO 581) ON THE NORTH, AND THE SAID LANDS OF SGAS HOLDINGS, LLC ON THE SOUTH;
2. NORTH 88° 32' 38" EAST, 125.14 FEET TO AN IRON PIPE FOUND AT THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF SGAS HOLDINGS, LLC ON THE WEST, AND LOTS 1-6, SPARROWS POINT MANOR (PLAT BOOK WPC NO. 5 FOLIO 82) ON THE EAST, THENCE WITH SAID DIVISION LINE, AND CONTINUING WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF SGAS HOLDINGS, LLC ON THE WEST, AND LOTS 1-6, ANNIE E. SNYDER SUBDIVISION (PLAT BOOK WPC NO. 4 FOLIO 195) ON THE EAST;
3. SOUTH 01° 21' 58" EAST, 421.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LIMITS OF SPARROW POINT ROAD – MD RTE. 718 (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH NORTHERLY RIGHT-OF-WAY LIMITS;
4. SOUTH 87° 45' 49" WEST, 146.00 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS, AND WITH THE SAID DIVISION LINE BETWEEN THE LANDS OF PROVIDENT SAVINGS BANK OF BALTIMORE ON THE WEST, AND THE LANDS OF SGAS HOLDINGS, LLC ON THE EAST, THE FOLLOWING TWO COURSES AND DISTANCES;
5. NORTH 02° 46' 03" WEST, 225.69 FEET, THENCE;
6. CONTINUING, NORTH 52° 02' 31" WEST, 79.14 FEET TO THE PLACE OF BEGINNING.

CONTAINING 66917 SQUARE FEET OR 1.536 ACRES

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY REPUBLIC TITLE OF TEXAS, INC., COMMITMENT NO. 1002-151847-RTT, WITH AND EFFECTIVE DATE OF APRIL 10, 2015 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS AS CONTAINED THEREIN.



7-28-15

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

No. 128704
 Date: 7/29/15

PAID RECEIPT
 BUSINESS
 7/29/2015
 RECEIPT # 1044
 BALANCE \$1,000.00
 BALANCE \$1,000.00

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$1,000
Total:									\$1,000

Rec From: SMITH, GILDEA & SCHMIDT, LLC.
 For: 2326 SPARROWS POINT ROAD.
2016-0023 SPHX

**CASHIER'S
 VALIDATION**

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2016-0023 - SPHX
Petitioner: SGAS Holdings, LLC
Address or Location: 2326 Sparrows Point Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christopher W. Corey, Esquire
Address: Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070



THE BALTIMORE SUN MEDIA GROUP

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 3569547

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
Towson, MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
Towson, MD 21204

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

Sep 15, 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: # 2016-0023-SPHX
2326 Sparrows Point Road
N/s Sparrows Point Road, 425 ft. e/of centerline of North Point Road
15th Election District - 7th Councilmanic District
Legal Owner(s) SGAS Holdings, LLC
Contract Purchaser(s) Lessee: 7-Eleven, Inc.

Special Hearing to abandon the Special Exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X, allowing for the use of the property as a truck terminal.

Special Exception: as uses in combination, a "Fuel Service Station" on an individual site and a "Convenience Store" with a sales area that is larger the 1,500 sq. ft. as more particularly described in the plan to accompany this zoning petition and in accordance with BCZR 405.2.B.1, Section 405.3 and 405.4.

Hearing: Monday, October 5, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/7/15 Sept. 15 3569547

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/14/2015

Case Number: 2016-0023-SPHX

Petitioner / Developer: DAVID GILDEA, ESQ. ~ BRIANNE WILSON ~
SGAS HOLDINGS, LLC

Date of Hearing (Closing): OCTOBER 5, 2015

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
2326 SPARROWS POINT ROAD

The sign(s) were posted on: **SEPTEMBER 13, 2015**



(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

August 17, 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:

CASE NUMBER: 2016-0023-SPHX

2326 Sparrows Point Road

N/s Sparrows Point Road, 425 ft. e/of centerline of North Point Road

15th Election District – 7th Councilmanic District

Legal Owners: SGAS Holdings, LLC

Contract Purchaser/Lessee: 7-Eleven, Inc.

Special Hearing to abandon the Special Exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X, allowing for the use of the property as a truck terminal. Special Exception as uses in combination, a "Fuel Service Station" on an individual site and a "Convenience Store" with a sales area that is larger than 1,500 sq. ft. as more particularly described in the plan to accompany this zoning petition and in accordance with BCZR 405.2.B.1, Section 405.3 and 405.4.

Hearing: Monday, October 5, 2015 at 1:30 p.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 Gildea, 600 Washington Avenue, Ste. 200, Towson 21204
Brianne Wilson, 7-Eleven Inc., 9420 Sea Breeze Court, North Beach 20714
SGAS Holdings, LLC, 2200 Pacific Coast Hwy., Ste. 305, Hermosa Beach CA 90254

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 15, 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 15, 2015 Issue - Jeffersonian

Please forward billing to:

Christopher Corey, Esq.
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

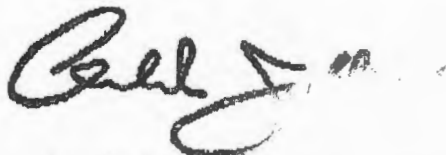
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0023-SPHX

2326 Sparrows Point Road
N/s Sparrows Point Road, 425 ft. e/of centerline of North Point Road
15th Election District – 7th Councilmanic District
Legal Owners: SGAS Holdings, LLC
Contract Purchaser/Lessee: 7-Eleven, Inc.

Special Hearing to abandon the Special Exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X, allowing for the use of the property as a truck terminal. Special Exception as uses in combination, a "Fuel Service Station" on an individual site and a "Convenience Store" with a sales area that is larger than 1,500 sq. ft. as more particularly described in the plan to accompany this zoning petition and in accordance with BCZR 405.2.B.1, Section 405.3 and 405.4.

Hearing: Monday, October 5, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
2326 Sparrows Point Road; N/S Sparrows	*	OF ADMINISTRATIVE
Point Road, 425' E of c/line of North Point Road		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): SGAS Holdings, LLC		
Contract Purchaser(s): 7-Eleven, Inc	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2016-023-SPHX

* * * * *

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

AUG 06 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 6th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to David Gildea, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Case No.:

2016-0023-SPHX

Exhibit Sheet

Petitioner/Developer

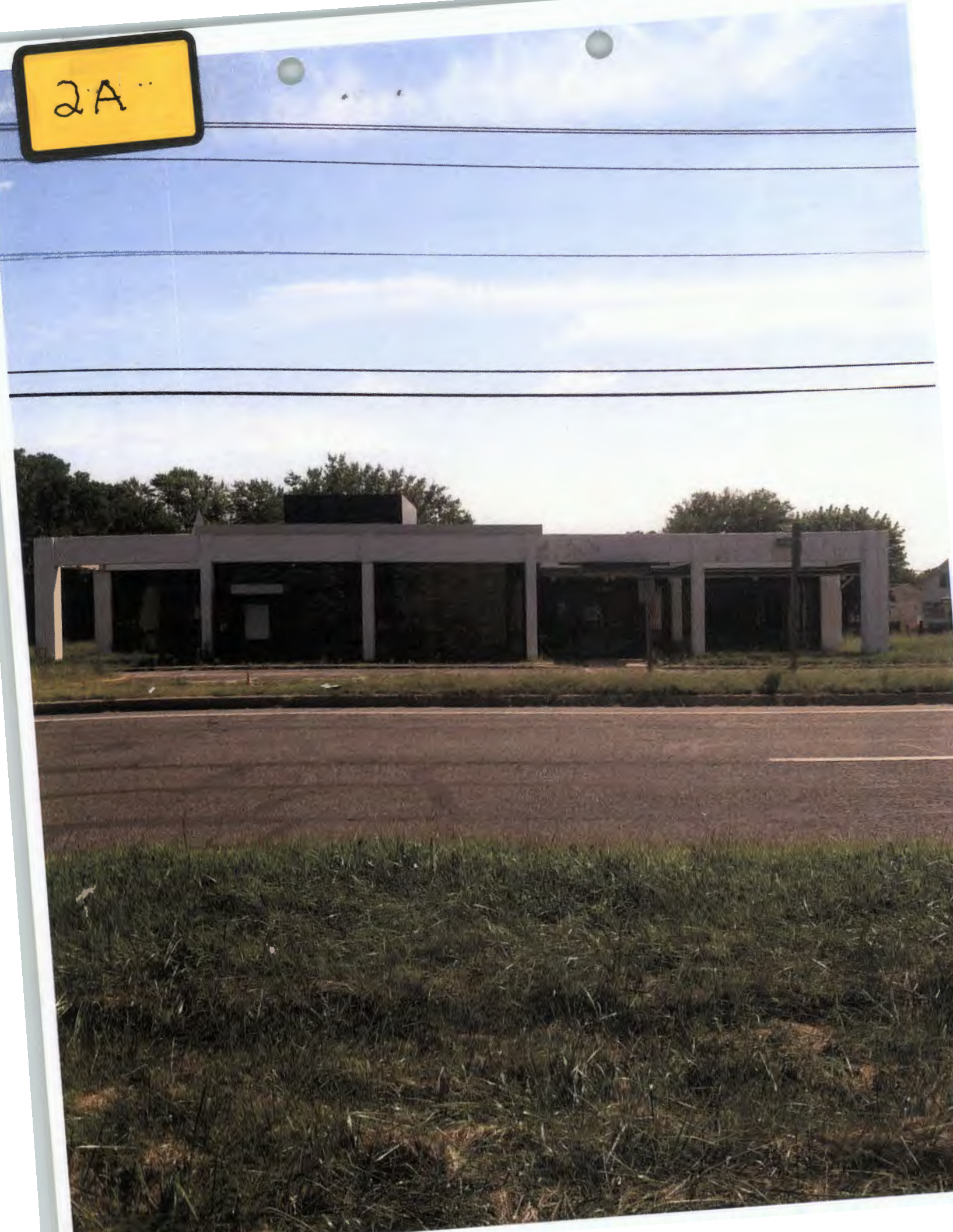
Protestant

DW
11-9-15

Sen
10-7-15

No. 1	My Neighborhood map	
No. 2	2"0" - 2"L" photos	
No. 3	Land development map	
No. 4	illustrative plan	
No. 5	site plan	
No. 6	6A-6C Basic Services Map	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

2A...



2B..



2c



20



2E



2F



26



2H



2I



25



2K



2L





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 out of or in connection with the use of this data upon this data.

Printed 7/28/2015



M E M O R A N D U M

DATE: November 9, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0023-SPXA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 6, 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

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/12/15

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

N/C

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

FIRE DEPARTMENT

9/26/15

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

C

8/3/15

STATE HIGHWAY ADMINISTRATION

C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/15/15

SIGN POSTING

Date:

9/13/15

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1504002510			
Owner Information					
Owner Name:	SGAS HOLDINGS LLC		Use:	COMMERCIAL	
Mailing Address:	955 15TH ST HERMOSA BEACH CA 90254-		Principal Residence:	NO	
			Deed Reference:	/35958/ 00441	
Location & Structure Information					
Premises Address:		2326 SPARROWS POINT RD 0-0000		Legal Description:	66647 S 2326 SPARROWS POINT RD E OF NORTH POINT RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0111	0010	0188		0000	2015 16
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1973	5560		66,647 SF	16	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		BRANCH BANK			
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	135,300	135,300			
Improvements	516,900	569,100			
Total:	652,200	704,400	669,600	687,000	
Preferential Land:	0			0	
Transfer Information					
Seller: MANUFACTURERS AND TRADERS		Date: 03/20/2015	Price: \$700,000		
Type: ARMS LENGTH IMPROVED		Deed1: /35958/ 00441	Deed2:		
Seller: DAVIDSON JOAN MORROW, TRUSTEE		Date: 06/28/2010	Price: \$100,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /29632/ 00259	Deed2:		
Seller: DAVIDSON ROBERT J		Date: 12/24/1998	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /13400/ 00041	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
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.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1504002510**

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.

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>).



KEVIN KAMENETZ
County Executive

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

September 30, 2015

SGAS Holdings LLC
Aaron Swerdlow
2200 Pacific Coast Highway
Suite 305
Hermosa Beach CA 90254

RE: Case Number: 2016-0023 SPHX, Address: 2326 Sparrows Point Road

Dear Mr. Swerdlow:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 29, 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, reading "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
7-Eleven Inc., Brianne M. Wilson, 9420 Sea Breeze Court, North Beach MD 20714
David K Gildea, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



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

Date: 8/3/15

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

RE: Baltimore County

Item No. 2016-0023-SPHX
Special Hearing Special Exception
SGAS Holdings, LLC
Aaron Swerdlow
2326 Sparrows Point Road
North Point Boulevard
MD 151

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 8/3/15. A field inspection and internal review reveals that an entrance onto MD151 consistent with current State Highway Administration guidelines is required. As a condition of approval for SPHX, Case Number: 2016-0023-SPHX the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 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

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2326 Sparrows Point Road

INFORMATION:

Item Number: 16-023

Petitioner: Aaron Swerdlow

Zoning: BR-AS

Requested Action: Special Hearing, Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve the proposal to abandon the existing special exception approved by the Baltimore County Board of Appeals in Case No. 1966-0062-X and also the Petition for Special Exception to use the property for a fuel service station and convenience store with a sales area greater than 1500 sq. ft. as uses in combination.

A vacant bank building exists on the site facing North Point Boulevard and an existing 7-11 sits on the site facing Sparrows Point Road. The applicant is proposing to raze the bank building. The 7-11 is proposed for a carry out restaurant.

This Department has no objection to the granting of the petitioned relief conditioned upon the following:

1. Submit a landscape plan and lighting plan to the Baltimore County Landscape Architect for review and approval at the time of development plan review or prior to the issuance of any building or change of use and occupancy permits. Said plan should propose extensive vegetative screening with a privacy fence along the eastern tract boundary to screen the special exception use from residential properties to the east.
2. Provide detailing of the dumpster enclosure and proposed signage to this Department at the time of development plan review or prior to the issuance of any building permit.

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

Division Chief:

AVA/KS

C: Krystle Patchak

Jeanette Tansey, RLA, Baltimore County Landscape Architect

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

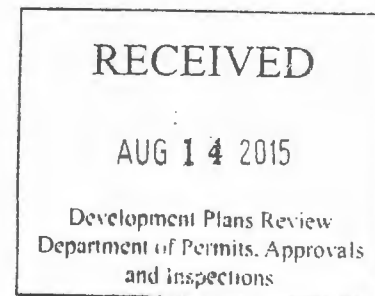
TO: Arnold Jablon, Director,
Department of Permits, Approvals
And Inspections

DATE: August 12, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 10, 2015
Item No. 2016-0019, 0020, 0021, 0022, 0023, 0024, 0025 and 0026

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\ZAC08102015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2326 Sparrows Point Road

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

Division Chief: Kathy Schlabach

AVA/KS

C: Krystle Patchak

Jeanette Tansey, RLA, Baltimore County Landscape Architect

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 - 15 Account Number - 1504002510			
Owner Information					
Owner Name:		SGAS HOLDINGS LLC		Use:	COMMERCIAL
Mailing Address:		955 15TH ST HERMOSA BEACH CA 90254-		Principal Residence:	NO
				Deed Reference:	/35958/ 00441
Location & Structure Information					
Premises Address:		2326 SPARROWS POINT RD 0-0000		Legal Description:	66647 S 2326 SPARROWS POINT RD E OF NORTH POINT RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0010	0188		0000	
Special Tax Areas:				Town:	Assessment Year:
				Ad Valorem:	2015
				Tax Class:	Plat No:
					Plat Ref:
Primary Structure Built		Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1973		5560		66,647 SF	16
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		BRANCH BANK			
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		135,300	135,300		
Improvements		516,900	569,100		
Total:		652,200	704,400	669,600	687,000
Preferential Land:		0			0
Transfer Information					
Seller: MANUFACTURERS AND TRADERS		Date: 03/20/2015		Price: \$700,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35958/ 00441		Deed2:	
Seller: DAVIDSON JOAN MORROW, TRUSTEE		Date: 06/28/2010		Price: \$100,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /29632/ 00259		Deed2:	
Seller: DAVIDSON ROBERT J		Date: 12/24/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13400/ 00041		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

1





Land Development Map

Created By
Baltimore County
My Neighborhood



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

Printed 9/25/2015

3



Land Development Map

Created By
Baltimore County
My Neighborhood



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

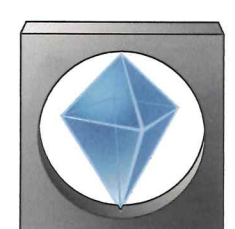
Printed 10/1/2015



ILLUSTRATIVE PLAN

2326 SPARROWS POINT ROAD
SPARROWS POINT
BALTIMORE COUNTY, MARYLAND

OCTOBER 2, 2015



BOHLERTM
ENGINEERING

7-ELEVEN 

EX #4.

6A



Department of Public Works

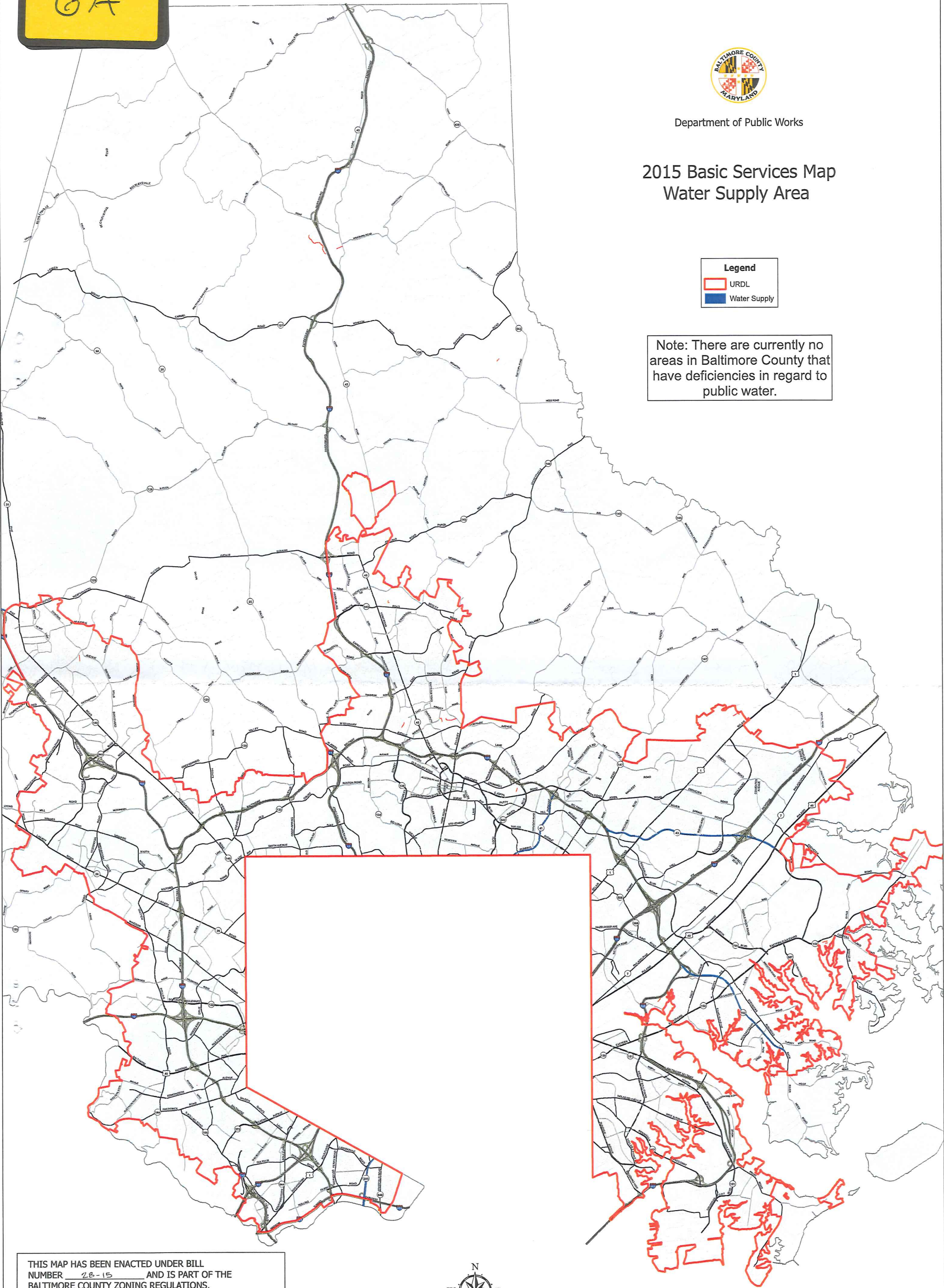
2015 Basic Services Map
Water Supply Area

Legend

URDL

Water Supply

Note: There are currently no areas in Baltimore County that have deficiencies in regard to public water.



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 28-15 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED May 4, 2015. EFFECTIVE May 18, 2015.

Cathy A. Bennis
COUNTY COUNCIL OF BALTIMORE COUNTY



Scale 1 inch = 4,000 feet

0 2,000 4,000 8,000 12,000 16,000 Feet

Feature Class Production Dates

Water Supply Area 2015

Urban Rural Demarcation Line 2012

Roads 2014

County Boundary 2008

Produced by the Baltimore County Department of Public Works

North American Datum 1983 HARN, U.S. Survey Foot

Published May 22, 2015

6B



Department of Public Works

2015 Basic Services Map
Sewer Deficient Areas
and
Areas of Concern

Legend

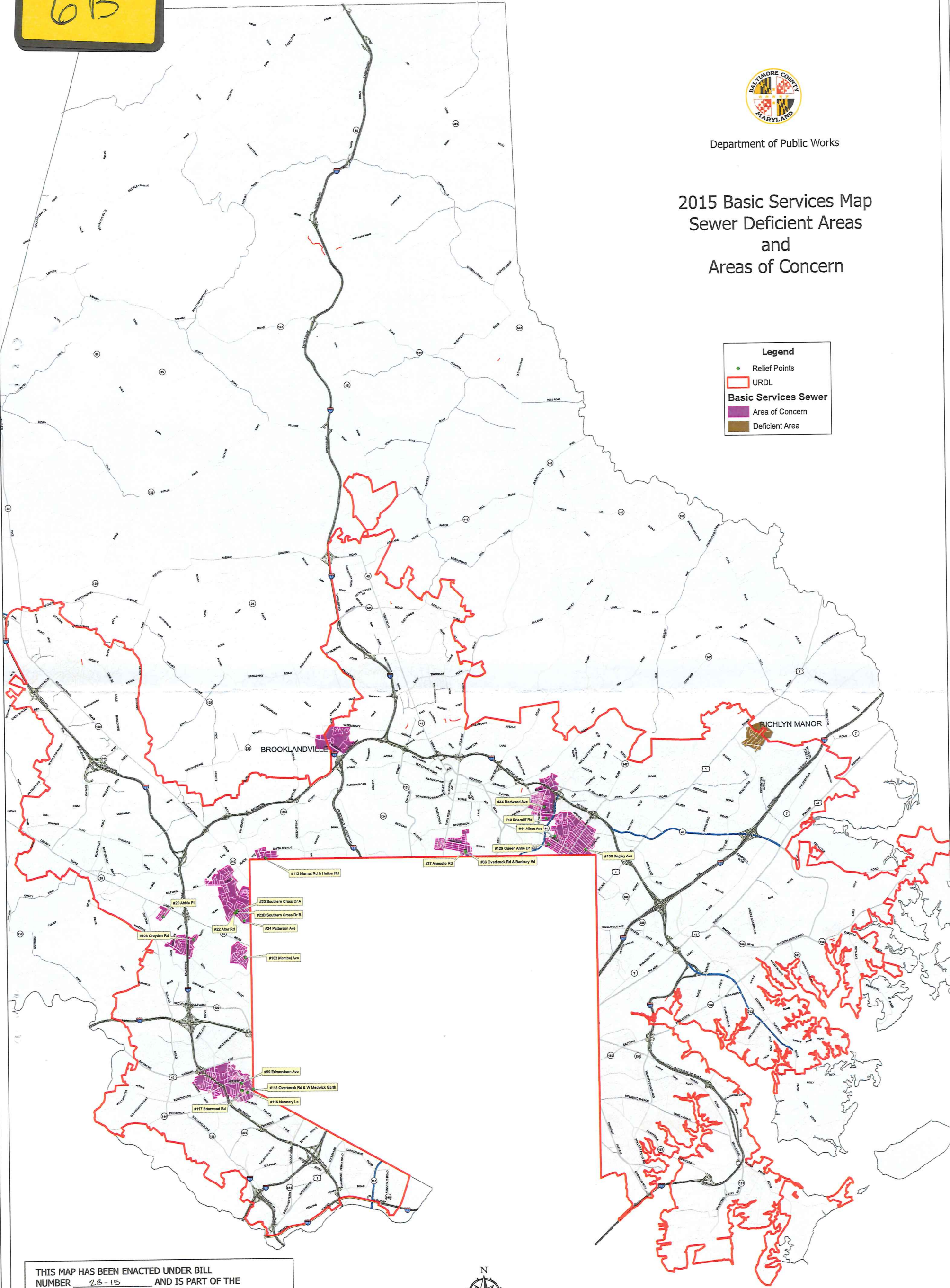
Relief Points

URDL

Basic Services Sewer

Area of Concern

Deficient Area



THIS MAP HAS BEEN ENACTED UNDER BILL
NUMBER 28-15 AND IS PART OF THE
BALTIMORE COUNTY ZONING REGULATIONS,
1955, AS AMENDED BY THE BILL ADOPTED
May 4, 2015. EFFECTIVE May 18, 2015.

Lathia A. Bennis
COUNTY COUNCIL OF BALTIMORE COUNTY



Scale 1 inch = 4,000 feet
0 2,000 4,000 8,000 12,000 16,000 Feet

Feature Class Production Dates
Sewer Areas 2015
Urban Rural Demarcation Line 2012
Roads 2014
County Boundary 2008
Produced by the Baltimore County Department of Public Works
North American Datum 1983 HARN, U.S. Survey Foot
Published May 22, 2015

6C



Department of Public Works

2015 Basic Services Map
Transportation Zones

Legend

Intersections

Level Of Service

○

D

◐

E

●

F

LAND_TYPE

Urban

Transportation Zones

Level of Service

D

E

F

THIS MAP HAS BEEN ENACTED UNDER BILL
NUMBER 28-15 AND IS PART OF THE
BALTIMORE COUNTY ZONING REGULATIONS,
1955, AS AMENDED BY THE BILL ADOPTED
May 4, 2015. EFFECTIVE May 18, 2015.

Larry A. Bennis
COUNTY COUNCIL OF BALTIMORE COUNTY



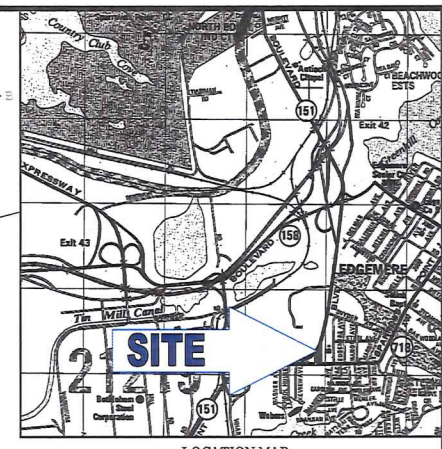
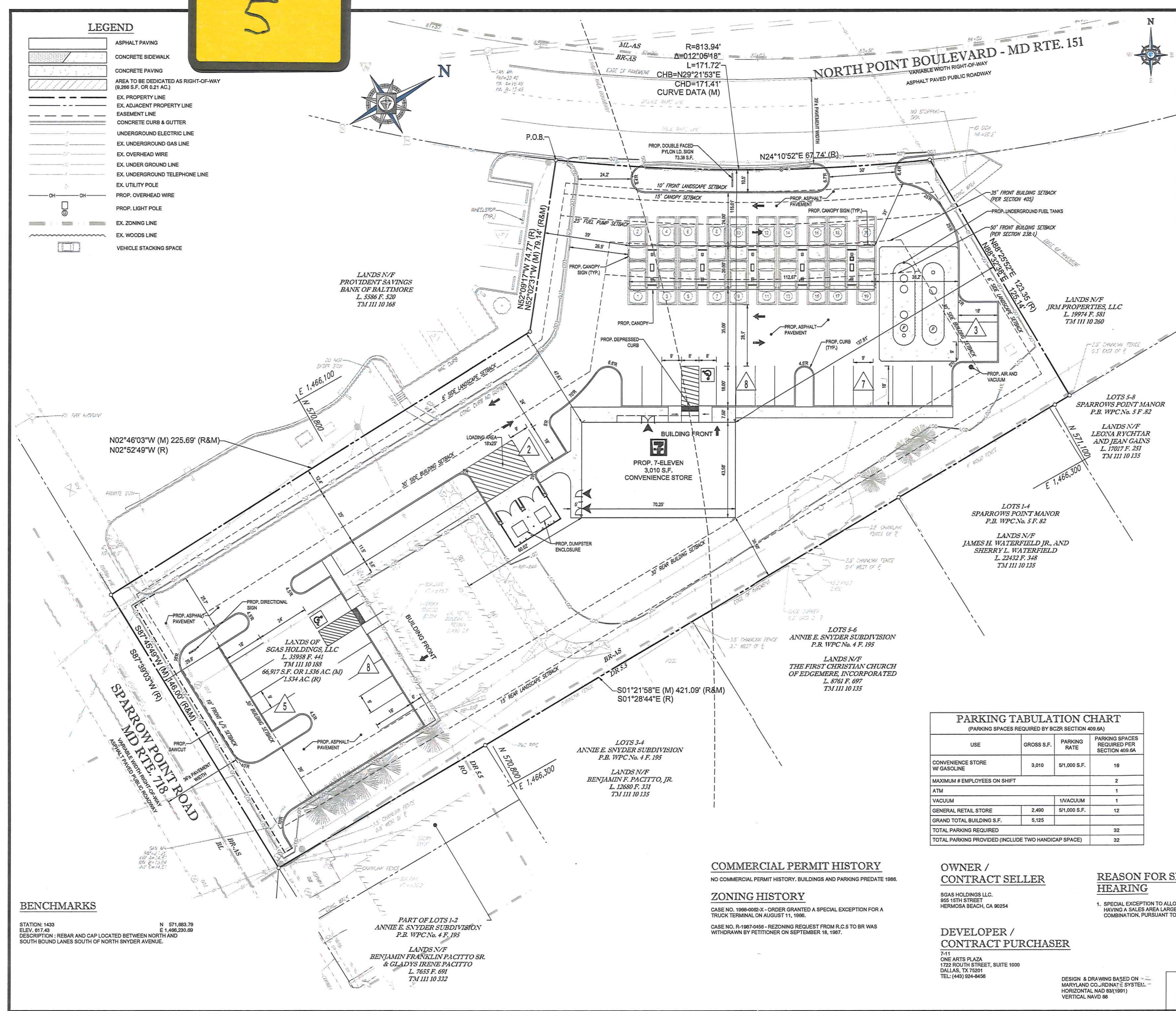
Scale 1 inch = 4,000 feet
0 2,000 4,000 8,000 12,000 16,000 Feet

Feature Class Production Dates
Transportation Zones 2015
Intersections 2015
Urban Rural Demarcation Line 2012
Roads 2014
County Boundary 2008

Produced by the Baltimore County Department of Public Works
North American Datum 1983 HARN, U.S. Survey Foot
Published May 22, 2015

5

- LEGEND**
- ASPHALT PAVING
 - CONCRETE SIDEWALK
 - CONCRETE PAVING
 - AREA TO BE DEDICATED AS RIGHT-OF-WAY (8.266 S.F. OR 0.21 AC.)
 - EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - CONCRETE CURB & GUTTER
 - UNDERGROUND ELECTRIC LINE
 - EX. UNDERGROUND GAS LINE
 - EX. OVERHEAD WIRE
 - EX. UNDER GROUND LINE
 - EX. UNDERGROUND TELEPHONE LINE
 - EX. UTILITY POLE
 - PROP. OVERHEAD WIRE
 - PROP. LIGHT POLE
 - EX. ZONING LINE
 - EX. WOODS LINE
 - VEHICLE STACKING SPACE



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20020153-5
SCALE: 1"=200'

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 2326 SPARROWS POINT RD.
 - B. SITE AREA: 66,647 S.F. ± 1.53 AC. ±
 - C. ELECTION DISTRICT: 15
 - D. COUNCILMANIC DISTRICT: 7
 - E. ADC MAP: 91
 - F. CENSUS TRACT: 452100
 - G. TAX MAP: 0111
 - H. PARCEL: 0188
 - I. TAX ACCOUNT NO.: 15-1504002510
- ZONING-BR-AS
- ZONING MAP REFERENCE: 111B2
- FLOOR AREA RATIO/PERMITTED ≤2.0 PROVIDED = 0.082 (5,522 S.F. / 66,647 S.F.)
- EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: CONVENIENCE STORE WITH GASOLINE
- SETBACKS: (TO PROPERTY LINE)
 - FRONT ALONG MULTILANE ROADS: 30' REQUIRED, 115.0'± PROVIDED
 - FRONT ALONG OTHER RIGHT-OF-WAYS: 30' REQUIRED, 47.6'± PROVIDED
 - REAR: 30' REQUIRED, 30.50'± PROVIDED
 - CANOPY: 15' REQUIRED, 34.50'± PROVIDED
 - FUEL PUMPS ISLAND: 25' REQUIRED, 36.33'± PROVIDED
- LANDSCAPE SETBACKS: REQUIRED
 - ALONG NORTH POINT BOULEVARD: 10'
 - ALONG SPARROWS POINT ROAD: 10'
 - ALONG ADJOINING COMMERCIAL SITES: 6'
 - ALONG ADJOINING RESIDENTIAL: 15'
- HEIGHT REQUIREMENTS: NOT TO EXCEED 30'
PROPOSED BUILDING HEIGHT: C-STORE = 27'-10" 1/4"
CANOPY = 17'-0"
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITH ONE MILE OF THE SITE (SECTION 405.3 BCZR).
- THE SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

PARKING TABULATION CHART			
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
CONVENIENCE STORE	3,010	5/1,000 S.F.	16
WI GASOLINE			
MAXIMUM # EMPLOYEES ON SHIFT			2
ATM			1
VACUUM	1/VACUUM		1
GENERAL RETAIL STORE	2,490	5/1,000 S.F.	12
GRAND TOTAL BUILDING S.F.	5,125		
TOTAL PARKING REQUIRED			32
TOTAL PARKING PROVIDED (INCLUDE TWO HANDICAP SPACE)			32

SPECIAL EXCEPTION AREA

- FUEL SERVICE STATION (10 FUELING POSITIONS X 1,500 S.F.) = 15,000 S.F.
- CONVENIENCE STORE (4 X 3,010 S.F.) = 12,040 S.F.
- ATM MACHINE (1 ATM X 1,000 S.F.) = 1,000 S.F.
- CARRY OUT RESTAURANT (8 X 0 S.F.) = 0 S.F.
- REQUIRED TOTAL AREA = 28,040 S.F.
- PROVIDED TOTAL AREA = 66,647 S.F.

COMMERCIAL PERMIT HISTORY
NO COMMERCIAL PERMIT HISTORY. BUILDINGS AND PARKING PREDATE 1986.

ZONING HISTORY
CASE NO. 1986-0082-X - ORDER GRANTED A SPECIAL EXCEPTION FOR A TRUCK TERMINAL ON AUGUST 11, 1986.
CASE NO. R-1987-0456 - REZONING REQUEST FROM R.C.S TO BR WAS WITHDRAWN BY PETITIONER ON SEPTEMBER 18, 1987.

OWNER / CONTRACT SELLER

SGAS HOLDINGS LLC,
955 15TH STREET,
HERMOSA BEACH, CA 90254

DEVELOPER / CONTRACT PURCHASER

711
ONE ARTS PLAZA
1722 ROUTH STREET, SUITE 1000
DALLAS, TX 75201
TEL: (414) 924-9456

REASON FOR SPECIAL EXCEPTION AND SPECIAL HEARING

- SPECIAL EXCEPTION TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE AND A CONVENIENCE STORE HAVING A SALES AREA LARGER THAN 1,500 SQUARE FEET, AND CARRY-OUT RESTAURANT AS USES IN COMBINATION, PURSUANT TO BCZR SECTIONS 405.2.B.2, 405.4.E.1, AND 405.4.E.10

BENCHMARKS

STATION: 1433
ELEV. 617.43
DESCRIPTION: REBAR AND CAP LOCATED BETWEEN NORTH AND SOUTH BOUND LANES SOUTH OF NORTH SNYDER AVENUE.

PART OF LOTS 1-2
ANNIE E. SNYDER SUBDIVISION
P.B. WPC No. 4 F. 195

LANDS N/F
BENJAMIN FRANKLIN PACITTO SR.
& GLADYS IRENE PACITTO
L. 7653 F. 691
TM 111 10 132

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
SUSTAINABLE DESIGN
NEW YORK
NEW JERSEY
NEW MEXICO
NEW HAMPSHIRE
MASSACHUSETTS
CONNECTICUT
VIRGINIA
NORTH CAROLINA
SOUTH CAROLINA
FLORIDA
ALABAMA
LOUISIANA
MISSISSIPPI
ARKANSAS
OKLAHOMA
KANSAS
NEBRASKA
MINNESOTA
IOWA
MICHIGAN
INDIANA
ILLINOIS
OHIO
PENNSYLVANIA
DELAWARE
MARYLAND
DISTRICT OF COLUMBIA
WASHINGTON
MONTANA
WYOMING
UTAH
ARIZONA
IDAHO
NEVADA
CALIFORNIA
OREGON
WASHINGTON
ALASKA
HAWAII

REVISIONS			
REV	DATE	COMMENT	BY



PROJECT No.: MD152014
DRAWN BY: PAB
CHECKED BY: MDD
DATE: 07/15/15
SCALE: 1" = 20'
CAD ID: SED

PROJECT:
PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING
FOR
VERTICAL CONSTRUCTION MANAGEMENT "7-ELEVEN"
LOCATION OF SITE
2326 SPARROWS POINT ROAD
BALTIMORE COUNTY
EDGEMERE, MD

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

J.J. UCCIFERRO
PROFESSIONAL ENGINEER
MONT. LICENSE NO. 3004

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
1

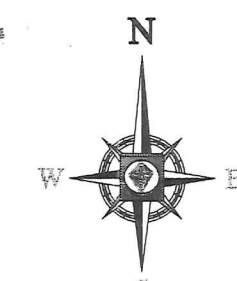
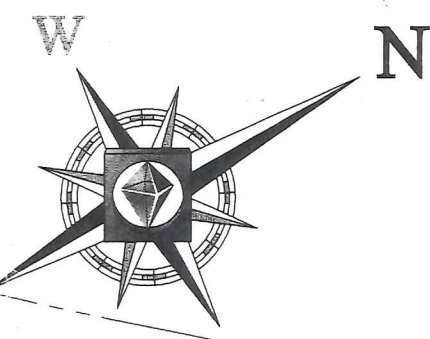
DESIGN & DRAWING BASED ON
MARYLAND CO-ORDINATE SYSTEM
HORIZONTAL NAD 83(1991)
VERTICAL NAVD 88

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
ARE NOT TO BE UTILIZED
FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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.
3004, EXPIRATION DATE 6/26/2016

LEGEND

	ASPHALT PAVING
	CONCRETE SIDEWALK
	CONCRETE PAVING
	AREA TO BE DEDICATED AS RIGHT-OF-WAY (8,286 S.F. OR 0.21 AC.)
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND GAS LINE
	EX. OVERHEAD WIRE
	EX. UNDER GROUND LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. UTILITY POLE
	PROP. OVERHEAD WIRE
	PROP. LIGHT POLE
	EX. ZONING LINE
	EX. WOODS LINE
	VEHICLE STACKING SPACE



LOCATION MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=200'



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN PERMITTING SERVICES
TRANSPORTATION SERVICES
NORTHERN VIRGINIA
PHILADELPHIA, PA
LEHIGH VALLEY, PA
REHOBOTH BEACH, DE
BALTIMORE, MD
NEW YORK, NY
NEW JERSEY
SOUTH FLORIDA

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 OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-287-7777) (VA 1-800-662-7011) (MD 1-800-297-7777) (DE 1-800-328-6655)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152014
DRAWN BY: PAB
CHECKED BY: MDD
DATE: 07/15/15
SCALE: 1" = 20'
CAD I.D.: SED

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING

VERTICAL CONSTRUCTION MANAGEMENT "7 - ELEVEN"

LOCATION OF SITE
2326 SPARROWS POINT ROAD
BALTIMORE COUNTY
EDGEMERE, MD



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



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

1

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 2326 SPARROWS POINT RD.
B. SITE AREA: 66,847 S.F. ±, 1.53 AC. ±
C. ELECTION DISTRICT: 15
D. COUNCILMANIC DISTRICT: 7
E. ADC MAP: 91
F. CENSUS TRACT: 452100
G. TAX MAP: 0111
H. PARCEL: 0188
I. TAX ACCOUNT NO.: 15-1504002510
- ZONING: BR-AS
- ZONING MAP REFERENCE: 111B2
- FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.082 (5,522 S.F. / 66,847 S.F.)
- EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: CONVENIENCE STORE WITH GASOLINE
- SETBACKS: (TO PROPERTY LINE)
FRONT ALONG MULTILANE ROADS: 50' REQUIRED, 115.01' PROVIDED
FRONT ALONG OTHER RIGHT-OF-WAYS: 65.87' (MAX.) REQUIRED, 201.50' PROVIDED
SIDE: 30' REQUIRED, 47.61' PROVIDED
REAR: 30' REQUIRED, 30.50' PROVIDED
CANOPY: 15' REQUIRED, 34.50' PROVIDED
FUEL PUMPS ISLAND: 25' REQUIRED, 36.33' PROVIDED
- LANDSCAPE SETBACKS: 10' REQUIRED, 10' PROVIDED
ALONG NORTH POINT BOULEVARD: 10' REQUIRED, 10' PROVIDED
ALONG SPARROWS POINT ROAD: 6' REQUIRED, 6' PROVIDED
ALONG ADJOINING COMMERCIAL SITES: 15' REQUIRED, 15' PROVIDED
ALONG ADJOINING RESIDENTIAL: 15' REQUIRED, 15' PROVIDED
- HEIGHT REQUIREMENTS: NOT TO EXCEED 30'
PROPOSED BUILDING HEIGHT: C-STORE = 27'-10", CANOPY = 17'-8"
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITH ONE MILE OF THE SITE (SECTION 405.3 BCZR).
- THE SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

PARKING TABULATION CHART

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.8A
CONVENIENCE STORE W/ GASOLINE	3,010	5/1,000 S.F.	16
MAXIMUM # EMPLOYEES ON SHIFT			2
ATM			1
VACUUM		1/VACUUM	1
GENERAL RETAIL STORE	2,490	5/1,000 S.F.	12
GRAND TOTAL BUILDING S.F.	5,125		
TOTAL PARKING REQUIRED			32
TOTAL PARKING PROVIDED (INCLUDE TWO HANDICAP SPACE)			32

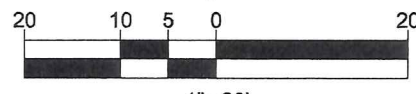
SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (10 FUELING POSITIONS X 1,500 S.F.)	= 15,000 S.F.
CONVENIENCE STORE (4 X 3,010 S.F.)	= 12,040 S.F.
ATM MACHINE (1 ATM X 1,000 S.F.)	= 1,000 S.F.
CARRY OUT RESTAURANT (6 X 0 S.F.)	= 0 S.F.
REQUIRED TOTAL AREA	= 28,040 S.F.
PROVIDED TOTAL AREA	= 66,847 S.F.

REASON FOR SPECIAL EXCEPTION AND SPECIAL HEARING

- SPECIAL EXCEPTION TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE AND A CONVENIENCE STORE HAVING A SALES AREA LARGER THAN 1,500 SQUARE FEET, AND CARRY-OUT RESTAURANT AS USES IN COMBINATION, PURSUANT TO BCZR SECTIONS 405.2.B.2, 405.4.E.1, AND 405.4.E.10

2016-0023-SPHX



THESE PLANS ARE FOR SPECIAL EXCEPTION AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, JOSEPH J. LOCIFERRO, 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. 38564, EXPIRATION DATE: 02/28/2016

OWNER / CONTRACT SELLER

SGAS HOLDINGS LLC,
955 15TH STREET
HERMOSA BEACH, CA 90254

DEVELOPER / CONTRACT PURCHASER

7-11
ONE ARTS PLAZA
1722 ROUTH STREET, SUITE 1000
DALLAS, TX 75201
TEL: (443) 924-8456

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83(1991) VERTICAL NAVD 83

COMMERCIAL PERMIT HISTORY

NO COMMERCIAL PERMIT HISTORY. BUILDINGS AND PARKING PREDATE 1986.

ZONING HISTORY

CASE NO. 1986-0082-X - ORDER GRANTED A SPECIAL EXCEPTION FOR A TRUCK TERMINAL ON AUGUST 11, 1986.

CASE NO. R-1987-0456 - REZONING REQUEST FROM R.C.S TO BR WAS WITHDRAWN BY PETITIONER ON SEPTEMBER 18, 1987.

BENCHMARKS

STATION: 1433
ELEV: 871.73
DESCRIPTION: REBAR AND CAP LOCATED BETWEEN NORTH AND SOUTH BOUND LANES SOUTH OF NORTH SNYDER AVENUE.

N 571.883.79
E 1,469,230.69

PART OF LOTS 1-2
ANNIE E. SNYDER SUBDIVISION
P.B. WPC No. 4 F. 195

LANDS N/F
BENJAMIN FRANKLIN PACITTO SR.
& GLADYS IRENE PACITTO
L. 7655 F. 691
TM 111 10 332

LOTS 3-4
ANNIE E. SNYDER SUBDIVISION
P.B. WPC No. 4 F. 195

LANDS N/F
BENJAMIN F. PACITTO, JR.
L. 12680 F. 331
TM 111 10 135

LOTS 5-6
ANNIE E. SNYDER SUBDIVISION
P.B. WPC No. 4 F. 195

LANDS N/F
THE FIRST CHRISTIAN CHURCH
OF EDGEMERE, INCORPORATED
L. 8761 F. 697
TM 111 10 135

LANDS N/F
JAMES H. WATERFIELD JR. AND
SHERRY L. WATERFIELD
L. 22432 F. 348
TM 111 10 135

LOTS 1-4
SPARROWS POINT MANOR
P.B. WPC No. 5 F. 82

LANDS N/F
LEONA RYCHTAR
AND JEAN GAINS
L. 17017 F. 251
TM 111 10 135

LOTS 5-8
SPARROWS POINT MANOR
P.B. WPC No. 5 F. 82

LANDS N/F
JRM PROPERTIES, LLC
L. 19974 F. 581
TM 111 10 260

LANDS N/F
PROVIDENT SAVINGS
BANK OF BALTIMORE
L. 5586 F. 520
TM 111 10 168

N02°46'03"W (M) 225.69' (R&M)
N02°52'49"W (R)