

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(4140 E. Joppa Road) *

11th Election District *

5th Council District *

John & Tom Properties, LLC, *

Koros, LLC, *Owners* *

J.C. Bar Properties, Inc., *Contract Purchaser* *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0110-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of John & Tom Properties, LLC, and Koros, LLC, legal owners and J.C. Bar Properties, Inc., contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window); and (2) to allow business parking in a residential zone (ROA). In addition, a Petition for Variance seeks to allow 137 off-street parking spaces in lieu of the required 165 parking spaces. An amended petition was submitted at the hearing (Exhibit 2), and it seeks variance relief from the RTA setback and buffer requirements. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1A - 1C.

Appearing at the public hearing in support of the requests was Joseph Ucciferro, Jason Mitchell, Dan Wallace, Eric McWilliams and Carol Wilson. David H. Karceski, Esq., and Adam Rosenblatt, Esq. represented the Petitioners. Richard Matz, a professional engineer, attended the hearing and indicated that his client owns commercial property which adjoins the subject property. Mr. Matz testified his client was concerned about a retaining wall which serves as a boundary between the two properties. The site plan was amended with a red lined note stating

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Date 2-3-16

By Sen

that the parties will cooperate during the construction phase of the project to agree upon a design for the new retaining wall to be constructed by Petitioners. Ex. 1A. No other protestants or interested citizens were in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review. That agency did not object to the parking variance request, but noted that Brookfield Road may need to be widened and an "adequate turnaround at the end may be required." According to the plan, Brookfield Road is a short, dead-end street which is nearly 50 ft. wide. Six single-family dwellings are situated on Brookfield Road, and witnesses stated that tractor trailers routinely use the street to make deliveries to the restaurant. As such, it is unclear at this juncture why the road would need to be widened; in any event, this issue is more appropriately addressed during development plan approval.

The subject property is approximately 2.821 acres and is zoned BL and ROA. The site is improved with three single family dwellings and a Double T Diner Restaurant. Ex. 1B. The Petitioners propose to raze the homes, relocate the restaurant on the site and construct a new CVS pharmacy. The property is located within the Perry Hall Design Review Area, which necessitated review by the Design Review Panel (DRP). The DRP reviewed the proposal in July and September, 2015 and approved the plans and a pattern book (Exhibit 5), as set forth in a memorandum dated November 24, 2015. (Exhibit 7). To accommodate the changes required by the DRP, Mr. Ucciferro (a professional engineer accepted as an expert) testified eight (8) parking spaces needed to be removed from the plan, and Mr. McWilliams (a registered landscape architect accepted as an expert) testified the schematic landscape plan (Ex. 10) was revised to increase the number of trees and other plantings, such that Petitioners will exceed significantly the requirements set forth in the Landscape Manual.

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SPECIAL HEARING

B.C.Z.R. §409.10.A does not specify the number of stacking spaces required for a drive-thru pharmacy. The regulation merely states that the number of required stacking spaces shall be “[a]s determined by the Zoning Commissioner.” Dan Wallace, who is employed by J.C. Bar Properties, testified he has been involved in the construction of numerous CVS stores, and that two stacking spaces would be sufficient. Similar testimony was presented by Mr. Ucciferro, who also opined that two stacking spaces would be sufficient, and that other drive-thru pharmacies in this area have a similar number of spaces. In light of this undisputed testimony this special hearing request will be granted.

The other special hearing request concerns business parking in a residential (ROA) zone. Mr. Ucciferro testified 14 parking spaces would be located in the ROA zone, and that there will be significant landscaping and buffering to screen the view from the dwellings located across Brookfield Road. In an email dated January 27, 2016 (a copy of which is included in the case file) Baltimore County Landscape Architect Jean Tansey reached a similar conclusion. Mr. Ucciferro opined the Petitioners satisfied both B.C.Z.R. §§409.8 and 502.1, and he did not believe the limited amount of parking in the ROA zone would have a detrimental impact on the residential properties. In light of this testimony, and considering that only 10% of the off-street parking provided on site would be located in the ROA zone, this request will also be granted.

VARIANCES

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

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By sen

Petitioners have met this test. The property is irregularly shaped and there is a significant grade change (i.e., as much as 30 feet) across the site. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty given they would be unable to redevelop the site as planned. Finally, I find that the variances 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 approval of the DRP and the lack of community or County opposition.

THEREFORE, IT IS ORDERED this 3rd day of **February, 2016**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window); and (2) to allow business parking for no more than fifteen (15) passenger vehicles in a residential zone (ROA), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow 137 off-street parking spaces in lieu of the required 165 parking spaces; and (2) to allow off-street parking spaces for no more than fifteen (15) passenger vehicles to be located a minimum of 20 ft. from a tract boundary and RTA buffer, in lieu of the required 75 ft. and 50 ft., respectively, 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

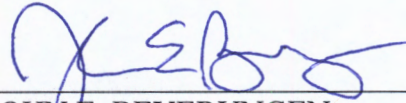
Date

2/3/16

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:slh

ORDER RECEIVED FOR FILING

Date

2/3/14

By

slh



KEVIN KAMENETZ
County Executive

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

February 3, 2016

David H. Karceski, Esq.
Adam Rosenblatt, Esq.
210 West Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2016-0110-SPHA
Property: 4140 E. Joppa Road

Dear Counsel:

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Richard E. Matz, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209



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 See Attached Sheets 1 and 2 which is presently zoned BL, ROA
Deed References: See Attached Sheets 1 and 2 10 Digit Tax Account # See Attached Sheets 1 and 2
Property Owner(s) Printed Name(s) See Attached Sheets 1 and 2

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

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

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

See Attached Sheet 3

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

3. ☒ a Variance from Section(s)

See Attached Sheet 4

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 bound 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:

See Attached Sheet 5

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

See Attached Sheet 6

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address

City

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dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2016-0110-SPHA

Filing Date

11/03/15

Do Not Schedule Dates:

Reviewer

AT

ORDER RECEIVED FOR FILING

Date

2/3/16

By

Sen

KOROS LLC

ATTACHMENT 1

TO PETITION FOR VARIANCE AND SPECIAL HEARING

**4140 E. JOPPA ROAD
TAX ACCOUNT #2300008225
DEED REF. 23295-658**

**9000 & 9006 BELAIR ROAD
TAX ACCOUNT #1119009475
DEED REF. 14662-100**

**9010 BELAIR ROAD
TAX ACCOUNT #1107016180
DEED REF. 24584-637**

**4133 BROOKFIELD ROAD
TAX ACCOUNT #1900011644
DEED REF. 31967-219**

**4135 BROOKFIELD ROAD
TAX ACCOUNT #1113021775
DEED REF. 31670-470**

JOHN and TOM PROPERTIES, LLC

ATTACHMENT 2

TO PETITION FOR VARIANCE and SPECIAL HEARING

**4137 BROOKFIELD ROAD
TAX ACCOUNT #1107029550
DEED REF. 31705-447**

KOROS LLC, JOHN and TOM PROPERTIES, LLC

ATTACHMENT 3

PETITION FOR SPECIAL HEARING

1. Special Hearing to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window), pursuant to Section 409.10.A of the Baltimore County Zoning Regulations ("BCZR").
2. Special Hearing to allow business parking in a residential zone (ROA), pursuant to BCZR Section 409.8.B.

KOROS LLC, JOHN and TOM PROPERTIES, LLC

ATTACHMENT 4

PETITION FOR VARIANCE

1. Variance from Section 409.6 of the Baltimore County Zoning Regulations ("BCZR") to allow 137 off-street parking spaces in lieu of the required 165 parking spaces.

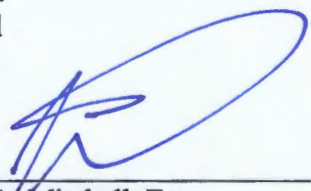
KOROS LLC, JOHN and TOM PROPERTIES, LLC

ATTACHMENT 5

PETITION FOR VARIANCE and SPECIAL HEARING

Contract Purchaser:

J.C. BAR Properties, Inc.
415 Fallow Field Road
Suite 301
Camp Hill, PA 17011
Phone: 717-761-7801

By: 

Jason A. Mitchell, Esq.

Title: Executive Vice President & General Counsel

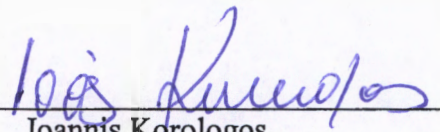
KOROS LLC, JOHN and TOM PROPERTIES, LLC

ATTACHMENT 6

PETITION FOR VARIANCE and SPECIAL HEARING

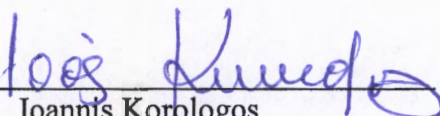
Legal Owners (Petitioners):

John and Tom Properties, LLC
6300 Baltimore National Pike
Catonsville, MD 21228-3901
Phone: (410) 215-7625

By: 
Ioannis Korologos

Title: Managing Member

Koros LLC
6300 Baltimore National Pike
Catonsville, MD 21228-3901
Phone: (410) 215-7625

By: 
Ioannis Korologos

Title: Managing Member

**ZONING PROPERTY DESCRIPTION FOR BELAIR ROAD AND
JOPPA ROAD (PARCELS 255, 330, 857, & 583)**

BEGINNING AT A POINT ON THE NORTH SIDE OF JOPPA ROAD, WHICH IS AN EXISTING VARIABLE WIDTH RIGHT OF WAY, A DISTANCE OF 69.80' NORTHWEST OF THE CENTERLINE OF BELAIR ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AND RUNNING:

1. SOUTH 86 DEGREES 49 MINUTES 00 SECONDS WEST 24.79 FEET TO A POINT, AND;
2. SOUTH 89 DEGREES 03 MINUTES 28 SECONDS WEST 10.66 FEET TO A POINT, AND;
3. WITH A CURVE HAVING A RADIUS OF 292.01 FEET AND AN ARC LENGTH OF 69.59 FEET (THE CHORD OF SAID ARC BEING SOUTH 81 DEGREES 08 MINUTES 44 SECONDS WEST 69.42 FEET) THENCE;
4. SOUTH 74 DEGREES 19 MINUTES 07 SECONDS WEST 129.72 FEET TO A POINT, AND;
5. NORTH 04 DEGREES 20 MINUTES 41 SECONDS WEST 160.42 FEET TO A POINT, AND;
6. SOUTH 85 DEGREES 37 MINUTES 06 SECONDS WEST 7.28 FEET TO A POINT, AND;
7. NORTH 29 DEGREES 53 MINUTES 46 SECONDS EAST 109.41 FEET TO A POINT, AND;
8. NORTH 61 DEGREES 32 MINUTES 41 SECONDS WEST 111.48 FEET TO A POINT, AND;
9. NORTH 29 DEGREES 48 MINUTES 11 SECONDS EAST 81.76 FEET TO A POINT, AND;
10. SOUTH 81 DEGREES 42 MINUTES 19 SECONDS EAST 384.58 FEET TO A POINT, AND;
11. SOUTH 81 DEGREES 42 MINUTES 19 SECONDS EAST 69.24 FEET TO A POINT, AND;
12. SOUTH 48 DEGREES 45 MINUTES 34 SECONDS EAST 56.60 FEET TO A POINT, AND;
13. SOUTH 00 DEGREES 52 MINUTES 07 SECONDS EAST 18.47 FEET TO A POINT, AND;
14. SOUTH 42 DEGREES 51 MINUTES 41 SECONDS WEST 14.00 FEET TO A POINT, AND;
15. SOUTH 54 DEGREES 10 MINUTES 14 SECONDS WEST 56.08 FEET TO A POINT, AND;
16. SOUTH 42 DEGREES 51 MINUTES 41 SECONDS WEST 186.74 FEET TO A POINT, AND;
17. SOUTH 63 DEGREES 06 MINUTES 45 SECONDS WEST 65.86 FEET TO THE POINT OF BEGINNING HEREOF.

CONTAINING 121,629 SQUARE FEET (2.79 ACRES) OF LAND, MORE OR LESS.
LOCATED IN THE 11TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

2016-0110-SPHA



Case No.: 2016-0110-SPHA

Exhibit Sheet

Petitioner/Developer

Protestants

ALW
2/3/16

No. 1	IA-1C Site plan	
No. 2	Amended zoning petition	
No. 3	Vacciferro CV	
No. 4	Photos	
No. 5	DRP Design Book	
No. 6	Perry Hall High School Alumni Assn-Letter	
No. 7	DRP Approval	
No. 8	Original DRP Plan	
No. 9	McWilliams CV	
No. 10	Schematic Landscape	
No. 11	Wilson CV	
No. 12	Parking Occupancy Study	

AMENDED 2/1/16



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: See Attached Sheets 1 and 2 which is presently zoned BL, ROA
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Contract Purchaser/Lessee:

See Attached Sheet 5

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner

David H. Karceski, Esquire

Name- Type or Print

Signature- Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

See Attached Sheet 6

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address

City

State

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410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0110-SPHA Filing Date 11/3/2015 Do Not Schedule Dates: _____ Reviewer: _____

REV. 10/4/11

PETITIONER'S

EXHIBIT NO. 2

KOROS LLC

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TAX ACCOUNT #2300008225
DEED REF. 23295-658**

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DEED REF. 14662-100**

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TAX ACCOUNT #1107016180
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PETITION FOR VARIANCE

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2. Variance from Sections 202.4.A and 1B01.1.B.1 of the BCZR to allow off-street parking spaces to be located a minimum of 20 feet from a tract boundary in lieu of the required 75 feet and to allow a minimum RTA buffer of 20 feet in lieu of the required 50 feet.

KOROS LLC, JOHN and TOM PROPERTIES, LLC

ATTACHMENT 5

PETITION FOR VARIANCE and SPECIAL HEARING

Contract Purchaser:

J.C. BAR Properties, Inc.
415 Fallow Field Road
Suite 301
Camp Hill, PA 17011
Phone: 717-761-7801

By: _____


Jason A. Mitchell, Esq.

Title: Executive Vice President & General Counsel

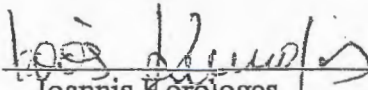
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ATTACHMENT 6

PETITION FOR VARIANCE and SPECIAL HEARING

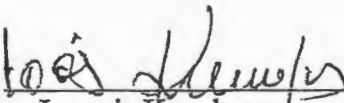
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Title: Managing Member

Koros LLC
6300 Baltimore National Pike
Catonsville, MD 21228-3901
Phone: (410) 215-7675

By: 
Ioannis Korologos

Title: Managing Member



BOHLERTM

ENGINEERING RESUME

901 Dulaney Valley Rd., Ste. 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

Joseph J. Ucciferro, P.E. Project Manager

EDUCATION:

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

PROJECT TESTIMONY:

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

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over twelve (12) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Merritt Pavilion – (Planned Unit Development) Dundalk
- Insurance Auto Auction – Rosedale and Dundalk (Special Exception and Variance)
- Shelter Development and YMCA (Planned Unit Development) – Catonsville
- Federal Realty – Flats at 703 (Towson Multi-family Development Plan)
- Federal Realty – Avenue at White Marsh PUD Refinement
- YMCA Development – (Development Plan) Towson
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Bank Projects (Bank of America, M&T Bank, PNC Bank, BB&T Bank)
- Multiple Fuel Service Station Projects (SMO, Wawa, Royal Farms)
- Multiple Pharmacy Projects

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Conference of Shopping Centers (ICSC)

PETITIONER' S

EXHIBIT NO. 3

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: November 24, 2015

FROM: Andrea Van Arsdale, Director
Department of Planning

SUBJECT: Design Review Panel - Approval

PROJECT NAME: CVS, Belair Road & Joppa Road

PROJECT: DRP # 567, ZAC# 16-110

PROJECT TYPE: Commercial, Perry Hall

MEETING DATE: September 9, 2015

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

David Martin, Mitch Kellman, Ed Hord, Melanie Moser, Richard Jones

PROJECT DESCRIPTION:

David Karceski, of Venable LLP, presented the project team to the Panel which included Dan Wallace, of J.C. Bar Properties, Eric McWilliams of Bohler Engineering and Gary Russell of NORR. The site is located at the northwest corner of Joppa and Belair Road and is approximately 2.821 acres zoned BL and ROA. The site is comprised of 6 parcels. Currently there is an existing Double T Diner on the site which has been established for 20 years and will be relocated on the site. The proposal consists of moving the diner and constructing a 13,281 SF CVS at the southwest corner of the property. The CVS will be constructed primarily in brick masonry with additional windows and detailing to address the street. There will be shared parking between the two buildings and access to the site will be via Brookfield Avenue and Joppa Road.

Due to the grades on the site, retaining walls will be needed along Belair Road, Brookfield Road, and along the adjacent property line to the west (Joppa Road). The Belair Road frontage will have a brick wall with wrought iron fencing along the top. There is an existing stream to the rear of the site, and the applicant is proposing bio-retention in that area of the site. Landscaping is proposed along the perimeter of the site as well as within the shared parking area. Along Belair Road, a hedgerow is proposed to enhance the retaining wall and screen the parking from the intersection. Prototypical CVS signage is proposed on the building and drive-thru area and a monument sign is proposed at the Belair and Joppa Road intersection.

The project was initially reviewed at the July 8, 2015 Design Review Panel Meeting and a subsequent review took place at the September 9th meeting. Mr. Hord made a motion to conditionally approve the project with the following comments to be addressed:

PETITIONER'S

EXHIBIT NO.



Subject: Approval (Design Review Panel)
Project name: CVS, Belair Road & Joppa Road

Project #: DRP 567

1. Study raising the grade at the diner location to create more visibility and reduce retaining wall heights
2. Provide pedestrian access at corner of Brookfield Road & Belair Road and study moving the proposed access closer to the corner of Joppa & Belair Road
3. Revise the landscape plan – address tree locations at the entry off of Joppa Road

Revisions are to be submitted to the Department of Planning for final review and approval. The motion was seconded by Ms. Moser and approved unanimously at 7:35 p.m.

DISPOSITION:

As of November 23, 2015 all revised plans have been submitted to the Department of Planning and final DRP approval has been granted. This project is also subject to a zoning hearing, ZAC# 16-110, whereby final approval is subject to an Administrative Law Judge decision.

KS:kp: File

c: DRP members in attendance
David Karceski, Venable LLP
Jason Mitchell, J.C. BAR Properties, Inc.
John and Tom Properties LLC, Property Owner
Koros LLC, Property Owner
Brandon Rowe, Bohler Engineering
Lawrence Stahl, Managing Administrative Law Judge

RESUME

Eric R. McWilliams, R.L.A.
Landscape Architect

EDUCATION:

Bachelor of Agricultural Business Management, Pennsylvania State University

PROJECT TESTIMONY:

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

EXPERIENCE:

Currently serves as a Landscape Architect in Bohler Engineering's Towson, Maryland Office. Experience includes over thirteen (13) years of design and project management. Primarily responsible for site planning, landscape plans, environmental design and project management for various commercial and residential developments. Areas of experience include site feasibility analysis and budgeting, environmental permitting, forest conservation, site layout and planning, zoning and subdivision ordinance review/interpretation, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, septic design, compliance/evaluations, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, gasoline service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes, residential subdivision and other related projects in municipalities in Maryland, Delaware and Pennsylvania.

PROFESSIONAL AFFILIATIONS:

- Maryland Registered Landscape Architect #3697
- Delaware Licensed Landscape Architect #S1-0000502

PETITIONER'S

EXHIBIT NO. 9



CARL WILSON, P.E., PTOE
Senior Project Manager



Merging Innovation and Excellence

"A Leader in Sustainable Transportation Solutions"

Carl Wilson is a professional traffic engineer who brings over 17 years of technical experience to The Traffic Group, Inc. His responsibilities with the firm include, but are not limited to, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, transportation planning, access/entrance permit coordination, and proposal preparation.

Mr. Wilson has managed projects throughout the State of Maryland and neighboring jurisdictions. Clients include many public entities such as the Maryland State Highway Administration and numerous private sector clients. Scopes of projects under Mr. Wilson's direction vary from analyses at a single intersection upward to the preparation of Interstate Access Point Approvals (IAPA), which involve study at numerous interchanges along a freeway corridor. Upon completion of traffic studies, Mr. Wilson is involved in the conceptual design of road improvements. In addition, he oversees the preparation of Traffic Signal Design Plans, Signing and Marking Plans, and Maintenance of Traffic (MOT) Plans that may be required.

Prior to joining The Traffic Group, Inc., Mr. Wilson worked as an engineer on many projects including long range planning for the MD 97/Randolph Road interchange. For approximately one year, Mr. Wilson worked on the Senior Engineering Staff at the Office of Traffic and Safety of the Maryland State Highway Administration. His duties included program management for the Candidate Safety Improvement Program and the Intersection Capacity Improvement Program.

Job History

2004 - Present

Senior Project Manager - The Traffic Group, Inc.

1999 - 2004

Traffic Engineer - Jacobs Civil, Inc.

Educational Background

- **Bachelor of Science in Civil Engineering**
University of Maryland, College Park
- **Master of Engineering**
University of Maryland, College Park

Affiliations

- Registered Professional Engineer (P.E.) - MD #29931
- Registered Professional Engineer (P.E.) - DE #15150
- Registered Professional Engineer (P.E.) - D.C. #901716
- Professional Traffic Operations Engineer (PTOE) - #1568
- LEED Green Associate - 10360613
- Associate Member, Institute of Transportation Engineers (ITE)
- American Society of Civil Engineers (ASCE)

Examples of places where Mr. Wilson has testified as an expert witness

MARYLAND

- Baltimore County - Zoning Hearing Examiner
- Baltimore County - Planning Board
- Calvert County - Planning Commission
- Carroll County - Board of Zoning Appeals
- Carroll County - Planning & Zoning Commission
- Charles County - Board of Appeals
- Howard County - Planning Board
- Montgomery County - Planning Board
- Montgomery County - Hearing Examiner
- Town of North East - Mayor & Town Commissioners
- Town of North East - Planning Commission
- Prince George's County - Zoning Hearing Examiner
- Rockville - Board of Appeals
- Rockville - Planning Commission
- Saint Mary's County - Planning Commission

DELAWARE

- Georgetown - Mayor & Town Council
- Georgetown - Planning Commission
- Middletown - Mayor & Town Council
- Middletown - Planning & Zoning Commission
- Sussex County - County Council
- Sussex County - Planning & Zoning Commission

WEST VIRGINIA

- Berkeley County - Planning Commission

PETITIONER' S

EXHIBIT NO.

10

CARL WILSON, P.E., PTOE
Senior Project Manager

Representative List of Mr. Wilson's Projects:

Residential

- Dellospidale Property – Anne Arundel County, MD
- The Estuary – Sussex County, DE
- Greenhill Farm Estates – Kent County, DE
- Homeland Property – Prince George's County, MD
- Weitz Manor – Baltimore County, MD

Commercial

- Arnold Property – Westminster, MD
- Bank of America – various locations
- ezStorage – various locations
- Sovereign Bank – City of Rockville, MD
- Church of Christ Properties – Kent County, DE
- Frederick County Public Schools Central Office Building - City of Frederick, MD
- Greensward Hamilton Property – Charles County, MD
- Jemal's Post – Prince George's County, MD
- Lowe's – North East, MD
- Middletown Walmart – Middletown, DE
- Northwest Hospital – Baltimore County, MD
- Prince William Gateway – Prince William County, VA

Institutions

- Army National Guard Readiness Center – Arlington County, VA
- Calvert Memorial Hospital – Calvert County, MD
- Fort Meade/NSA Campus – Anne Arundel County, MD
- Hood College – Frederick, MD
- The Pentagon – Arlington County, VA
- Montgomery County College – Rockville, MD

Schools

- Bel Pre Elementary School – Montgomery County, MD
- Bushy Park Elementary School – Howard County, MD
- Butterfly Ridge Elementary School – Frederick, MD
- Monocacy Valley Montessori School – Frederick, MD
- Northeastern Elementary School – Howard County, MD
- Wheaton High School – Montgomery County, MD
- Ducketts Lane Elementary School – Howard County, MD

Mixed Use

- Addison Row – Prince George's County, MD
- Cooper Property – Kent County, DE
- Courthouse Square, Martinsburg, WV
- Curtis Property – Howard County, MD
- Owings Mills Metro Station Redevelopment (Transit Oriented Development) – Baltimore County, MD
- Waldorf Crossing – Charles County, MD
- Westown Development – Middletown, DE

Public Sector Contracts/Projects

Anne Arundel County DPW&T – Traffic Engineering Services Contract

- Catherine Avenue at MD 177 – Intersection Analysis/Planning
- Whiskey Bottom Road at MD 198 – Intersection Analysis/Planning

Maryland State Highway Administration – Engineering Services, District 4

- Intersection Studies
- Traffic Safety Studies
- Traffic Signal Warrant Studies
- Highway Design Consultation
- Project Planning Consultation

MEMORANDUM

DATE: March 7, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0110-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 2016. 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

CASE NAME JC Bar Properties, Inc.
CASE NUMBER 2016-110-SPHAT
DATE 2/1/16

[illegible]

PLEASE PRINT CLEARLY

CASE NAME J C BAR PROPERTIES, INC.

CASE NUMBER 2016-110 SPHA

DATE FEB 1, 2016

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/27 email from Jeannette Tansey
11/14 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C11/18 DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

11/24 1/27
11/24 PLANNING
(if not received, date e-mail sent _____)
Design Review Panel (DRP)
STATE HIGHWAY ADMINISTRATIONNo Obj w/Comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/12/16

SIGN POSTING

Date:

1/12/16

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2300008225			
Owner Information					
Owner Name:		KOROS LLC		Use:	COMMERCIAL
Mailing Address:		6300 BALTIMORE NATIONAL PIKE BALTIMORE MD 21228-3901		Principal Residence:	NO
				Deed Reference:	/23295/ 00658
Location & Structure Information					
Premises Address:		4140 JOPPA RD 0-0000		Legal Description:	1.2138AC LTS 5,6&ADJ NS JOPPA RD 100 FT W BELAIR RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0072	0007	0857		0000	5 2016
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1999		5214			52,881 SF
					County Use
					06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		RESTAURANT			
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		781,100	781,100		
Improvements		1,233,700	1,274,000		
Total:		2,014,800	2,055,100	2,014,800	2,028,233
Preferential Land:		0			0
Transfer Information					
Seller: MARMARAS GEORGE/PEGGY		Date: 03/10/2000		Price: \$1,580,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23295/ 00658		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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					

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

[illegible]

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

January 28, 2016

John and Tom Properties LLC
Koros LLC
Ioannis Korologos
6300 Baltimore National Pike
Catonsville MD 21208

RE: Case Number 2016-0110 SPHA, Address: 4140 E Joppa Rd., 9000 & 9006 Belair Rd.
9010 Belair Rd, 4133 Brookfield Rd, 4135 Brookfield Rd

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 3, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J. C. BAR Properties, Inc., 415 Fallow Field Road, Suite. 301, Camp Hill, PA 17011
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 11/12/15

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

RE: Baltimore County
Item No. 2016-0110-SPHA
Special Hearing Variance
John and Tom Properties LLC, Koros LLC
4140 E. Joppa Road.

Dear Ms. Lewis:

★ Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0110-SPHA

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 – District 4
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

★ A District Office permit is required from SHA to close the existing entrance on US1 to this development.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: January 27, 2016

RECEIVED

FROM: Andrea Van Arsdale
Director, Department of Planning

JAN 28 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS OFFICE OF ADMINISTRATIVE HEARINGS
Case Number: 16-110

INFORMATION:

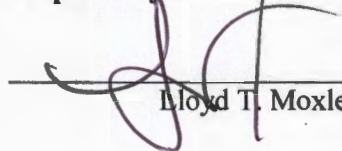
Property Address: Belair Road and Joppa Road
Petitioner: John and Tom Properties, LLC, Koros, LLC
Zoning: BL, ROA
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the amended petition requesting additional variance relief to allow off-street parking spaces to be located a minimum of 20' from a tract boundary and a residential transition area (RTA) buffer of 20' in lieu of the required 75' and 50' respectively. Other relief requested pursuant to the original petition remains the same.

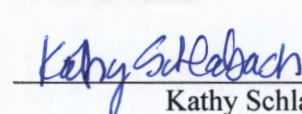
The Department also reviewed an amended site plan received 1/27/16 showing the addition of landscape screening in the area of the required RTA buffer and setbacks and has no objection to granting the petitioned zoning relief as requested by the amended petition. The Department defers to the recommendation of the Baltimore County Landscape Architect as to the sufficiency of the proposed landscape screening in support of the requested RTA variances.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Ngoné Seye Diop
David H. Karceski, Esquire, Venable, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County
Jeanette M. S. Tansey, R.L.A., Permits and Development Management

2-1 12/31
PP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: November 24, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-110

DEC 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: Belair Road and Joppa Road
Petitioner: John and Tom Properties, LLC, Koros, LLC
Zoning: BL, ROA
Requested Action: Special Hearing, Variance

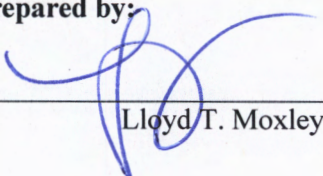
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Zoning Commissioner should approve two stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window) and to allow business parking in a residential zone and also the petition for a variance to permit 137 off-street parking spaces in lieu of the required 165 parking spaces.

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

A portion of the site is located in the Perry Hall Revitalization Area and as such was the subject of Design Review Panel (DRP) hearing # 567 held July 8 and September 9, 2015. The proposal was approved by the DRP on November 24, 2015. The part of the site zoned ROA is a current CZMP issue (5-020) requesting a change to BL zoning.

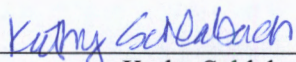
For further information concerning the matters stated herein, please contact Ngoné Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngoné Seye Diop
David H. Karceski, Esquire, Venable, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

JB 12-31
104m
PP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: November 24, 2015

FROM: Andrea Van Arsdale, Director
Department of Planning

SUBJECT: Design Review Panel - Approval

RECEIVED

PROJECT NAME: CVS, Belair Road & Joppa Road

NOV 25 2015

PROJECT: DRP # 567, ZAC# 16-110

OFFICE OF ADMINISTRATIVE HEARINGS

PROJECT TYPE: Commercial, Perry Hall

MEETING DATE: September 9, 2015

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

David Martin, Mitch Kellman, Ed Hord, Melanie Moser, Richard Jones

PROJECT DESCRIPTION:

David Karceski, of Venable LLP, presented the project team to the Panel which included Dan Wallace, of J.C. Bar Properties, Eric McWilliams of Bohler Engineering and Gary Russell of NORR. The site is located at the northwest corner of Joppa and Belair Road and is approximately 2.821 acres zoned BL and ROA. The site is comprised of 6 parcels. Currently there is an existing Double T Diner on the site which has been established for 20 years and will be relocated on the site. The proposal consists of moving the diner and constructing a 13,281 SF CVS at the southwest corner of the property. The CVS will be constructed primarily in brick masonry with additional windows and detailing to address the street. There will be shared parking between the two buildings and access to the site will be via Brookfield Avenue and Joppa Road.

Due to the grades on the site, retaining walls will be needed along Belair Road, Brookfield Road, and along the adjacent property line to the west (Joppa Road). The Belair Road frontage will have a brick wall with wrought iron fencing along the top. There is an existing stream to the rear of the site, and the applicant is proposing bio-retention in that area of the site. Landscaping is proposed along the perimeter of the site as well as within the shared parking area. Along Belair Road, a hedgerow is proposed to enhance the retaining wall and screen the parking from the intersection. Prototypical CVS signage is proposed on the building and drive-thru area and a monument sign is proposed at the Belair and Joppa Road intersection.

The project was initially reviewed at the July 8, 2015 Design Review Panel Meeting and a subsequent review took place at the September 9th meeting. Mr. Hord made a motion to conditionally approve the project with the following comments to be addressed:

Subject: Approval (Design Review Panel)

Project name: CVS, Belair Road & Joppa Road

Project #: DRP 567

1. Study raising the grade at the diner location to create more visibility and reduce retaining wall heights
2. Provide pedestrian access at corner of Brookfield Road & Belair Road and study moving the proposed access closer to the corner of Joppa & Belair Road
3. Revise the landscape plan – address tree locations at the entry off of Joppa Road

Revisions are to be submitted to the Department of Planning for final review and approval. The motion was seconded by Ms. Moser and approved unanimously at 7:35 p.m.

DISPOSITION:

As of November 23, 2015 all revised plans have been submitted to the Department of Planning and final DRP approval has been granted. This project is also subject to a zoning hearing, ZAC# 16-110, whereby final approval is subject to an Administrative Law Judge decision.

KS:kp: File

c: DRP members in attendance
David Karceski, Venable LLP
Jason Mitchell, J.C. BAR Properties, Inc.
John and Tom Properties LLC, Property Owner
Koros LLC, Property Owner
Brandon Rowe, Bohler Engineering
Lawrence Stahl, Managing Administrative Law Judge

BALTIMORE COUNTY, MARYLAND

RECEIVED

NOV 18 2015

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: November 18, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0110-SPHA
Address 4140 East Joppa Road
(Koros, LLC Property)

Zoning Advisory Committee Meeting of November 9, 2015.

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

Reviewer: Steve Ford

Date: 11-18-2015

2/1/16

Sherry Nuffer

From: John E. Beverungen
Sent: Wednesday, January 27, 2016 3:28 PM
To: Sherry Nuffer; Debra Wiley
Subject: FW: Case #2016-0110 - CVS/Double T Diner

Can you put this in the file (assuming we have it). When is this scheduled for hearing?

Thanks, John

From: Jeanette Tansey
Sent: Wednesday, January 27, 2016 1:58 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Case #2016-0110 - CVS/Double T Diner

Hello again, Judge -

After meeting with the attorney for the above case, I was advised that RTA setbacks and buffers are required for the business parking in the RO zone. My comment of November 16, 2015 said that parking setbacks should be enforced. At that time, I was referring to the 10' setback to public road rights-of-way and was unaware of the RTA requirement, which would require a 75' setback. I do not believe that a 75' setback would be reasonable or necessary in this particular instance. I have seen a plan showing the proposed planting within the 50' RTA buffer and believe that it would provide adequate screening for the adjacent residences across Brookfield Road.

I hope this helps clarify my landscape comments. Thank you.

Jeanette M. S. Tansey, R.L.A.
Project Manager, Baltimore County
Permits, Approvals & Inspections
Development Plans Review
111 W. Chesapeake Ave., Room 119
Towson, MD 21204

410-887-3751
jtansey@baltimorecountymd.gov

RECEIVED

BALTIMORE COUNTY, MARYLAND

FEB 01 2016

INTEROFFICE CORRESPONDENCE

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 9, 2015
Item No. 2016-0110; Amended Comments

DATE: January 29, 2016

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

Parking setbacks and landscape screening requirements should be enforced to mitigate effects on adjacent residences.

The existing site has 110+ parking spaces. The widening of Brookfield Road and construction of an adequate turnaround at the end may be required. After review of a parking study recently received, we have no objection to the request for parking variance.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0110-AMENDED COMMENT-01292016-11022015.doc

Debra Wiley

From: Julie Sanders
Sent: Friday, January 29, 2016 4:22 PM
To: John E. Beverungen; Debra Wiley
Subject: Item No. 2016-0110; Amended Comments
Attachments: 201601291619.pdf

RECEIVED

FEB 01 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Please see attached.

RECEIVED

FEB 01 2016

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 9, 2015
Item No. 2016-0110

DATE: November 16, 2015

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

Parking setbacks and landscape screening requirements should be enforced to mitigate effects on adjacent residences.

The existing site has 110+ parking spaces. We have to assume that the owners of the restaurant built that many spaces out of necessity. Adding another use and then not providing the minimum on-site parking will result in customers parking on Brookfield Road. The temptation to park on both sides of Brookfield Road will be increased when the restaurant is moved closer to it. Posting no-parking signs will only result in enforcement issues. We therefore oppose granting the requested parking variance.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0110-110⁹22015.doc

BALTIMORE COUNTY, MARYLAND

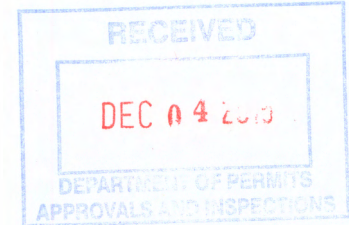
INTER-OFFICE MEMORANDUM

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

DATE: November 24, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-110



INFORMATION:

Property Address: Belair Road and Joppa Road
Petitioner: John and Tom Properties, LLC, Koros, LLC
Zoning: BL, ROA
Requested Action: Special Hearing, Variance

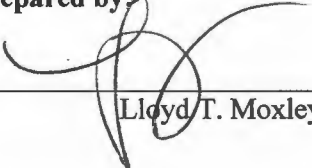
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The Department has no objection to granting the petitioned zoning relief.

A portion of the site is located in the Perry Hall Revitalization Area and as such was the subject of Design Review Panel (DRP) hearing # 567 held July 8 and September 9, 2015. The proposal was approved by the DRP on November 24, 2015. The part of the site zoned ROA is a current CZMP issue (5-020) requesting a change to BL zoning.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Ngoné Seye Diop
David H. Karceski, Esquire, Venable, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County



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 3885754

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:

Jan 12, 2016

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 2016-0110-SPHA; N/s Joppa Road, N/w corner of E. Joppa Road and Belair Road 11th Election District, 5th Councilmanic District; Legal Owners: John & Tom Properties, LLC, Koros, LLC; Contract Purchaser/Lessee: J.C. BAR Properties, Inc.

The Petitioner is seeking a Special Hearing to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window), pursuant to Section 409.10.A of the Baltimore County Zoning Regulations ("BCZR") and to allow business parking in a residential zone (ROA), pursuant to BCZR Section 409.8.B. Variance from Section 409.6 of the Baltimore County Zoning Regulations ("BCZR") to allow 137 off-street parking spaces in lieu of the required 165 parking spaces; and from Sections 202.4.A and 1B01.1.B.1 of the BCZR to allow off-street parking spaces to be located a minimum of 20 feet from a tract boundary in lieu of the required 75 feet and to allow a minimum RTA buffer of 20 feet in lieu of the required 50 feet.

Hearing: Monday, February 1, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 W. Chesapeake Avenue, Towson, MD 21204

1/722 Jan. 12 3885754

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING**2016-0110-SPHA****RE: Case No.:** _____**Petitioner/Developer:** _____**John & Tom Properties, LLC, Koros, LLC
J.C. BAR Properties, Inc.****February 1, 2016****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: _____****4140 E. Joppa Road**

_____**January 12, 2016****The sign(s) were posted on _____
(Month, Day, Year)****Sincerely,****January 12, 2016****(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)**

ZONING NOTICE

CASE # **2016-0110-SPHA** (Continued) (1)

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING

PLACE: **105 W. CHESAPEAKE AVE, TOWSON MD 21204**

DATE AND TIME: **Monday, February 1, 2016 at 1:30 p.m.**

REQUEST: Regulations ("BCZR") to allow 137 off-street parking spaces in lieu of the required 165 parking spaces; and from Sections 202.4.A and 1B01.I.B.I of the BCZR to allow off-street parking spaces to be located a minimum of 20 feet from a tract boundary in lieu of the required 75 feet and to allow a minimum RTA buffer of 20 feet in lieu of the required 50 feet.

REPRESENTATIVES ONLY TO BE ATTENDED BY THE PROPERTY OWNER AND ONE REPRESENTATIVE ONLY TO BE ATTENDED BY THE PROPERTY OWNER AND ONE REPRESENTATIVE ONLY

120001 BODILY INJURY AND PROPERTY DAMAGE, DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # **2016-0110-SPHA**

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING

PLACE: **105 W. CHESAPEAKE AVE, TOWSON MD 21204**

DATE AND TIME: **Monday, February 1, 2016 at 1:30 p.m.**

REQUEST: *Special Hearing* to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window); pursuant to Section 409.10.A of the Baltimore County Zoning Regulations ("BCZR") and to allow business parking in a residential zone (ROA), pursuant to BCZR Section 409.8.B. Variance from Section 409.6 of the Baltimore County Zoning

REPRESENTATIVES ONLY TO BE ATTENDED BY THE PROPERTY OWNER AND ONE REPRESENTATIVE ONLY TO BE ATTENDED BY THE PROPERTY OWNER AND ONE REPRESENTATIVE ONLY

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 12, 2016 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6271

NOTICE OF ZONING HEARING

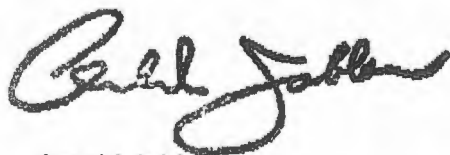
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0110-SPHA

4140 E. Joppa Road
N/s Joppa Road, N/w corner of E. Joppa Road and Belair Road
11th Election District – 5th Councilmanic District
Legal Owners: John & Tom Properties, LLC, Koros, LLC
Contract Purchaser/Lessee: J.C. BAR Properties, Inc.

Special Hearing to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window), pursuant to Section 409.10.A of the BCZR; to allow business parking in a residential zone (ROA) pursuant to Section 409.8.B, BCZR. **Variance** to allow 137 off-street parking spaces in lieu of the required 165 parking spaces.

Hearing: Monday, February 1, 2016 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.



KEVIN KAMENETZ
County Executive

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

December 14, 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: 2016-0110-SPHA

4140 E. Joppa Road

N/s Joppa Road, N/w corner of E. Joppa Road and Belair Road

11th Election District – 5th Councilmanic District

Legal Owners: John & Tom Properties, LLC, Koros, LLC

Contract Purchaser/Lessee: J.C. BAR Properties, Inc.

Special Hearing to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window), pursuant to Section 409.10.A of the BCZR; to allow business parking in a residential zone (ROA) pursuant to Section 409.8.B, BCZR. **Variance** to allow 137 off-street parking spaces in lieu of the required 165 parking spaces.

Hearing: Monday, February 1, 2016 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 Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
John & Tom Prop., LLC, 6300 Baltimore National Pike, Catonsville 21228
Koros, LLC, 6300 Baltimore National Pike, Catonsville 21228
J.C. BAR Prop., Inc., 415 Fallow Field Road, Ste. 301, Camp Hill PA 17011

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 12, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 10, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenfelt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6271

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: 2016-0110-SPHA

4140 E. Joppa Road
N/s Joppa Road, N/w corner of E. Joppa Road and Belair Road
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Legal Owners: John & Tom Properties, LLC, Koros, LLC
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Special Hearing to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window), pursuant to Section 409.10.A of the BCZR; to allow business parking in a residential zone (ROA) pursuant to Section 409.8.B, BCZR. **Variance** to allow 137 off-street parking spaces in lieu of the required 165 parking spaces.

Hearing: Thursday, December 31, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

November 16, 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: 2016-0110-SPHA

4140 E. Joppa Road

N/s Joppa Road, N/w corner of E. Joppa Road and Belair Road

11th Election District – 5th Councilmanic District

Legal Owners: John & Tom Properties, LLC, Koros, LLC

Contract Purchaser/Lessee: J.C. BAR Properties, Inc.

Special Hearing to confirm that 2 stacking spaces are required for the drive-through facility for a drug store (not including the space next to the transaction window), pursuant to Section 409.10.A of the BCZR; to allow business parking in a residential zone (ROA) pursuant to Section 409.8.B, BCZR. **Variance** to allow 137 off-street parking spaces in lieu of the required 165 parking spaces.

Hearing: Thursday, December 31, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
John & Tom Prop., LLC, 6300 Baltimore National Pike, Catonsville 21228
Koros, LLC, 6300 Baltimore National Pike, Catonsville 21228
J.C. BAR Prop., Inc., 415 Fallow Field Road, Ste. 301, Camp Hill PA 17011

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 11, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
4140 East Joppa Road; N/S Joppa Road, NW * OF ADMINISTRATIVE
corner of E. Joppa Road & Belair Road *
11th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): John & Tom Properties LLC * BALTIMORE COUNTY
and Koros LLC *
Contract Purchaser(s): J.C. Bar Properties Inc *
Petitioner(s) * 2016-110-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

NOV 10 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 10th day of November, 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/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:

2016-0110-SPHA

Petitioner:

J.C. Bar Properties, Inc.

Address or Location:

4140 E. Joppa Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Adam Rosablatt

Address:

Venable LLP

210 W. Pennsylvania Ave, Ste 500

Towson, MD 21204

Telephone Number:

410-494-6271

David H. Karceski

T 410.494.6285

F 410.821.0147

dhkarceski@venable.com

November 24, 2015

Hand-Delivered

Mr. Arnold Jablon, Director
Baltimore County Department of Permits,
Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Case No.: 2016-110-SPHA**
4140 East Joppa Road
N/S Joppa Road, N/W Corner of East Joppa Road and Belair Road
11th Election District, 5th Councilmanic District

Dear Mr. Jablon:

This firm represents J.C. BAR Properties, Inc., petitioner and contract purchaser of the above-referenced property. My client is in receipt of the Notice of Zoning Hearing issued in Case No. 2016-110-SPHA and respectfully requests a postponement of the public hearing scheduled for Thursday, December 31, 2015. The reason for the request is my client is not available to attend the hearing, and I have long standing plans to be in New Jersey for the holidays.

I appreciate your consideration of this request.

Very truly yours,

David H. Karceski

DHK/dj

cc: Mr. Dan Wallace



My Neighborhood 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 any obligation or liability for damages, including but not limited to, actual, special, and consequential damages, attorney's fees, and other expenses, and costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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2016-0110-SPHA



My Neighborhood 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, consequential and other damages, attorneys' fees, and costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

2016 0110 - PHA



Baltimore County
Design Review Panel
September 9, 2015

CVS/pharmacy
Belair Road & Joppa Road
Submitted by:
J.C. Bar Properties, Inc

PETITIONER'S

EXHIBIT NO.

5

Development Team

Developer/Applicant:

J.C. Bar Properties, Inc

Urban Design/Landscape Architecture:

Bohler Engineering

Civil Engineering:

Bohler Engineering

Architecture:

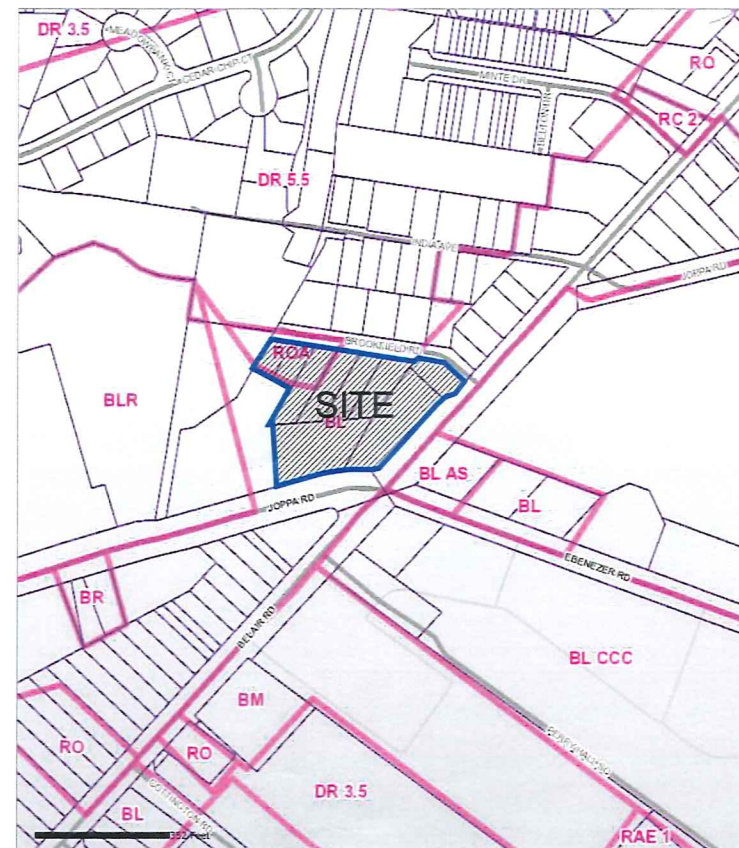
NORR



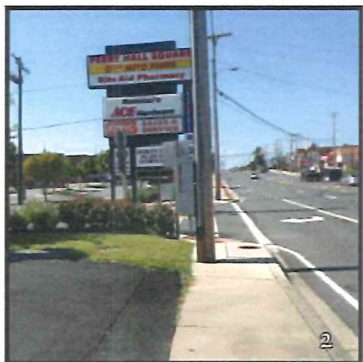
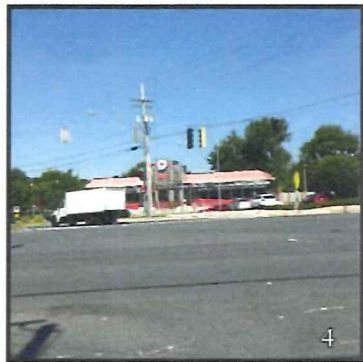
CVS/pharmacy

Project Description & Zoning Map

The Property consists of six parcels totaling approximately 2.821 acres of land zoned BL and ROA and located within the Perry Hall Design Review Area. The Property is currently improved with a one-story commercial building and associated off-street surface parking spaces on which the Double T Diner has operated for over twenty years. The Applicant intends to relocate the Double T Diner building to the northeast corner of the Property and to construct a 13,281 square foot building for CVS at the southwest corner of the Property.



Context Photos



SITE CONTEXT
CVS - E JOPPA ROAD AND BELAIR ROAD
NOTTINGHAM, MARYLAND



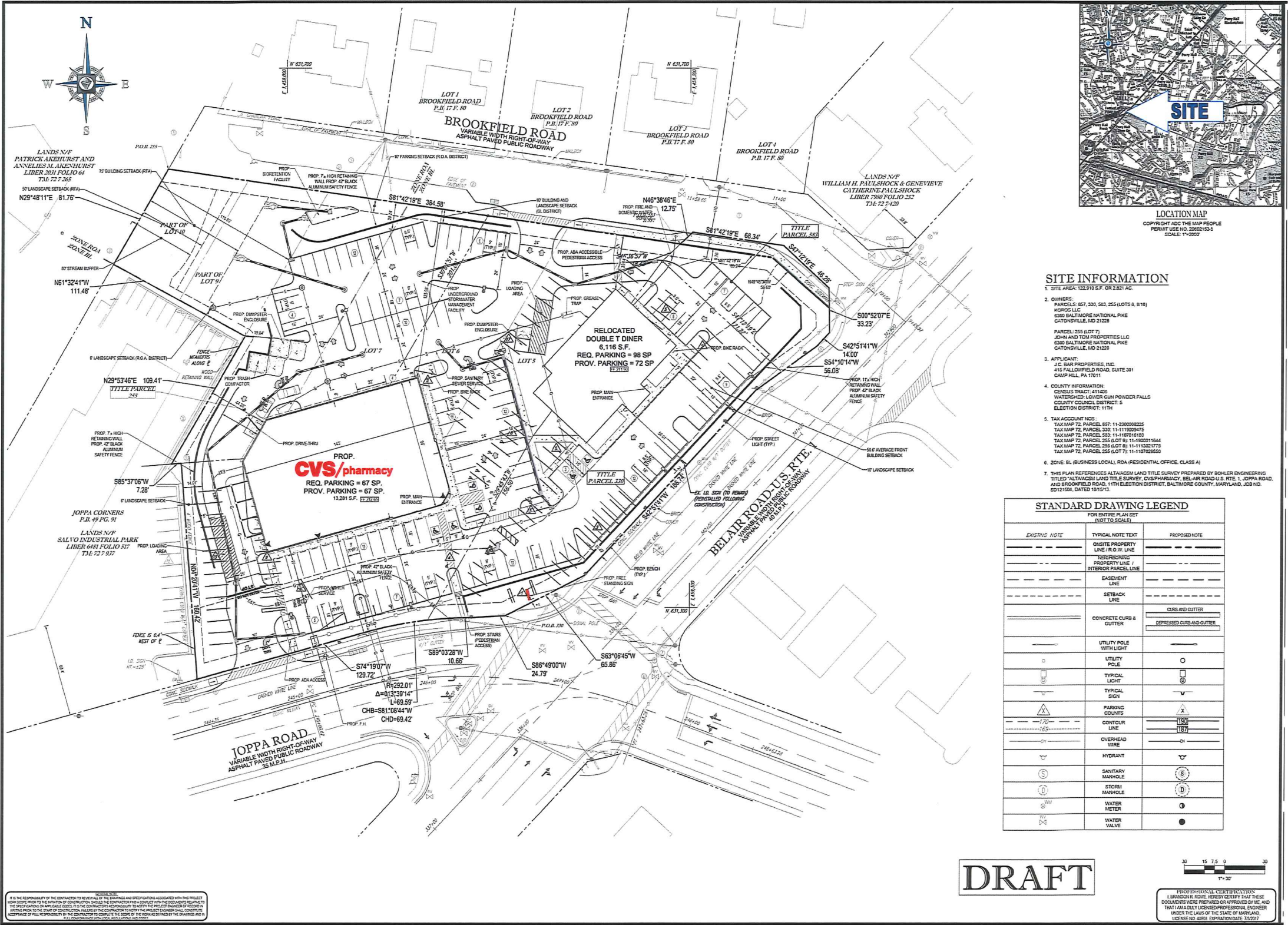
AUGUST 24, 2015

MD121504

CVS/pharmacy



Site Plan



Site Perspective

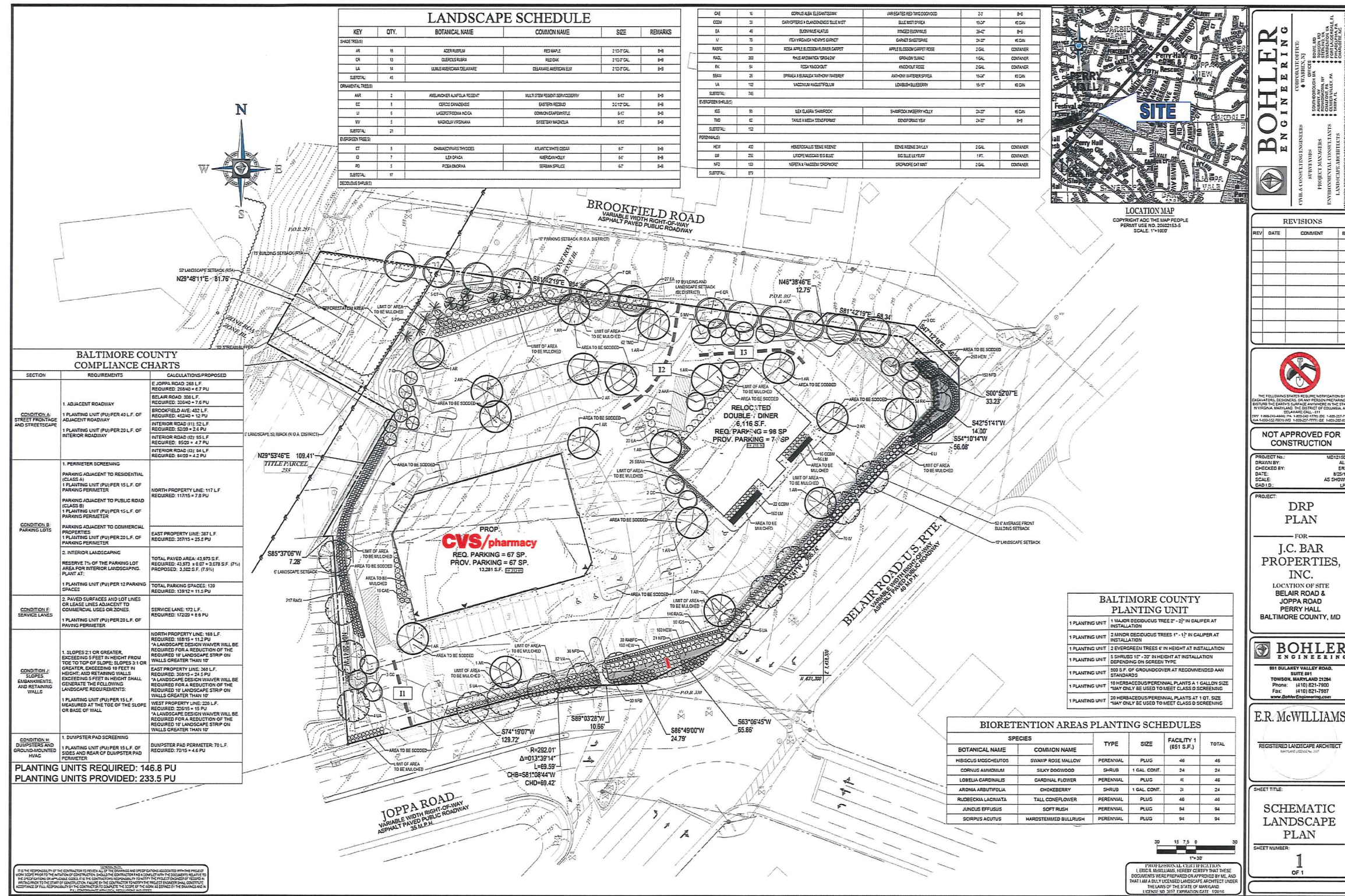


BEFORE



PROPOSED RENDERING FROM INTERSECTION OF BEL-AIR ROAD AND JOPPA ROAD LOOKING NORTH

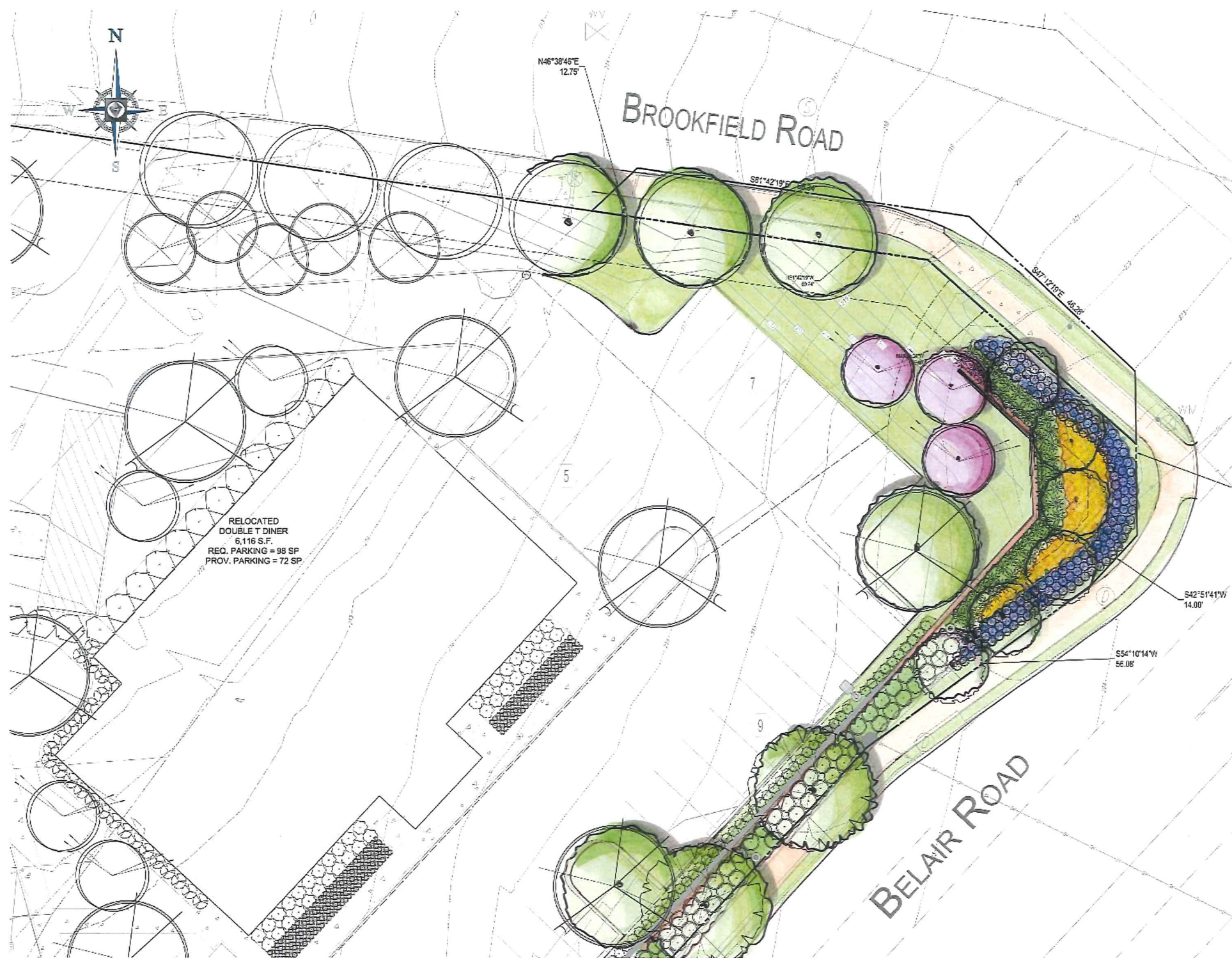
Schematic Landscape Plan



Site Rendering



Detailed Illustrative Plan



CATMINT

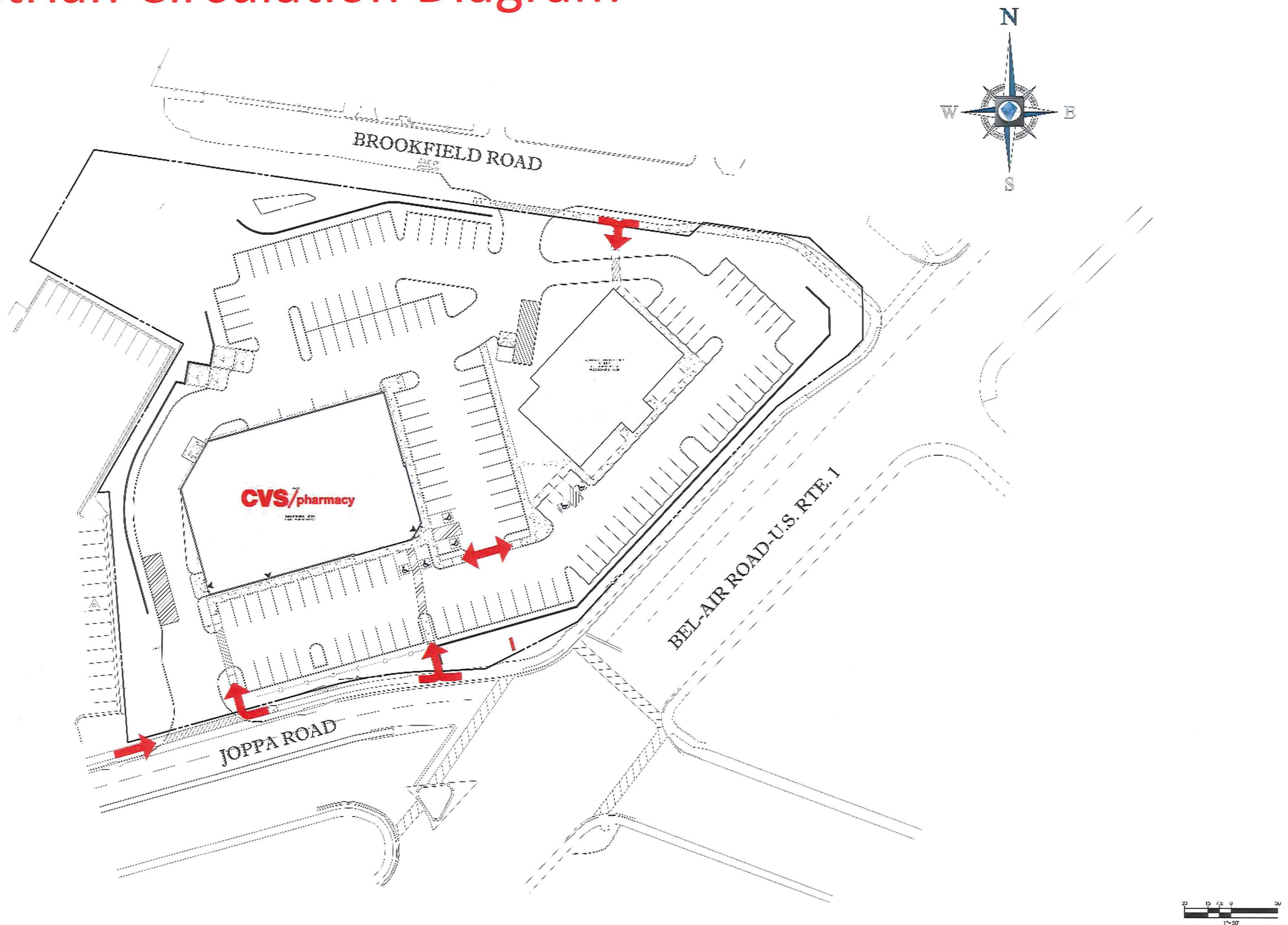


HAPPY RETURNS DAYLILY

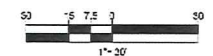
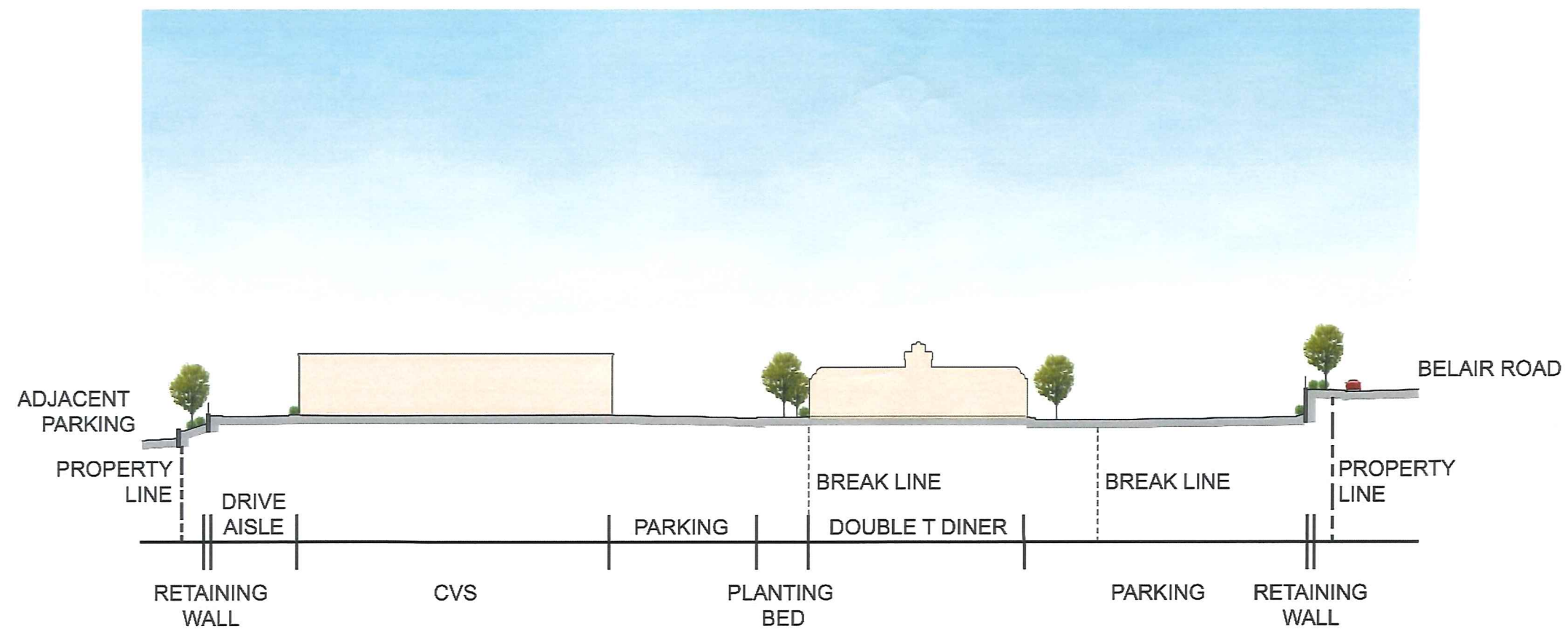
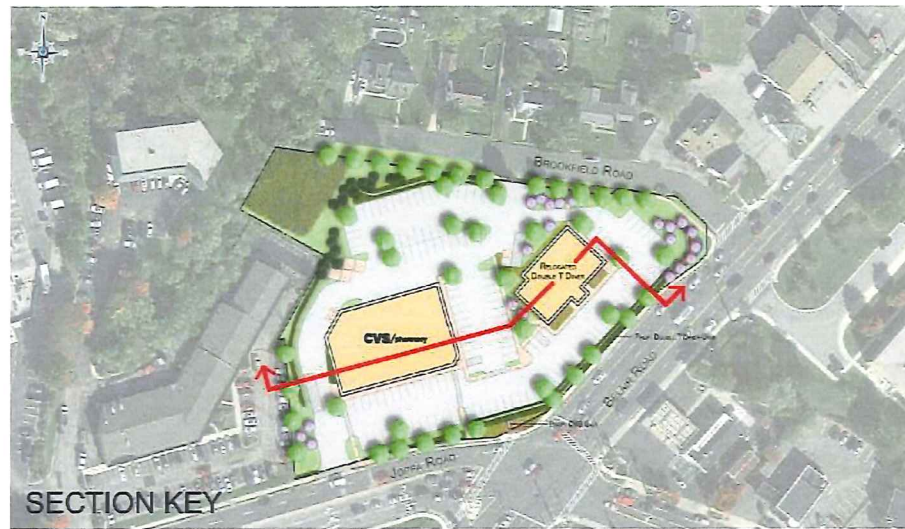


ACOMA WHITE CRAPEMYRTLE

Pedestrian Circulation Diagram

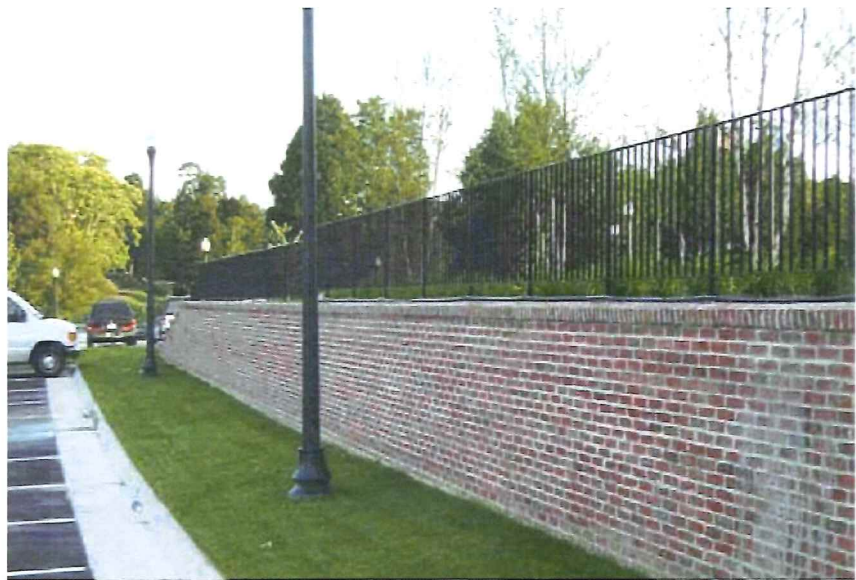


Site Cross Section

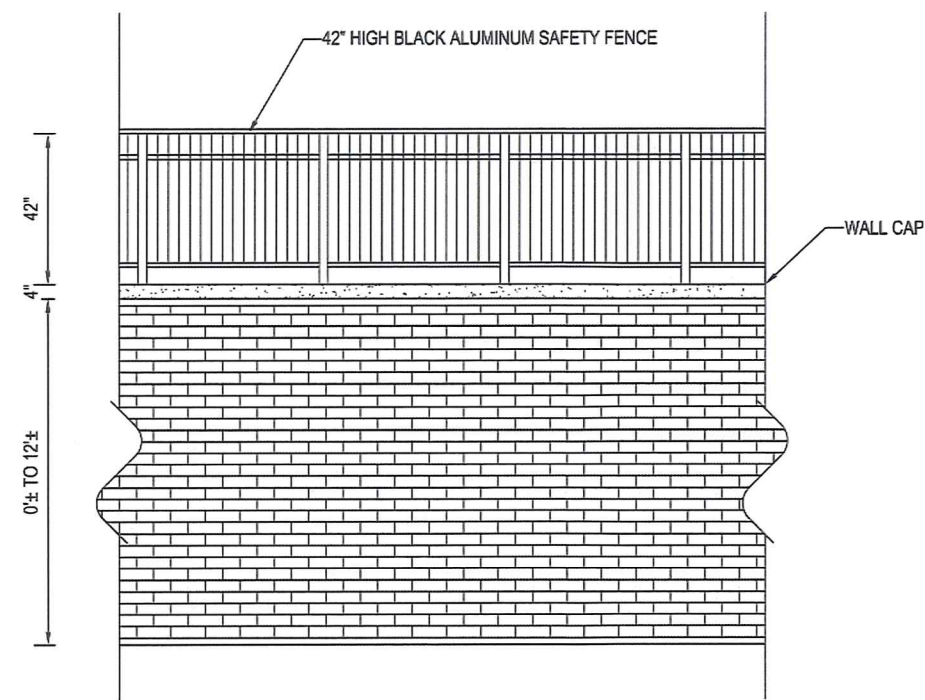


CVS/pharmacy

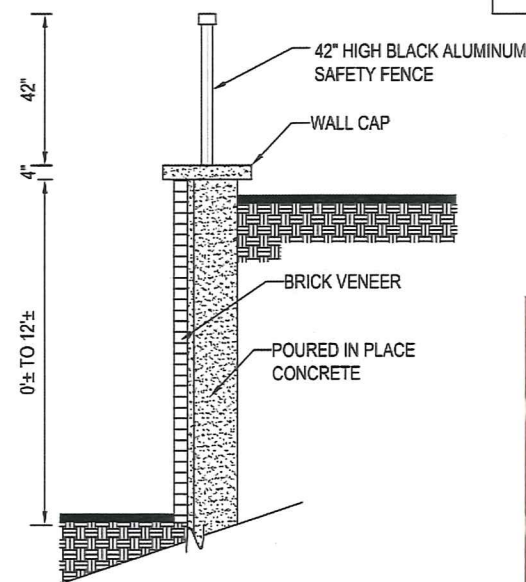
Retaining Wall



BRICK WALL WITH FENCE EXAMPLE

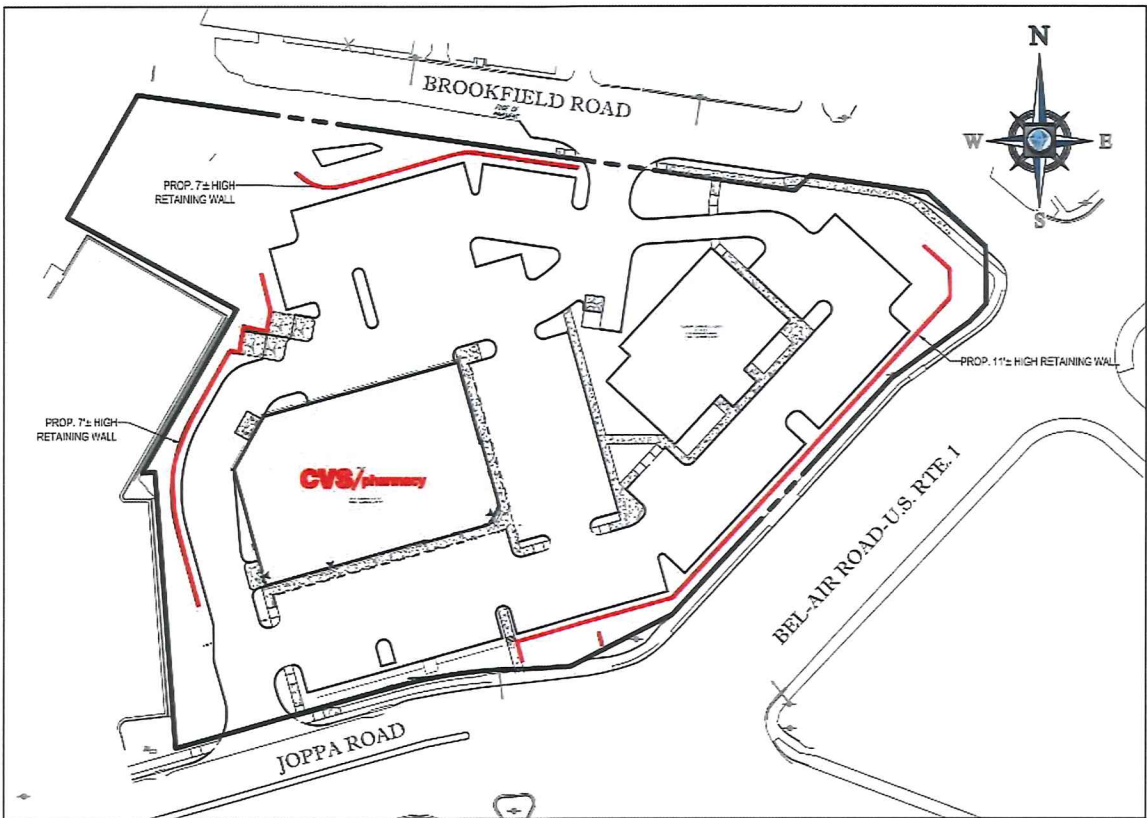


TYPICAL FACE VIEW



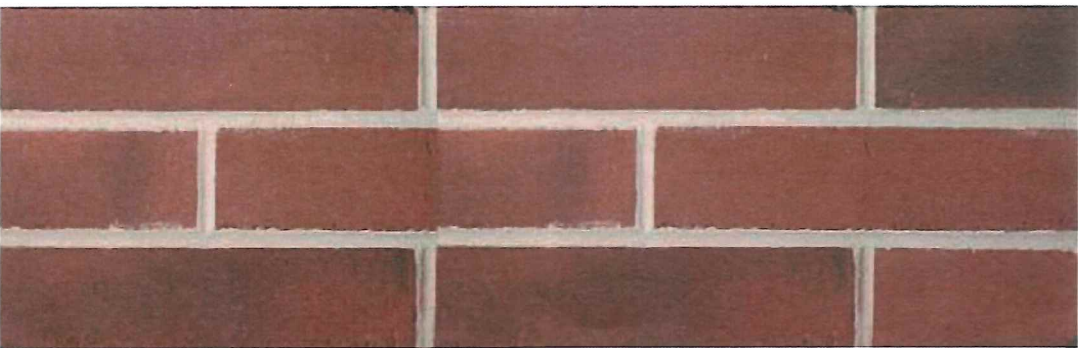
*NOTE: STRUCTURAL DESIGN TO BE COMPLETED BY STRUCTURAL ENGINEER

TYPICAL SECTION VIEW



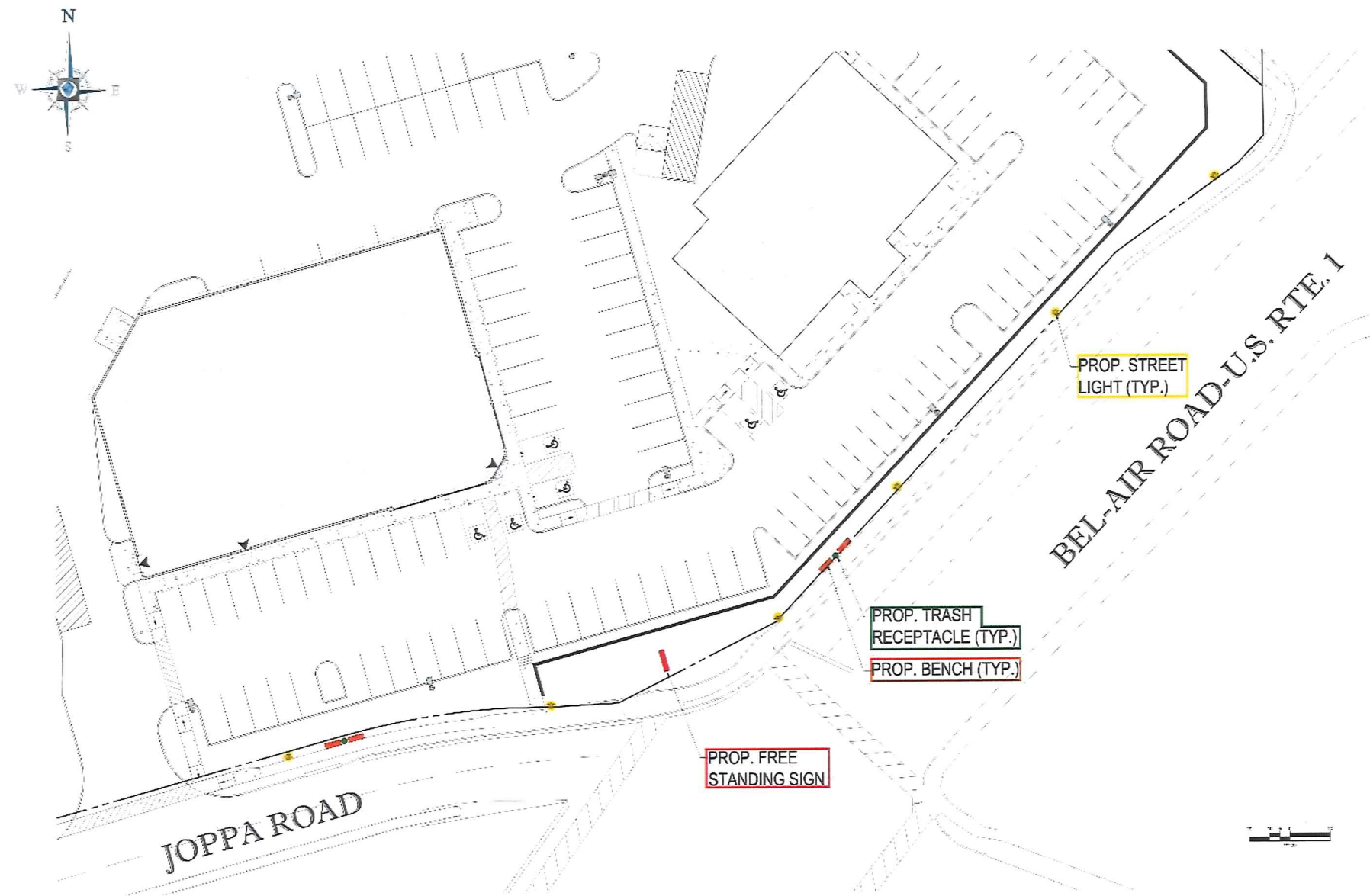
PLAN VIEW

SCALE: 1"=100'



HERITAGE BLEND BRICK VENEER

Site Amenities

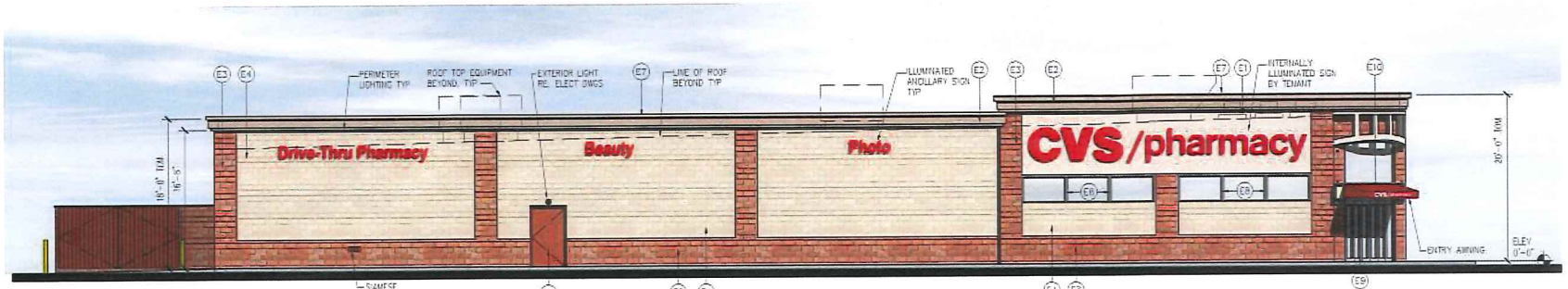


CVS/pharmacy

CVS Prototypical Elevation



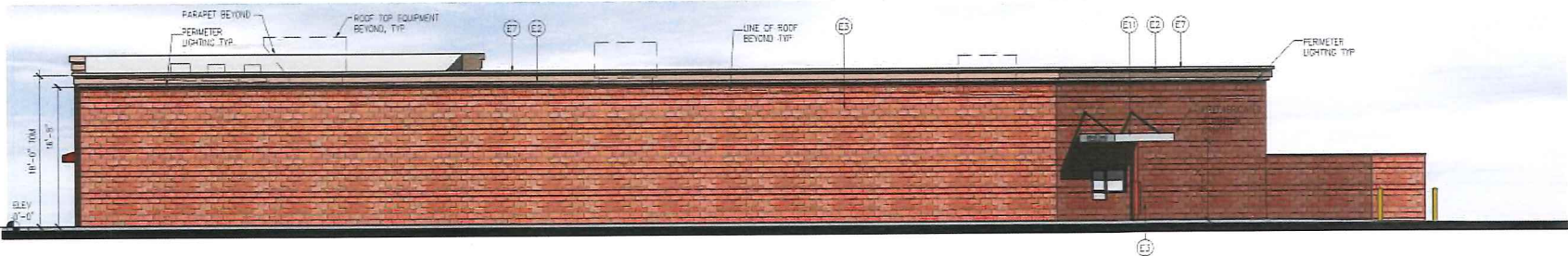
Towson, MD



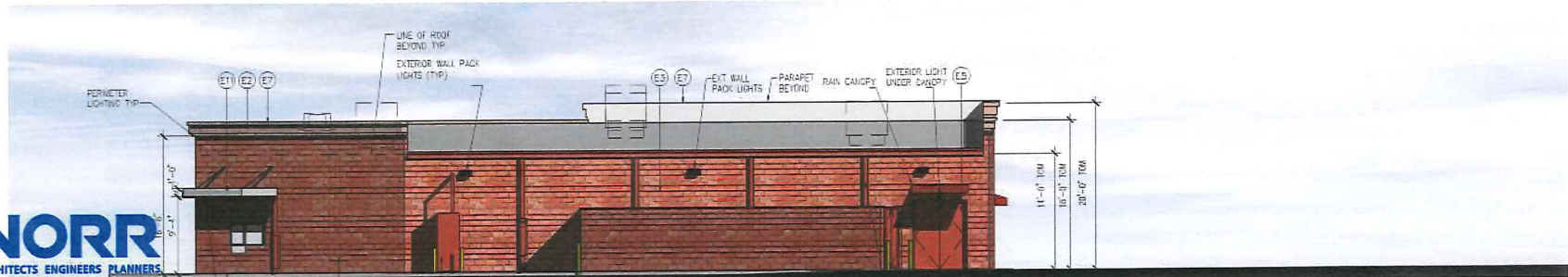
LEFT SIDE ELEVATION
SCALE: 1/8"



FRONT ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEVATION
SCALE: 1/8"



REAR ELEVATION
SCALE: 1/8"

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com

CVS Building Elevations

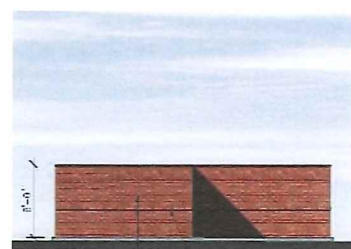
EXTERIOR FINISH SCHEDULE				
NO.	ITEM DESCRIPTION	UNIT	QUANTITY	REMARKS
1	GRAVEL	CU YD	10.00	FOR DRIVE
2	CONCRETE	CU YD	10.00	FOR DRIVE
3	PAVING	CU YD	10.00	FOR DRIVE
4	PAVING	CU YD	10.00	FOR DRIVE
5	PAVING	CU YD	10.00	FOR DRIVE
6	PAVING	CU YD	10.00	FOR DRIVE
7	PAVING	CU YD	10.00	FOR DRIVE
8	PAVING	CU YD	10.00	FOR DRIVE
9	PAVING	CU YD	10.00	FOR DRIVE
10	PAVING	CU YD	10.00	FOR DRIVE
11	PAVING	CU YD	10.00	FOR DRIVE
12	PAVING	CU YD	10.00	FOR DRIVE
13	PAVING	CU YD	10.00	FOR DRIVE
14	PAVING	CU YD	10.00	FOR DRIVE
15	PAVING	CU YD	10.00	FOR DRIVE
16	PAVING	CU YD	10.00	FOR DRIVE
17	PAVING	CU YD	10.00	FOR DRIVE
18	PAVING	CU YD	10.00	FOR DRIVE
19	PAVING	CU YD	10.00	FOR DRIVE
20	PAVING	CU YD	10.00	FOR DRIVE
21	PAVING	CU YD	10.00	FOR DRIVE
22	PAVING	CU YD	10.00	FOR DRIVE
23	PAVING	CU YD	10.00	FOR DRIVE
24	PAVING	CU YD	10.00	FOR DRIVE
25	PAVING	CU YD	10.00	FOR DRIVE
26	PAVING	CU YD	10.00	FOR DRIVE
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DUMPSTER ELEVATIONS
SCALE: 1/8"=1'-0"



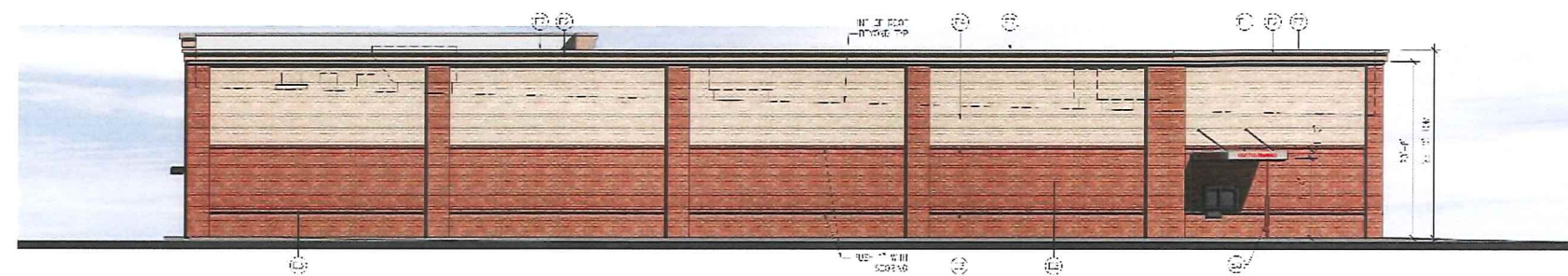
DUMPSTER ELEVATIONS
SCALE: 1/4"=1'-0"



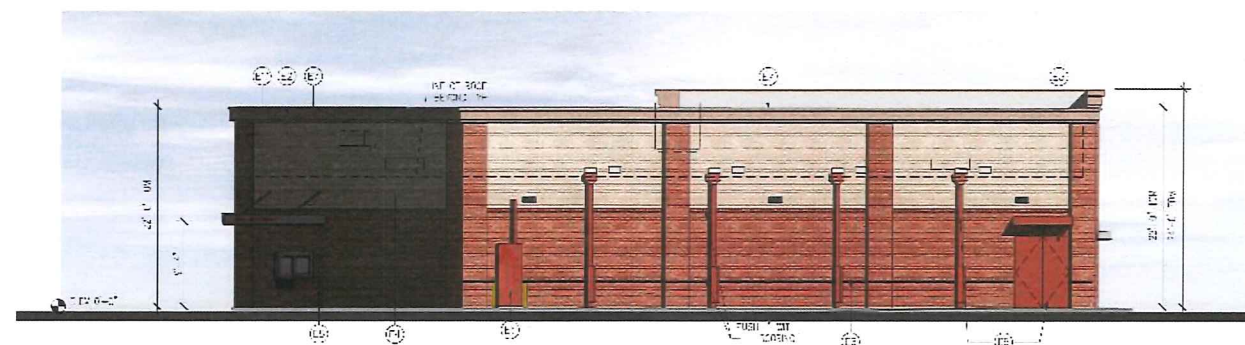
SOUTH ELEVATION - JOPPA ROAD
SCALE: 1/8"=1'-0"



EAST ELEVATION - BEL-AIR ROAD - US ROUTE 1
SCALE: 1/8"=1'-0"



NORTH ELEVATION BROOKFIELD ROAD
SCALE: 1/8"=1'-0"

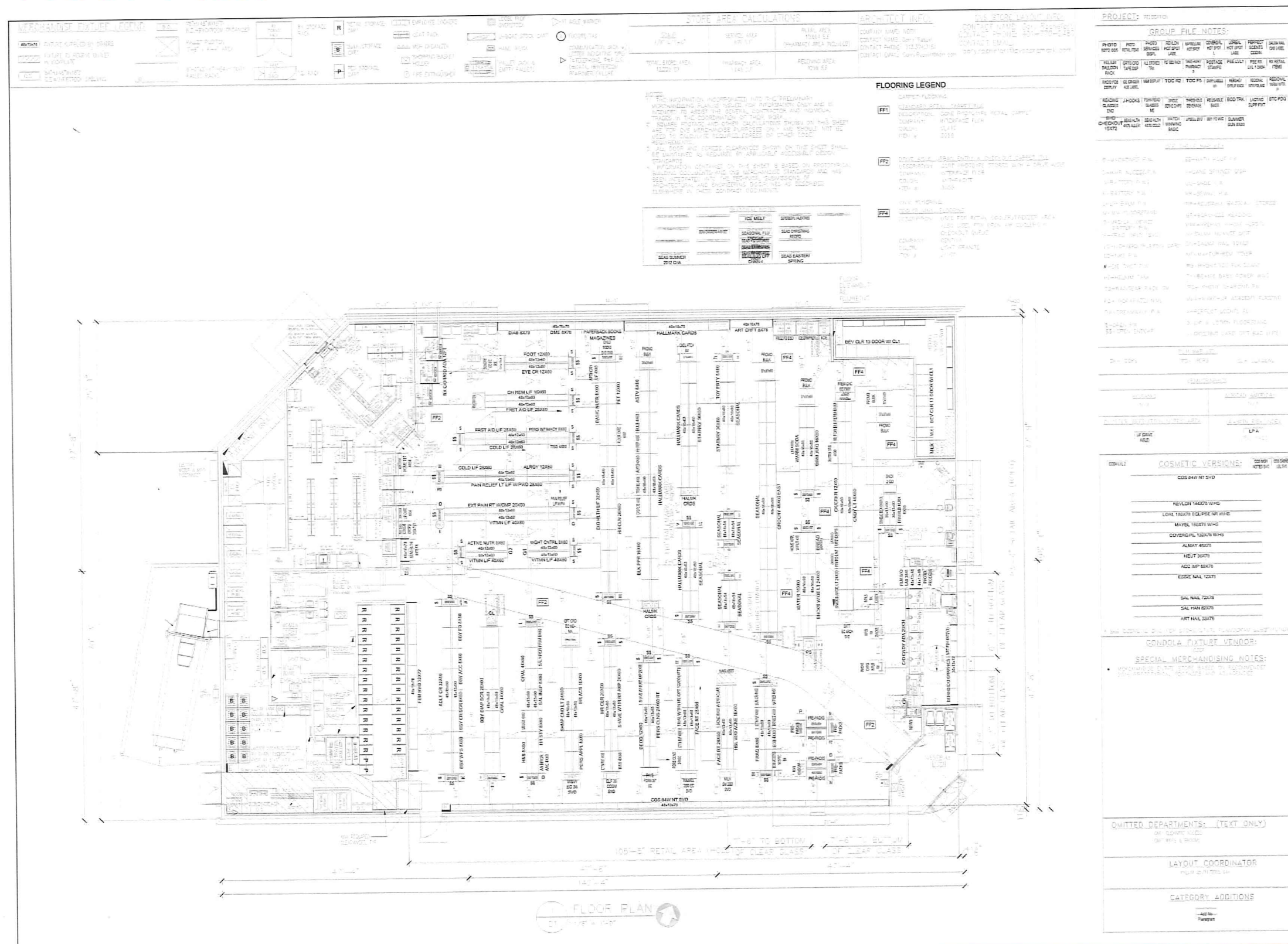


WEST ELEVATION
SCALE: 1/8"=1'-0"

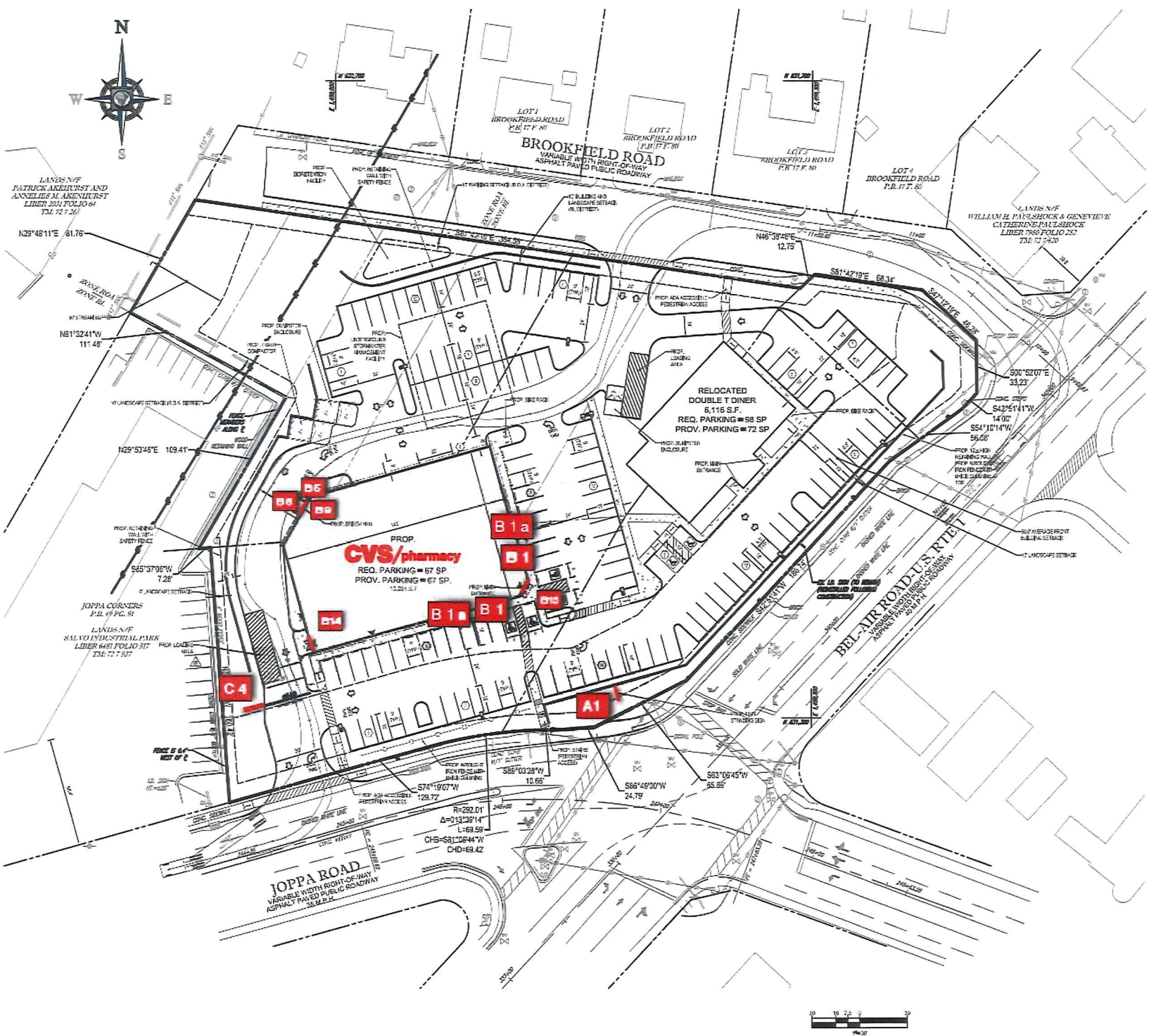
Existing Double T Diner Photograph



CVS Floor Plan



CVS Signage Details



A1 — Custom Pylon 12' OAH / Qty 1

B1 & B1a — **CVS/pharmacy w/24 Hour Bug Box**
42" (Old Style Linear Layout) - Qty 2

B5 — 6" DRIVE-THRU
Illuminated - Qty 1
Canopy Clearance vinyl letters included

B6 — 6" DRIVE-THRU PHARMACY
Illuminated - Qty 1

B9 — Pharmacy Pick Up Drop Off Plaque - Qty 1
2 7/8" x 40 7/8"

B13 — Operating Hours - Qty 1
18 9/16" x 14 1/2"

B14 — Receiving Door Sign - Qty 1
18" x 24"

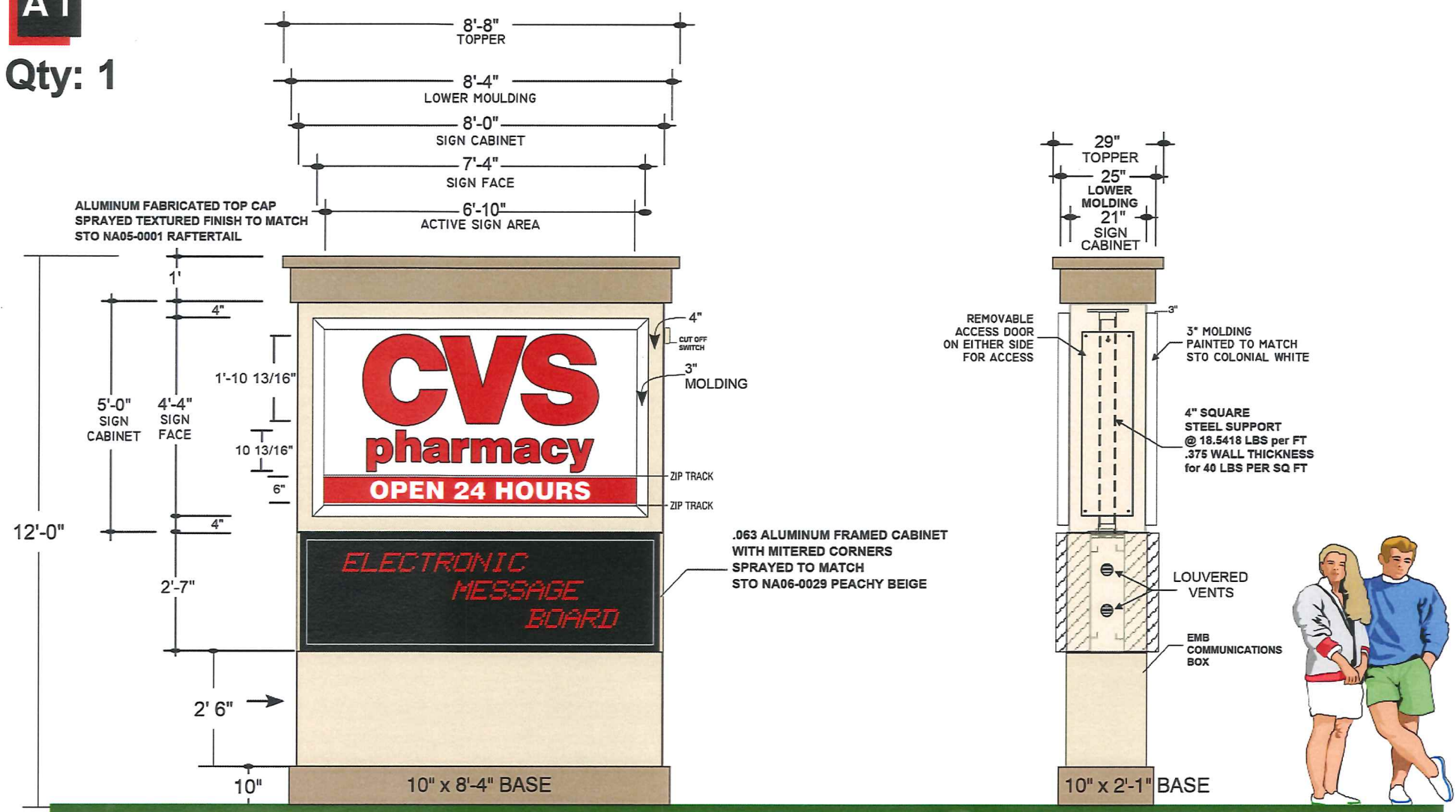
C4 — Do Not Enter / Thank You - Qty 1
18" x 18" D/F

CVS/pharmacy

CVS Signage Details

A1

Qty: 1



MANUFACTURE AND INSTALL:

ONE (1) 12'-0" x 8'-0" x 21" (Deep)
DOUBLE FACED INTERNALLY ILLUMINATED
FREESTANDING SIGN CABINET
w/ I. D. HEADER & EMB DISPLAY AS SHOWN.

MESSAGE:

CVS/pharmacy
OPEN 24 HOURS
w/ ELECTRONIC MESSAGE BOARD

MATERIAL:

CABINETS CONSTRUCTED OF ANGLE FRAME
COVERED WITH .063 ALUMINUM SHEET, SPRAYED
TO MATCH **STO NA06-0029 PEACHY BEIGE** ON
ALL EXTERIOR SURFACES AND WHITE ENAMEL
ON ALL INTERNAL SURFACES. 3" MOLDINGS
PAINTED TO MATCH **STO COLONIAL WHITE**

LIGHTING:

INTERNAL ILLUMINATION FROM GE TETRA
POWERSTRIP (GEDSH71-1) LEDS POWERED BY GE
POWER SUPPLIES (GEPS24W-80). ALL WIRING AND
LIGHTING COMPONENTS WILL BE U.L. APPROVED
AND A U.L. LABEL WILL BE ATTACHED TO THE
EXTERIOR OF THE CABINET.

FACES:

CONSTRUCTED OF 3/16" #7328 WHITE ACRYLIC
SHEET WITH REMOVABLE INSET MOLDINGS
& APPLIED #230-53 TRANSLUCENT CARDINAL
RED COPY w/BLACK OUTLINE.

ELECTRONIC MESSAGE BOARD

ATTACHED TO VERTICAL SUPPORT MEMBERS.
AND SURROUNDED WITH CABINET AS SHOWN.

INSTALLATION:

SIGN CABINET MOUNTED ON TWO (2) 4" SQUARE
STEEL SUPPORTS
4" SQUARE STEEL SUPPORT @ 18.5418 LBS
per FT with .375 WALL THICKNESS
for 40 LBS PER SQ FT
(SPRAYED WHITE) SET IN CONCRETE FOOTER
AS SHOWN.

ELECTRICAL:

TO SIGN LOCATION BY OTHERS.

GROUNDING RODS:

SEE NOTATIONS.

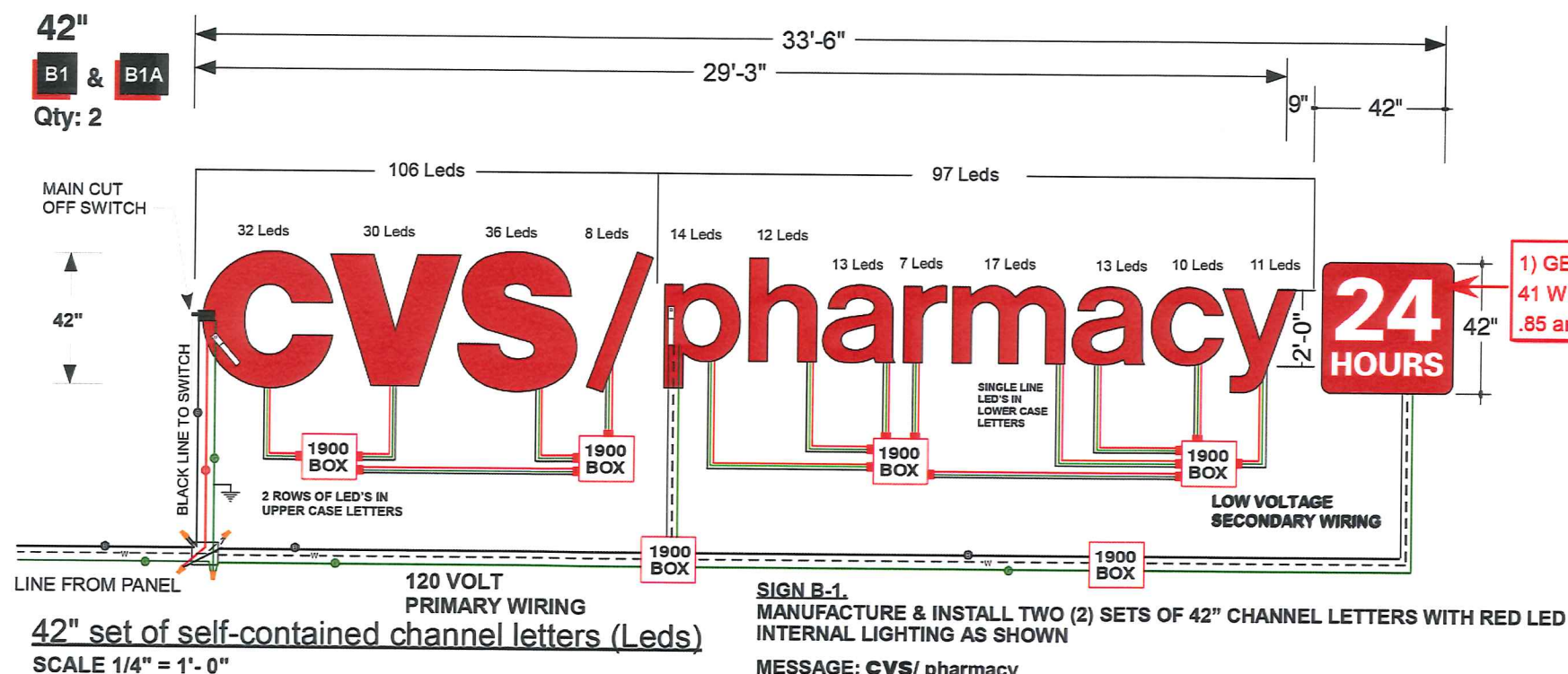
ELECTRICAL REQUIREMENTS

1-20 AMP 120 VOLT CIRCUIT FOR SIGN (5.70 AMPS)
1-30 AMP 120 VOLT CIRCUIT FOR EMB (10.74 AMPS)

SCALE: 3/8" = 1'

CVS/pharmacy

CVS Signage Details

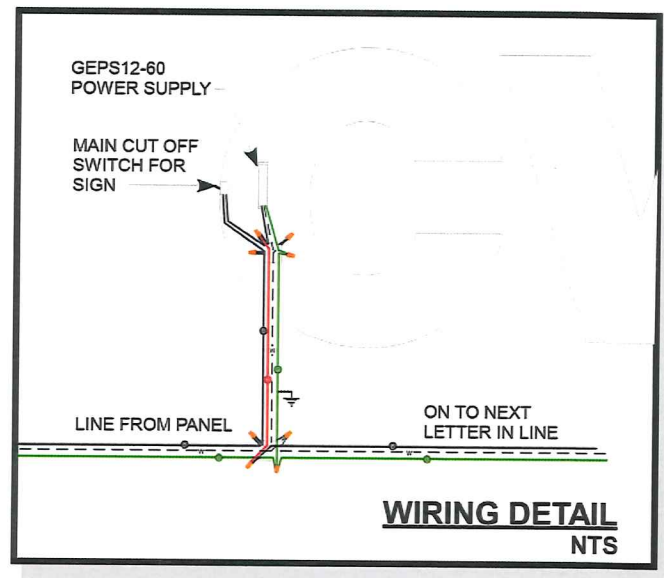


**ALL DETAILS FOR
CONSTRUCTION/PRODUCTION
TO BE VERIFIED**

1) GEPS12-60 power supply
41 White GEMX71-1 LEDs
.85 amps

2) GEPS12-60 power supplies
203 total red 6EMXRD-1 LEDs
1.7 total amps
1) 20 amp 120 volts circuit required
per set of letters

B = BLACK IS SWITCH FEED
R = RED IS SWITCH LOAD TO ALL LETTERS
G = GREEN IS GROUND
W = WHITE IS NEUTRAL



SIGN B-1.
MANUFACTURE & INSTALL TWO (2) SETS OF 42" CHANNEL LETTERS WITH RED LED INTERNAL LIGHTING AS SHOWN
MESSAGE: CVS/ pharmacy

MATERIALS:
CHANNELS CONSTRUCTED OF PRE-COATED WHITE/ HUNTER RED ALUMINUM WITH 5" DEEP .040 CHANNEL RETURNS & .063 BRONZE BACKS
FACES OF 3/16" RED #2793 ACRYLIC BANDED WITH ONE INCH WIDE TRUE RED TRIM-CAP MOLDING.

SIGN B-1a.
MANUFACTURE & INSTALL TWO (2) 42" x 42" SINGLE FACED SIGN CABINETS w/ WHITE LED INTERNAL LIGHTING AS SHOWN
MESSAGE: 24 HOURS

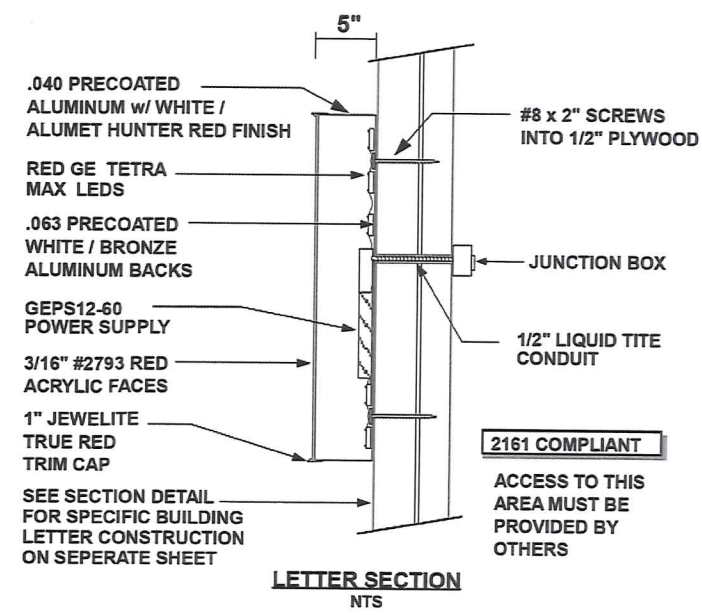
CABINETS CONSTRUCTED OF 8.5" DEEP PRE-COATED WHITE/HUNTER RED ALUMINUM WITH .063 ALUMINUM BACKS SPRAYED TO MATCH FACIA.
***NOTE:** CABINET TO HAVE 3" RADIUS CORNERS.

FACES OF 3/16" #7328 WHITE PLEXIGLAS WITH AN OVERLAY OF #230-53 CARDINAL RED VINYL WITH WHITE FRISKUT COPY & BANDED WITH ONE INCH WIDE TRUE RED TRIM-CAP MOLDING.

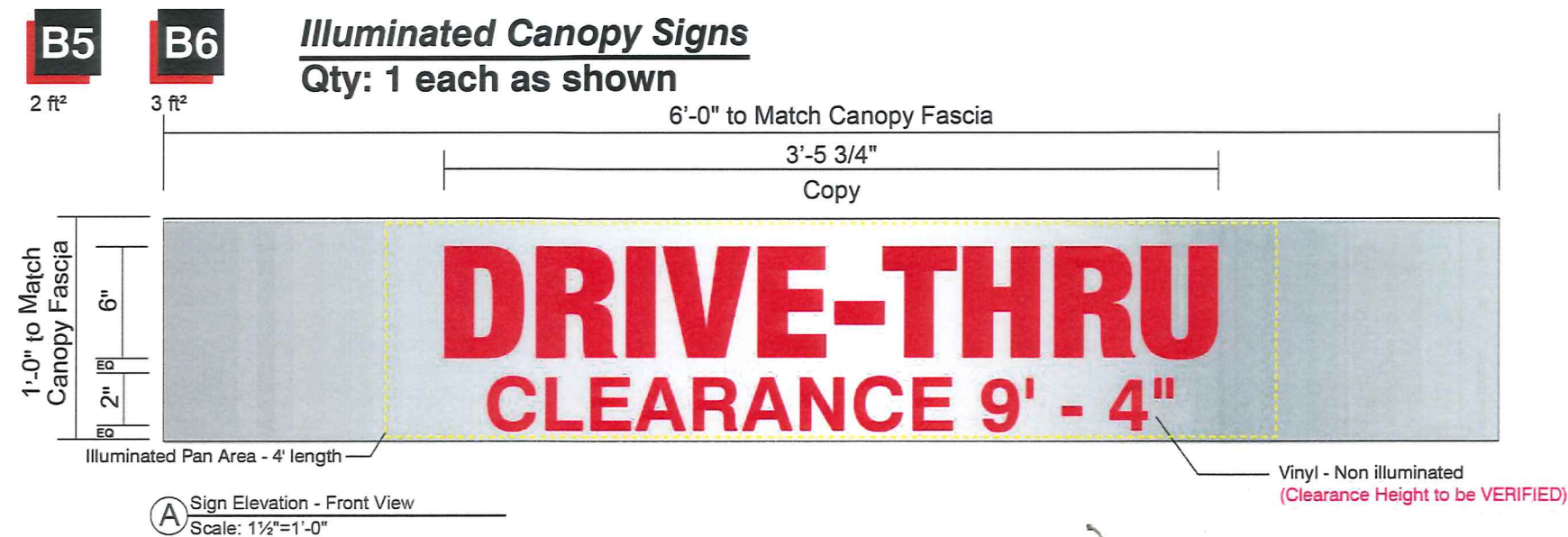
LIGHTING OF MAIN ID SIGN FROM AN INTERNAL SOURCE OF RED GE TETRA MAX LED MODULES #GEMXRD-1. SINGLE FACED CABINET ILLUMINATED BY WHITE GE MODULES #GEMX71-1. BOTH SIGNS ARE POWERED BY GE POWER SUPPLIES #GEPS12-60 (12VDC/60W) @ .85 AMP PER UNIT - 120 VOLT PRIMARY
NOTE: ALL WIRING & MATERIALS USED WILL U.L. APPROVED WITH EACH LETTER LABELED

ELECTRICAL TO BE BROUGHT TO SIGN LOCATION BY OTHERS.
ONE 20 AMP 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN.
TOTAL LOAD FOR EACH SET OF 42" LTRS. - 2.55 AMPS

MOUNTING OF LETTERS WITH #8 x 2" SCREWS INTO EIFS SURFACED 1/2" PLYWOOD OR HARDWARE AS REQUIRED



CVS Signage Details



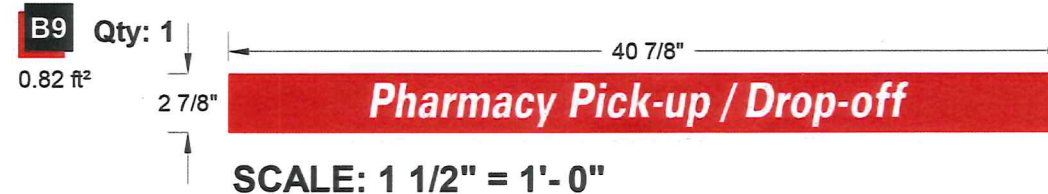
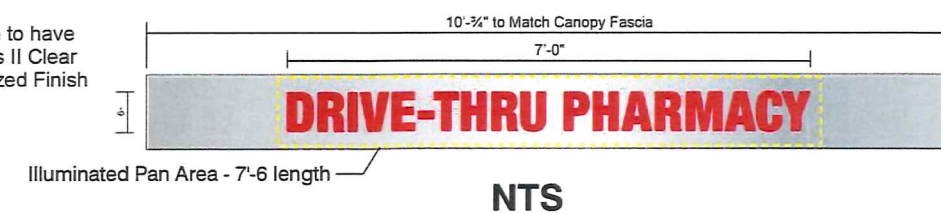
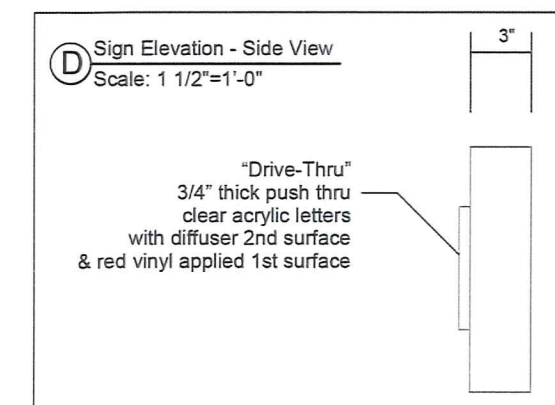
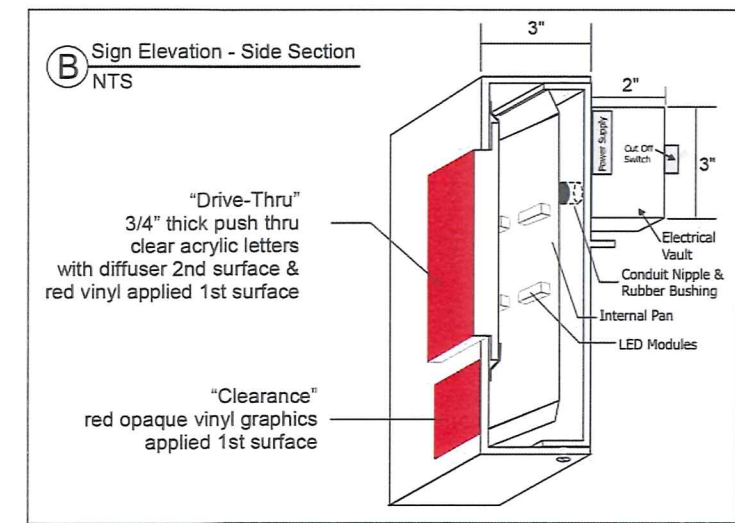
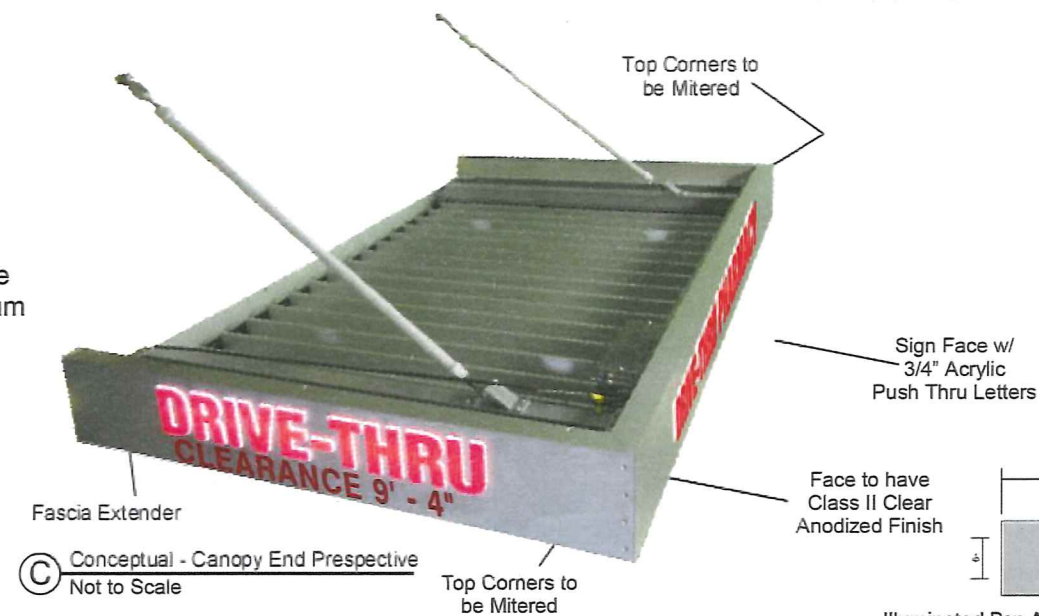
Internally Illuminated Canopy Signs

*See detail "C"

- 3" deep fabricated aluminum cabinet with internal connections to a canopy structure
- Break formed .063 aluminum back with LED's on interior pan painted white
- Channel of .187 aluminum. "Face" to be routed and will be provided with class II clear anodized finish; .187 aluminum "face" to attach to .187 aluminum channel with countersunk #1/4 - 20 flathead stainless steel machine screws
- Letters to be 3/4" thick push-thru clear acrylic (letter protrudes 1/2" from sign face) with white diffuser on 2nd surface & #53 Cardinal Red translucent vinyl applied to 1st surface
- The "Clearance 9'-4" graphics to be #53 Cardinal Red opaque vinyl applied to 1st surface of face accordingly
- White LEDs (Tetra Mini-Max GEMM71-1)
- Power supply located in vault on back of canopy. Electrical feed - 120V with .7 amps usage.

Copy Colors & Materials

Translucent Vinyl: 3M Cardinal Red 3630-53
Opaque Vinyl: 3M Cardinal Red 7725-53
White Diffuser Vinyl: 60%
Acrylic: 3/4" Thick Clear Acrylic



B9 Pick-Up Drop-Off Plaque S/F Non-Illuminated

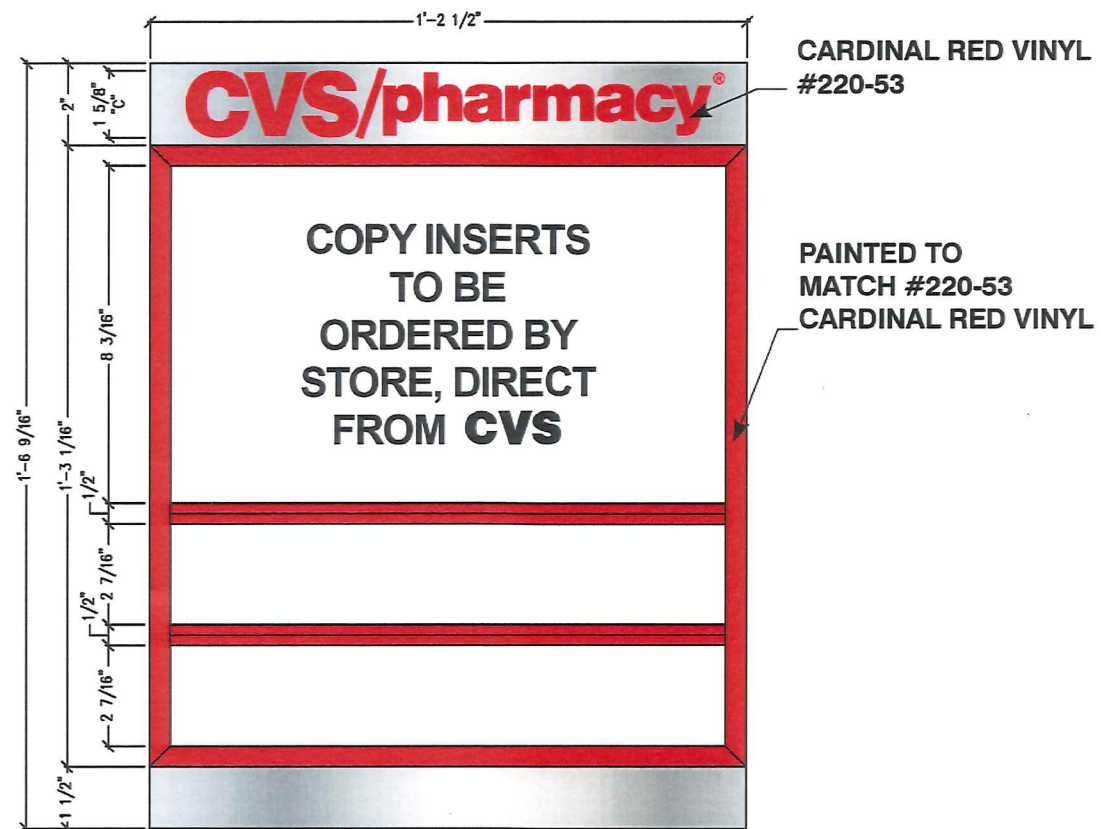
One (1) 2 7/8" x 40 7/8" x .063" Aluminum Plaque w/ 1" Radius painted Colonial White Screened Graphics to match 3M #220-53 Cardinal Red Vinyl Mounted w/ D/F foam Tape above actual Drive-Thru Window on the Flat Metal Surface

CVS/pharmacy

CVS Signage Details

B13 Open Hours Plaque

SCALE: 3" = 1'-0"
Qty: 1



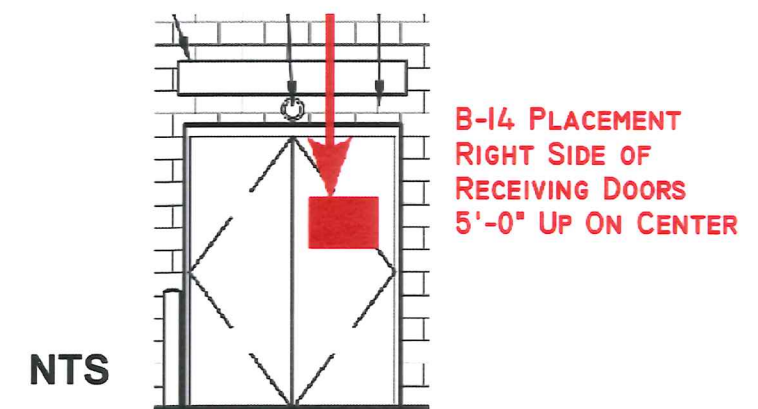
B14 Receiving Hours

SCALE: 3" = 1'-0"
Qty: 1



Single Face Non-Illuminated Panel Sign

- ☐ .090 Aluminum painted Colonial White
- ☐ 3M #220-53 Cardinal Red Vinyl (all copy)



CVS/pharmacy

CVS Signage Details

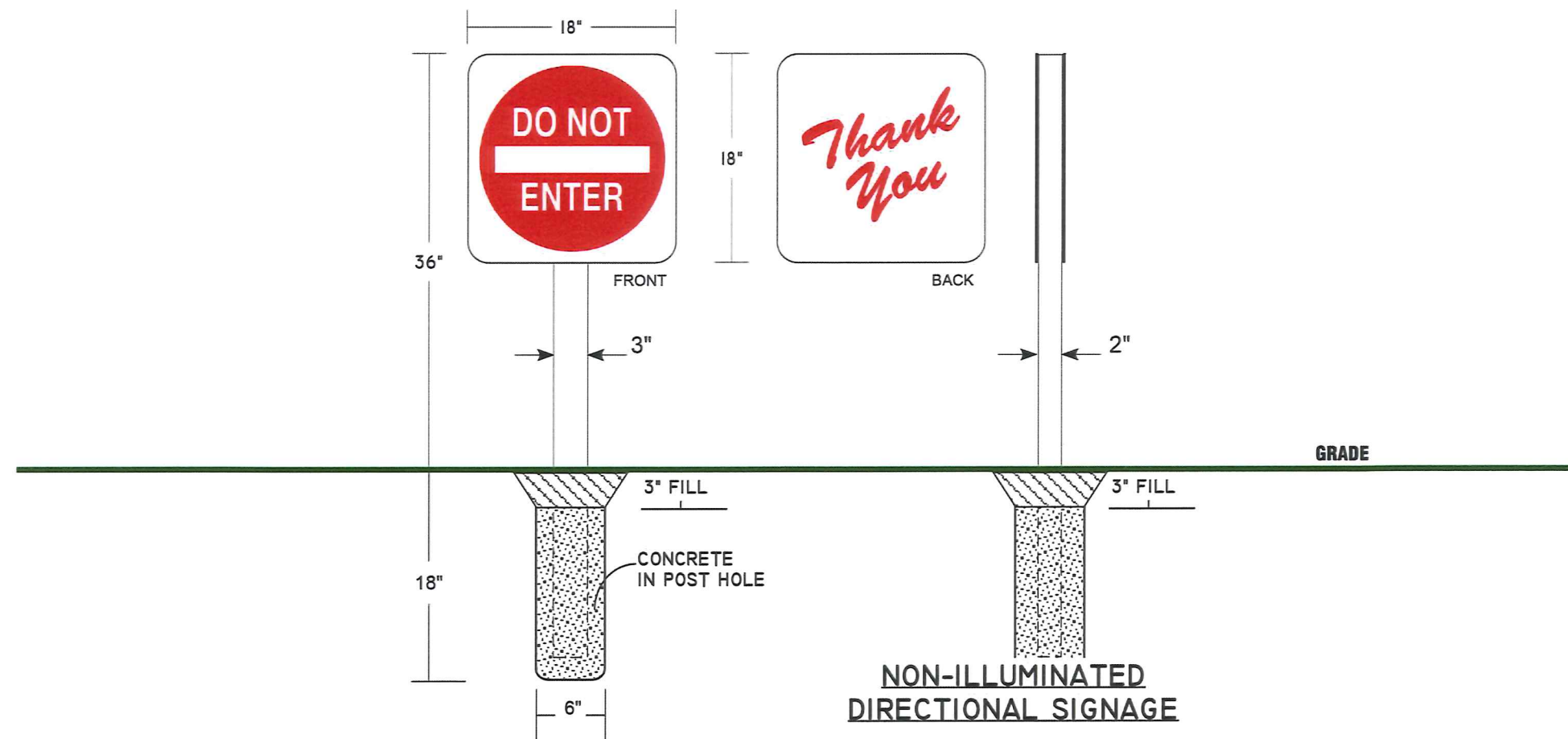
C 4 **2.25**
Sq. Ft.

Qty: 1

C 4: DOUBLE FACED NON-ILLUMINATED DIRECTIONAL SIGNAGE

.090 ALUMINUM FACES W/WHITE REFLECTIVE VINYL APPLIED - GRAPHICS TO BE PERMANENT RED LACQUER INK SCREEN-PRINTED OR APPLIED VINYL #3630-53 CARDINAL RED

MOUNTED ON: 2" x 3" ALUMINUM POSTS PAINTED TO MATCH COLONIAL WHITE



SCALE: 1" = 1'-0"

Existing Double T Diner Sign Photograph

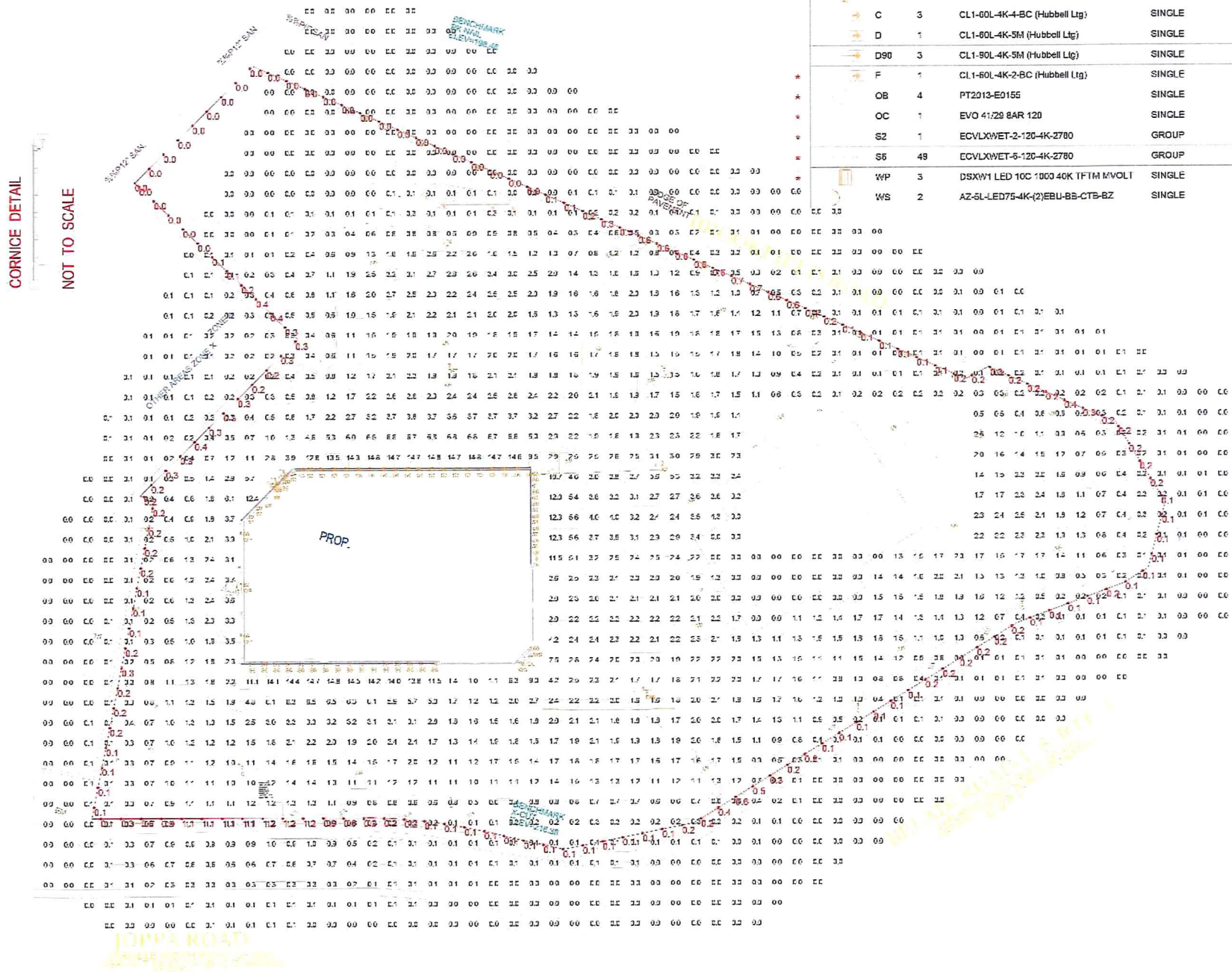


Site Photometric Plan

^ Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	599	335	28	270	0
2	A2	542	321	25	270	0
3	C	457	335	28	180	0
4	C	558	302	28	124.019	0
5	C	719	252	25	124.019	0
6	D	304	377	28	90	0
7	D9C	543	367	28	66.801	0
8	D9C	557	295	25	90	0
9	URC	437	370	28	0	0
10	F	426	421	28	270	0
11	OD	349	314	9.33	0	0
12	OR	364	312	15.31	0	0
13	OR	353	318	9.33	0	0
14	OD	365	315	9.33	0	0
15	OC	415.6	222.1	20	0	0
16	S2	363.03	318.7	18.85	0	0
17	S2	475.05	318.71	15.85	0	0
18	SE	418.21	222.1	15.85	90	0
19	SE	357.7	205.6	18.85	45	0
20	SE	341.91	386.54	15.85	45	0
21	SE	345.16	304.1	15.85	45	0
22	SE	350.41	308.34	18.85	45	0
23	SE	356.84	312.56	18.85	45	0
24	SE	368.25	318.2	15.85	45	0
25	SE	418.21	222.11	18.85	0	0
26	SE	404.2	222.11	18.85	0	0
27	SE	388.2	222.11	15.85	0	0
28	SE	360.2	222.11	18.85	0	0
29	SE	392.2	222.11	18.85	0	0
30	SE	380.2	222.11	15.85	0	0
31	SE	374.2	222.11	18.85	0	0
32	SE	368.2	222.11	18.85	0	0
33	SE	362.2	222.11	15.85	0	0
34	SE	360.2	222.11	15.85	0	0
35	SE	350.2	222.11	18.85	0	0
36	SE	344.2	222.11	15.85	0	0
37	SE	338.2	222.11	18.85	0	0
38	SE	489.05	318.71	18.85	0	0
39	SE	463.05	318.71	15.85	0	0
40	SE	467.05	318.71	15.85	0	0
41	SE	451.05	318.71	18.85	0	0
42	SE	445.05	318.71	15.85	0	0
43	SE	439.05	318.71	15.85	0	0
44	SE	453.05	318.71	18.85	0	0
45	SE	427.05	318.71	15.85	0	0
46	SE	421.05	318.71	15.85	0	0
47	SE	415.05	318.71	18.85	0	0
48	SE	409.05	318.71	15.85	0	0
49	SE	403.05	318.71	15.85	0	0
50	SE	397.05	318.71	15.85	0	0
51	SE	391.05	318.71	15.85	0	0
52	SE	385.05	318.71	15.85	0	0
53	SE	379.05	318.71	18.85	0	0
54	SE	373.05	318.71	18.85	0	0
55	SE	367.05	318.71	15.85	0	0
56	SE	418.21	287.25	15.85	90	0
57	SE	478.21	287.25	18.85	90	0
58	SE	478.21	292.25	15.85	90	0
59	SE	418.21	287.25	15.85	90	0
60	SE	478.21	304.25	18.85	180	0
61	SE	478.21	312.25	15.85	90	0
62	SE	478.21	315.25	15.85	90	0
63	SE	478.21	318.25	18.85	0	0
64	SE	422.2	222.11	18.85	0	0
65	SE	415.2	222.11	15.85	0	0
66	WP	330.1	237.1	12	180	0
67	WP	335.5	282.1	12	160	0
68	WP	335.5	287.1	12	160	0
69	WS	419.11	237.2	7	215	0
70	WS	471.2	222.3	7	215	0

Calculation Summary						
Label	Description	Units	Avg	Max	Min	Avg/Min Max/Min
PROPERTY LINE		Fc	0.24	1.2	0.0	N.A. N.A.
CVS PARKING	1.0 FC MINIMUM	Fc	3.18	14.8	1.0	3.18 14.80



HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

Luminaire Schedule									
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens LMF	LDD	BF	LLF
A	A	1	CL1-60L-4K-4 (Hubbell Ltg)	SINGLE	141	12036	0.950	0.950	1.000
A2	A2	1	QTY 2 - CL1-60L-4K-4 (Hubbell Ltg)	TWIN	141	12036	0.950	0.950	1.000
C	C	3	CL1-60L-4K-4-BC (Hubbell Ltg)	SINGLE	140.3	9656	0.950	0.950	1.000
D	D	1	CL1-60L-4K-5M (Hubbell Ltg)	SINGLE	140.5	12036	0.950	0.950	1.000
D9C	D9C	3	CL1-90L-4K-5M (Hubbell Ltg)	SINGLE	207.5	18522	0.950	0.950	1.000
F	F	1	CL1-60L-4K-2-BC (Hubbell Ltg)	SINGLE	141.9	7998	0.950	0.950	1.000
OB	OB	4	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000
OC	OC	1	EVO 41/29 8AR 120	SINGLE	48.9	3108	0.950	0.950	1.000
S2	S2	1	ECVLXWET-2-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	0.903
S5	S5	48	ECVLXWET-2-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	0.903
WP	WP	3	DSXW1 LED 10C 1000 40K 1FTM K-VOLT	SINGLE	40	3055	0.950	0.950	1.000
WS	WS	2	AZ-5L-LED75-4K(2)EUB-BS-CT5-BZ	SINGLE	77.3	5187	0.950	0.950	1.000

POLE SPEC FOR CIMARRON:

SINGLE FIXTURE
SSS-XX-XX-X-A2-XX

TWIN FIXTURE 180 DEGREE APART
SSS-XX-XX-X-C2-XX

Light Specifications



90 LED 3/4 VIEW



30 LED



60 LED



90 LED



Light Specifications

CIMARRON
LED

NEW

Cat.#

Job

Type

Approvals

SPAULDING
LIGHTING

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Features exclusive viHUBB technology
 - Wireless system for On/Off and 0-10VDC full range dimming control
 - Programmable autonomous operation

Optics:

- Choice of 32 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- CCT: 5000K standard, 3000K, 4000K and turtle friendly Amber LED options
- CRI: 70

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -30° C to 40° C
- Automatic thermal self-protection

Drivers have greater than 90% power factor and less than 10% THD

Optional continuous dimming to 10% or dual circuitry available

LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

1050 mA driver available with 90L configuration for increased lumen output

LED electrical assembly, including PR devices, consumes no power in the 'off' state

Surge protection of 10KA 8/20 µSec wave; clamping voltage of 320V & surge rating of 273J

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs are available providing maximum design flexibility
- The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- DesignLights Consortium qualified
- IDA approved • IP65

CERTIFICATIONS/LISTINGS



PRODUCT IMAGE(S)

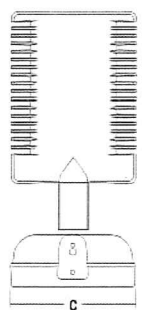
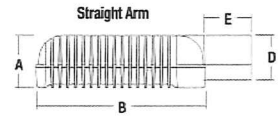
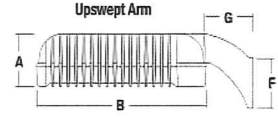
90 LED 3/4 VIEW

30 LED

60 LED

90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4"	21 3/4"	16"	6 5/8"	6 5/16"	5 5/8"	6 1/8"
171mm	552mm	406mm	168mm	160mm	143mm	155mm

ORDERING INFORMATION

SEE NEXT PAGE

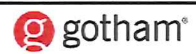
**SPAULDING
LIGHTING**

Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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CL1LED-SPEC 5/13



Luminaire Type: **OC**

Catalog Number: **EVO**

(autopopulated):

41/29

8AR

120



Gotham Architectural Downlighting
LED Downlights

8" Evo®
Open Reflector

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60Hz power supply with 0-10V dimming (10-100%); rated for 50,000-hour life
- Overload and short circuit protected
- LEDs tested under LM80

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: EVO 35/18 8AR 120

EVO	41/29	8AR	120		
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish
EVO	27/ 2700 K	18 1800 lumens	8AR Clear	(blank) 1.0 s/mh	(blank) Semi-specular
	30/ 3000 K	22 2200 lumens	8PR Pewter	VND Very narrow (0.43 s/mh)	LD Matte diffuse
	35/ 3500 K	29 2900 lumens	8WTR Wheat	ND Narrow (0.52 s/mh)	LS Specular
	41/ 4100 K		8GR Gold	MD Medium (0.80 s/mh)	
			8WR White	WD Wide (1.1 s/mh)	

Driver

(blank)² 0-10V dimming driver. Minimum dimming level 10%

ECOS2⁴ Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%

ECOS3^{2,3} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%

Options

SF Single fuse

RRL RELOC®-ready luminaire. Provides compatibility with Lithonia RELOC system. Access above ceiling required.

NEPP Interface for Sensor Switch® nLight® network with integral power supply. Refer to [TN-523-01](#).

TRW⁵ White painted flange

TRBL Black painted flange

EL⁶ Emergency battery pack with integral test switch

ELR⁶ Emergency battery pack with remote test switch

CP Chicago plenum

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA8 Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to [TECH-190](#).

CTA4-8 YK Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").

GVRT Vandal-resistant trim accessory. Refer to [TECH-200](#).

ISD BC 0-10V wallbox dimmer. Refer to [ISD-BC](#).

ORDERING NOTES

1. Not available with finishes.

2. Refer to [TECH-240](#) for compatible dimmers.

3. Not available with NEPP option.

4. 120V only.

5. Not available with white reflector.

6. For dimensional changes, refer to [TECH-140](#).

EVO-8-OPEN

PAGE 1 OF 3

GOHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers GA 30012 | P 800.315.4982 | gothamlighting.com

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CVS/pharmacy

27

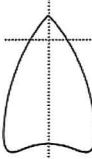
Light Specifications



Luminaire Type: **OC**
Catalog Number: **EVO**
(autopopulated):

41/29 8AR 120





Gotham Architectural Downlighting
LED Downlights

8" Evo®
Open Reflector

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60Hz power supply with 0-10V dimming (10-100%); rated for 50,000-hour life
- Overload and short circuit protected
- LEDs tested under LM80

ORDERING INFORMATION

EXAMPLE: EVO 35/18 8AR 120

EVO		41/29		8AR		120					
Series	Color temperature	Nominal lumen values		Aperture/Trim color		Distribution		Finish			
EVO	27/	2700 K	18	1800 lumens	8AR	Clear	(blank)	1.0 s/mh	(blank)	Semi-specular	120
	30/	3000 K	22	2200 lumens	8PR	Pewter	VND	Very narrow (0.43 s/mh)	LD	Matte diffuse	277
	35/	3500 K	29	2900 lumens	8WTR	Wheat	ND	Narrow (0.52 s/mh)	LS	Specular	347
	41/	4100 K			8GR	Gold	MD	Medium (0.80 s/mh)			
					8WR	White	WD	Wide (1.1 s/mh)			

Driver	Options
(blank) ²	SF Single fuse
ECOS2 ^{2,4}	RRL RELOC®-ready luminaire. Provides compatibility with Lithonia RELOC system. Access above ceiling required.
ECOS3 ^{2,3}	NEPP Interface for Sensor Switch® nLight® network with integral power supply. Refer to TN-623-01 .
	TRW ⁵ White painted flange

TRBL	Black painted flange
EL ⁶	Emergency battery pack with integral test switch
ELR ⁶	Emergency battery pack with remote test switch
CP	Chicago plenum

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA8	Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to TECH-190 .
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").
EVRT	Vandal-resistant trim accessory. Refer to TECH-200 .
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

ORDERING NOTES

1. Not available with finishes.	4. 120V only.
2. Refer to TECH-240 for compatible dimmers.	5. Not available with white reflector.
3. Not available with NEPP option.	6. For dimensional changes, refer to TECH-140 .

EVO-8-OPEN

PAGE 1 OF 3

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers GA 30012 | P 800.315.4982 | [gothamlighting.com](#)

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SSS SERIES POLES SQUARE STRAIGHT STEEL

Cat. #	SSS-25-40-7-??-GR	Approvals
Job	Type	SSS

SPAULDING
LIGHTING

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

FEATURES

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.36" radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ATM-A36).
- BASE COVER:** Two-piece square aluminum base cover included standard.
- POLE CAP:** Pole shaft covered with removable non-metallic cover when applicable. Tenon and post-top configurations also available.
- HAND HOLE:** Rectangular steel-reinforced hand hole (2.5" x 4.5"). Pole grounding lug located behind gasketed cover.
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (modified ASTM-A36). Galvanized hardware with two washers/nuts per bolt for leveling meet or exceed bolt strength.
- FINISH:** Durable Lektrocote® TGIC thermoset polyester powder coat paint finish with nominal 3.0 mil thickness. Zinc-rich powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method. Decorative finish coat available in seven standard colors. Custom colors available. RAL number preferable. Internal protective coating available.

BASE DETAIL

15 AMP GFCI RECEPTACLE & COVER

Q18 OPTION

SPAULDING LIGHTING

SHEET # SSSPOLES-SPEC/12

Light Specifications



Type: _____
Fixture: _____
Project: _____

Approved: _____

eCOVELINE XL WET



The **eCOVELINE XL WET** is a powerful and versatile interior / exterior cove luminaire. **eCOVELINE XL WET** comes in a 1 ft, 2 ft, 4 ft or 6 ft nominal lengths and 2700K, 3000K or 4000K color temperatures. The housing is constructed of extruded aluminum with tool end caps and is IP66 rated for interior & exterior use. Features IP67 line voltage Plug N' Play connectors for easy installation. Universal orientation fixture; up, down, horizontal or vertical positioning.

SPECIFICATION

color temperature	2700K	3000K	4000K
beam spread	27° x 80° - 120°		
lumen output	454 per foot	471 per foot	491 per foot
LEDs per foot	14		
color consistency	3-step MacAdam Ellipse		
lifetime	> 90,000 hours / L70 or better		
input voltage	120V AC / 220V AC / 277V AC / (347V consult factory)		
power consumption	5.5 W per foot		
dimensions [L x W x H]	12" x 1.65" x 1.75"	24" x 1.65" x 1.75"	47" x 1.65" x 1.75" 59" x 1.65" x 1.75"
weight	1.2 lbs. per foot		
housing	extruded aluminum housing with tool end caps		
lens	etched polycarbonate		
mounting	surface mounting with adjustable brackets		
operating temperature	-10°C to 40°C		
junction temperature	73°C @ T _a 25°C		
power supply	integral, electronic high-power factor		
certification	ETL / cETL or CE		
standards	UL-Class I / IES LM-79 / LM-80		
environment	wet, exterior location / IP 66		
warranty	5 year limited warranty (refer to website for details)		

Due to continuous development and improvements, specifications are subject to change without notice.

CATALOG NUMBER

ECVLXWET									
model	length	voltage	temperature	optics	accessories				
ECVLXWET eCOVELINE XL WET	1	305 mm [12 in.]	120 120V	27K 2700K	2780 27° x 80° beam	SC6	6 ft. Starter Connection Cord		
	2	610 mm [24 in.]	220 220V	3K 3000K	120 120° beam	EC6	6 in. Extension Cord		
	4	1194 mm [47 in.]	277 277V	4K 4000K		EC12	12 in. Extension Cord		
	6	1499 mm [59 in.]	347* 347V*			EC60	60 in. Extension Cord		
						TCAP	Terminator Cap		

* Consult factory (minimum order required)

REQUIRED: Starter Cable (SC6) and Terminator Cap (TCAP) for every run.
Maximum Run Length = 80 feet (120V)

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3609 Swenson Ave., St. Charles, IL 60174. www.solidstateluminaires.com

B.B. Rev. 513

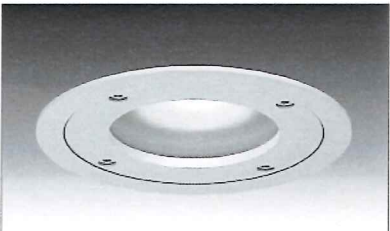
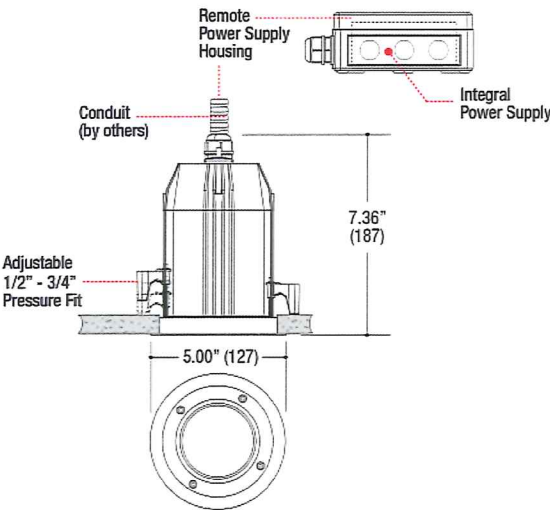


BULLET OUTDOOR RECESSED FIXED DOWNLIGHT WET LOCATION - IP66 LED

PROJECT **DRIVE THRU CANOPY**

TYPE

CATALOG NUMBER **5811-1SA-T-20L-8040-M-LD-1-SS**



DOWNLIGHT

- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

HOUSING

- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- Ceiling Cut-Out - Ø4.65"

LED SOURCE

- Field replaceable LED
- Field-changeable optic
- 20W / 1000lm, 30CRI / 3000K
- Accepts up to 2 or more optical accessories

ELECTRICAL

- Remotely installed LED driver
- Separated primary wiring compartment with integral power supply
- Double cable entry for through wiring
- Superpure aluminum reflector
- Dimmable

MOUNTING

- Swing out pressure fit mounting clips
- Adjustable up to 1.18" max. ceiling thickness

LABELS

- Suitable for wet location
- Title 24 Compliant
- IP66 rated

10 YEAR
WARRANTY
Limited



ORDERING INFO

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER	VOLTAGE	FINISH	OPTIONS
5811-1SA-T	20L 20W LED 1000 lm nom.	8027 80CRI / 2700K 8030 80CRI / 3000K 8035 80CRI / 3000K 8040 80CRI / 4000K 9027 90CRI / 2700K 9030 90CRI / 3000K 9727 97CRI / 2700K 9730 97CRI / 3000K	N Narrow M Medium W Wide	LD LED Driver D1 Phase Dimming 120V D2 0-10V Dimming 120-277V D3 Lutron Hi-Lume 120-277V D4 Lutron Eco-System 120-277V	1 120V U 120-277V 3 347V*	BB Black SS Silver	CP Chicago Plenum EM Emergency Relay

Ordering Example: **5811-1SA-T-20L-8030-N-D1-1-SS-CP**

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We reserve the right to change or
withdraw specifications without prior notice.

HEADQUARTERS
9200 Deering Avenue
Chatsworth CA 91311

Telephone: 818-885-1335
Toll Free: 855-885-1335
Fax: 818-576-1335

www.lfillumination.com
rev: 101513

CVS/pharmacy

Light Specifications

SAMPLE CATALOG NUMBER

OW1040

Model Number - 2QF13(MVOLT)

GY7005

Finish

XPS

Option

Model

Lamping Options

Finish

Options

Model Number

Dimensions

OW1040

W 7-1/4" (184 mm)
H 16" (406 mm)
D 5-1/2" (140 mm)
MC 8" (203 mm)

2QF13
2QF26
2N40

PTD
• VG

REM
XPS

OW1042

W 9-1/4" (235 mm)
H 20-1/4" (514 mm)
D 6" (152 mm)
MC 10-1/8" (257 mm)

3QF13
2QF26
2N75

PTD
• VG

REM
XPS

OW1044

W 7-1/4" (184 mm)
H 16" (406 mm)
D 5-1/2" (140 mm)
MC 8" (203 mm)

2QF13
2QF26
2N40

PTD
• VG

REM
XPS

OW1046

W 9-1/4" (235 mm)
H 20-1/4" (514 mm)
D 6" (152 mm)
MC 10-1/8" (257 mm)

3QF13
2QF26
2N75

PTD
• VG

REM
XPS

LINE DRAWINGS

OW1040 / OW1042

OW1044 / OW1046

ABBREVIATION KEY

* Indicated Finish or Option is not available with XPS

Dimensions

W Width
H Height
D Depth (measured from wall to front of fixture)
MC Mounting Center (measured from top of fixture to center of junction box)

Lamping Options (Voltage)

QF13 13w quad, 4-pin G24q-1 base, FLR (MVOLT; 347V)
QF26 26w quad, 4-pin G24q-3 base, FLR (MVOLT; 347V)
N40 40w A-19, medium base, INC (120V)
N75 75w A-19, medium base, INC (120V)

Specify Voltage or MVOLT

MVOLT is a ballast that operates 120V through 277V

Finishes (see inside back cover)

PTD Painted - specify color code (ex. BRNZ for Bronze)
• VG Verdigris Patina over Copper

Options

REM Remote emergency battery pack for fluorescent lampholder (rated for dry location, 32° F / 0° C minimum), not available with 347V
XPS Express 10 day shipping

PHOTOMETRICS and BIM

Complete BIM (Building Information Modeling) and photometric files for these models may be downloaded from www.visalighting.com

Reports

IES File Number	LER	Report	page
OW1040-2QF13	32	33723	426
OW1040-2N40	9		
OW1042-2N75	12		
OW1044-2QF13	32	33723	426
OW1044-2N40	9		
OW1046-2N75	12		

See report on indicated page for complete detail

Candela Distribution

Angle	0.0°
0	12
15	64
45	124
75	159
90	167
115	150
145	102
165	73
180	14

Report 33723

OW1040-GY7005

OW1044-GY7005

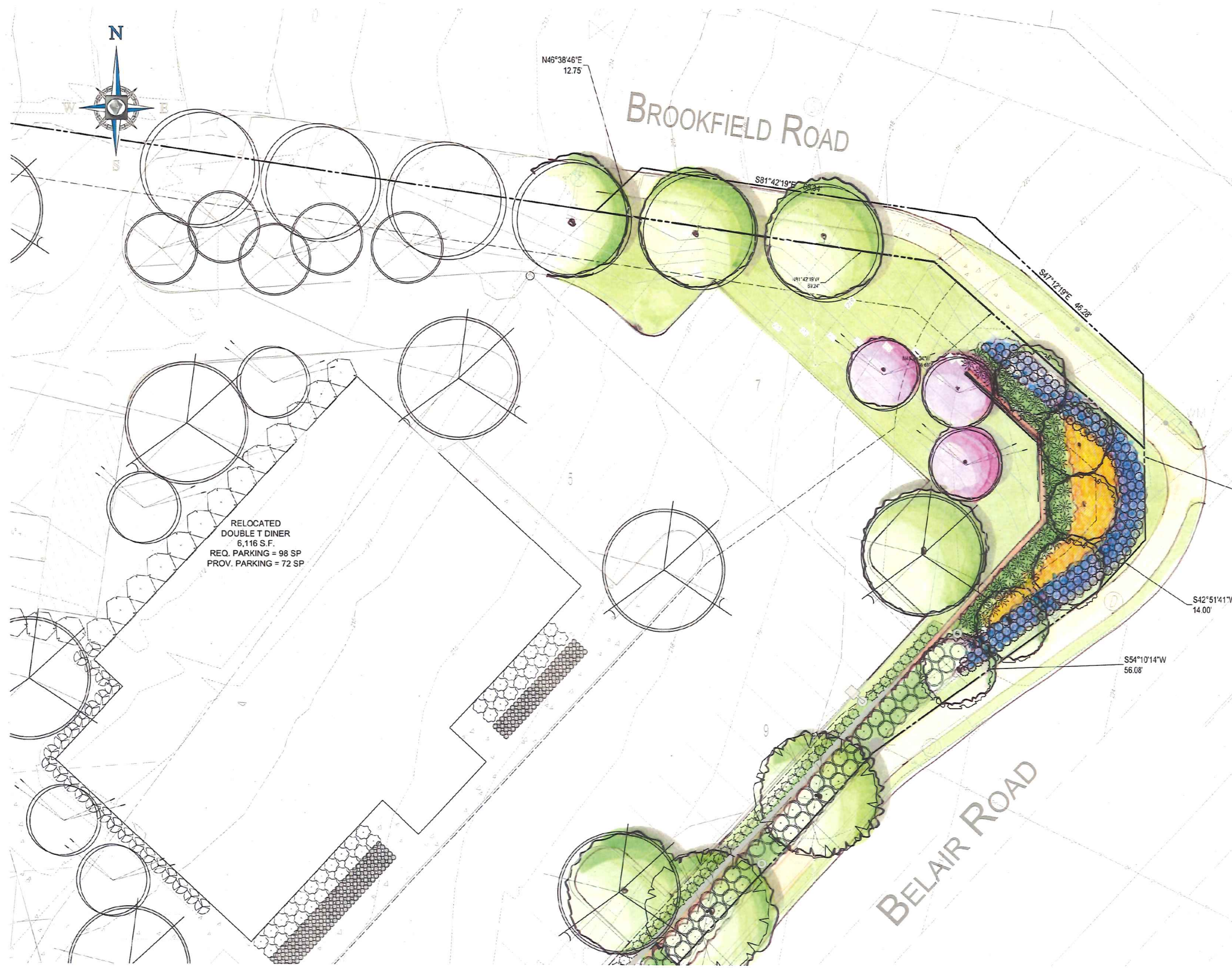
Door Height = 7'
Ceiling Height = 9'
Silhouette Height = 6'

372

VISA LIGHTING
An Oldenburg Group Company

800-788-VISA www.visalighting.com

Printed on
30% Total Recycled Fiber
All Post-Consumer Fiber



CATMINT



HAPPY RETURNS DAYLILY



ACOMA WHITE CRAPEMYRTLE

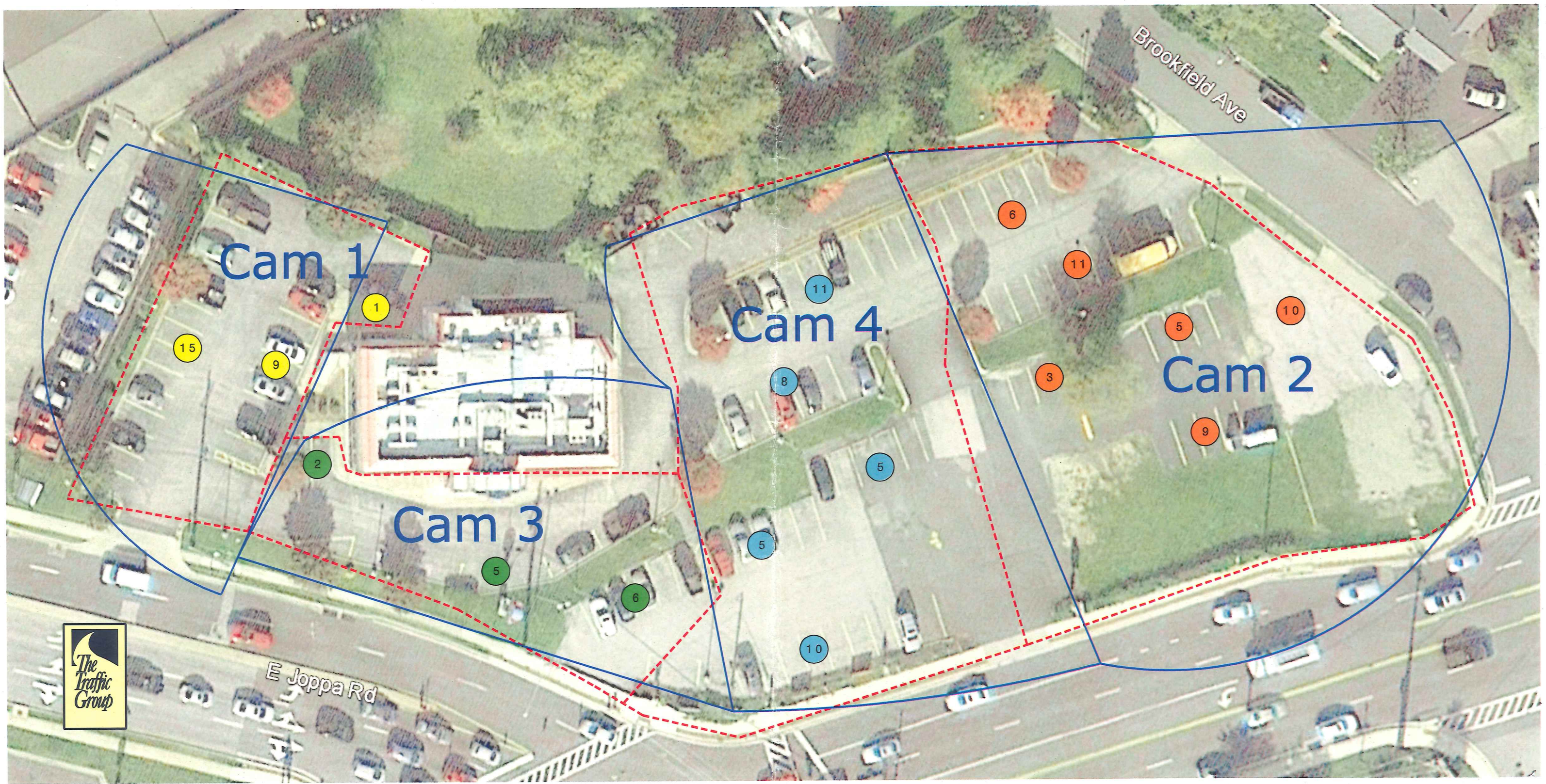
DETAILED ILLUSTRATIVE PLAN

BELAIR ROAD AND JOPPA ROAD
BALTIMORE COUNTY, MARYLAND

PETITIONER'S

EXHIBIT NO. _____

SEPTEMBER 08, 2015



PETITIONER'S

EXHIBIT NO.

12

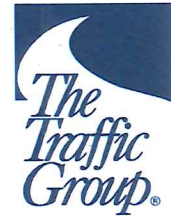
Thursday 1/14/16	Camera 1			Camera 2						Camera 3				Camera 4					Total Spaces 125		Total UsedUnoccupied% Unoccupied		
	A	B	C	A	B	C	D	E	F	A	B	C	D	A	B	C	D	E					
Space Count	15	9	1	6	11	3	5	9	10	2	6	6	3	11	8	5	5	10					
Time	Vehicle Count			Vehicle Count						Vehicle Count				Vehicle Count									
7:00 AM	0	1	1	0	0	0	0	0	0	0	1	1	0	4	2	0	0	0	10	115	92%		
8:00 AM	0	2	0	0	1	0	0	0	0	0	1	1	0	5	2	0	0	0	12	113	90%		
9:00 AM	1	6	0	2	3	0	0	0	0	0	4	3	0	3	4	1	3	2	32	93	74%		
10:00 AM	3	6	0	2	3	0	0	0	0	2	4	5	0	6	3	2	2	0	38	87	70%		
11:00 AM	4	5	0	1	2	0	0	0	0	1	3	4	0	6	8	3	4	1	42	83	66%		
12:00 PM	4	5	0	1	2	0	0	0	0	0	4	4	0	5	5	1	1	0	32	93	74%		
1:00 PM	4	6	0	0	4	1	0	0	0	0	4	2	0	8	5	5	3	0	42	83	66%		
2:00 PM	1	3	0	1	2	0	0	0	0	2	2	2	0	7	4	4	2	1	31	94	75%		
3:00 PM	4	2	0	0	2	1	0	0	0	0	2	2	1	4	3	3	0	0	24	101	81%		
4:00 PM	3	2	0	0	0	1	0	0	0	0	0	3	1	1	2	0	1	0	14	111	89%		
5:00 PM	6	4	0	0	0	1	0	0	0	0	1	1	1	1	2	1	1	0	19	106	85%		
6:00 PM	8	6	1	0	0	1	0	0	0	2	1	2	1	4	5	1	1	2	35	90	72%		
7:00 PM	7	6	1	0	3	2	0	0	0	2	4	3	1	4	5	0	2	3	43	82	66%		
8:00 PM	7	5	1	0	3	1	0	0	0	2	1	3	1	9	4	0	3	2	42	83	66%		
Maximum Demand 7:00 PM																			43	82	66%		

Friday 1/15/16	Camera 1			Camera 2						Camera 3				Camera 4					Total Spaces 125		Total UsedUnoccupied% Unoccupied		
	A	B	C	A	B	C	D	E	F	A	B	C	D	A	B	C	D	E					
Spce Count	15	9	1	6	11	3	5	9	10	2	6	6	3	11	8	5	5	10					
Time	Vehicle Count			Vehicle Count						Vehicle Count				Vehicle Count									
7:00 AM	0	2	1	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	6	119	95%		
8:00 AM	1	1	1	0	1	0	0	0	0	0	0	0	0	2	1	0	0	0	7	118	94%		
9:00 AM	4	6	1	1	2	0	0	0	0	0	5	2	0	6	3	1	3	2	36	89	71%		
10:00 AM	4	6	1	2	4	1	0	0	0	2	1	2	0	6	4	3	3	3	42	83	66%		
11:00 AM	3	7	1	1	2	0	0	0	0	2	3	2	0	5	4	2	5	5	42	83	66%		
12:00 PM	4	5	1	1	2	0	0	0	0	0	2	4	0	4	4	0	1	1	29	96	77%		
1:00 PM	3	5	1	1	2	0	0	0	0	1	5	2	0	4	3	1	3	2	33	92	74%		
2:00 PM	1	3	1	1	2	1	0	0	0	0	4	1	1	3	5	0	3	2	28	97	78%		
3:00 PM	4	1	1	0	1	0	0	0	0	0	5	0	1	2	3	0	1	0	19	106	85%		
4:00 PM	4	1	1	1	0	0	0	0	1	1	0	2	2	2	3	0	1	0	19	106	85%		
5:00 PM	4	3	1	0	1	0	0	0	1	0	5	1	2	4	5	0	2	0	29	96	77%		
6:00 PM	6	4	1	0	0	1	0	1	1	2	3	2	2	8	6	2	3	1	43	82	66%		
7:00 PM	9	8	1	2	3	1	0	0	1	2	1	5	3	9	7	4	5	3	64	61	49%		
8:00 PM	10	5	1	2	1	1	0	0	1	2	4	3	2	7	5	4	4	2	54	71	57%		
Maximum Demand 7:00 PM																			64	61	49%		

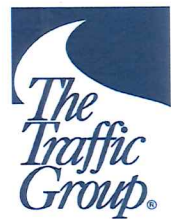


Saturday 1/16/16	Camera 1			Camera 2						Camera 3				Camera 4					Total Spaces 125		
	A	B	C	A	B	C	D	E	F	A	B	C	D	A	B	C	D	E			
Space Count	15	9	1	6	11	3	5	9	10	2	6	6	3	11	8	5	5	10			
Time	Vehicle Count			Vehicle Count						Vehicle Count				Vehicle Count					Total Used	Unoccupied	% Unoccupied
7:00 AM	0	0	1	0	0	0	0	0	0	1	0	2	0	0	1	0	0	0	5	120	96%
8:00 AM	4	3	1	1	1	0	0	0	0	0	0	2	0	4	2	1	0	0	19	106	85%
9:00 AM	5	6	1	3	5	3	0	0	0	2	4	2	0	5	2	1	3	2	44	81	65%
10:00 AM	11	8	1	4	7	3	1	0	0	2	3	4	0	8	4	5	3	8	72	53	42%
11:00 AM	12	8	1	5	4	3	3	2	0	2	3	3	0	9	6	2	4	4	71	54	43%
12:00 PM	13	8	1	2	5	3	1	0	0	2	4	5	0	9	3	4	5	7	72	53	42%
1:00 PM	13	7	1	4	7	3	2	1	0	2	4	4	0	8	5	3	4	5	73	52	42%
2:00 PM	5	5	1	4	6	3	2	0	0	2	1	4	0	4	5	1	3	4	50	75	60%
3:00 PM	3	3	0	3	2	2	2	0	1	0	2	1	0	5	1	1	1	2	29	96	77%
4:00 PM	2	4	0	2	1	1	1	0	1	1	2	2	0	1	2	0	1	0	21	104	83%
5:00 PM	5	4	0	0	1	0	1	0	0	2	1	1	0	3	5	0	0	0	23	102	82%
6:00 PM	6	4	0	0	1	0	1	0	0	2	4	3	0	4	5	0	3	0	33	92	74%
7:00 PM	6	8	1	1	2	1	1	0	0	2	5	4	0	10	7	4	3	5	60	65	52%
8:00 PM	10	7	1	0	2	0	1	0	0	0	3	4	0	4	6	1	3	2	44	81	65%
Maximum Demand 1:00 PM																			73	52	42%

Sunday 1/17/16	Camera 1			Camera 2						Camera 3				Camera 4					Total Spaces 125				
	A	B	C	A	B	C	D	E	F	A	B	C	D	A	B	C	D	E					
Space Count	15	9	1	6	11	3	5	9	10	2	6	6	3	11	8	5	5	10					
Time	Vehicle Count			Vehicle Count						Vehicle Count				Vehicle Count					Total Used	Unoccupied	% Unoccupied		
7:00 AM	0	1	1	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	5	120	96%		
8:00 AM	9	7	1	0	1	2	0	0	0	2	1	2	0	2	2	0	0	0	29	96	77%		
9:00 AM	6	7	1	2	3	3	0	0	0	1	5	4	0	8	4	3	3	2	52	73	58%		
10:00 AM	12	7	1	3	5	3	1	0	0	1	2	5	0	11	6	1	4	6	68	57	46%		
11:00 AM	11	8	1	5	10	3	4	9	1	2	3	5	0	11	7	5	4	10	99	26	21%		
12:00 PM	14	9	1	3	9	3	4	5	2	2	4	5	1	10	7	4	4	7	94	31	25%		
1:00 PM	14	8	1	4	9	3	1	1	1	2	4	6	0	11	7	5	5	9	91	34	27%		
2:00 PM	11	5	1	4	7	3	1	0	0	2	2	6	0	5	6	4	5	7	69	56	45%		
3:00 PM	13	7	1	1	3	3	1	0	0	2	3	4	1	10	8	5	5	1	68	57	46%		
4:00 PM	4	3	0	0	2	0	0	0	0	0	3	3	1	5	4	2	3	1	31	94	75%		
5:00 PM	5	5	1	0	2	0	1	0	0	0	4	3	1	6	3	1	1	3	36	89	71%		
6:00 PM	11	6	1	2	2	0	0	0	0	2	3	2	2	9	5	1	1	2	49	76	61%		
7:00 PM	7	3	1	0	2	0	0	0	0	2	1	2	1	6	4	1	2	0	32	93	74%		
8:00 PM	4	2	1	0	2	0	0	0	0	1	0	1	1	6	3	1	0	0	22	103	82%		
Maximum Demand														11:00 AM		99		26		21%			



Monday 1/18/16	Camera 1			Camera 2						Camera 3				Camera 4					Total Spaces 125		
	A	B	C	A	B	C	D	E	F	A	B	C	D	A	B	C	D	E			
Space Count	15	9	1	6	11	3	5	9	10	2	6	6	3	11	8	5	5	10			
Time	Vehicle Count			Vehicle Count						Vehicle Count				Vehicle Count					Total Used	Unoccupied	% Unoccupied
7:00 AM	0	0	1	0	0	0	0	0	0	0	0	1	0	2	1	0	0	0	5	120	96%
8:00 AM	4	3	1	0	0	0	0	0	0	2	0	0	0	3	5	0	2	0	20	105	84%
9:00 AM	5	6	1	2	3	1	0	0	0	2	3	0	0	6	3	3	2	2	39	86	69%
10:00 AM	9	7	1	1	2	1	0	0	0	2	4	5	0	8	6	1	3	6	56	69	55%
11:00 AM	7	6	1	1	2	1	0	0	0	2	3	3	0	7	5	4	4	8	54	71	57%
12:00 PM	10	5	1	2	2	2	0	0	0	2	2	3	0	10	5	4	5	8	61	64	51%
1:00 PM	9	6	1	1	1	3	0	0	0	2	4	2	0	6	5	4	3	6	53	72	58%
2:00 PM	7	5	0	1	0	2	0	0	0	2	3	2	0	8	5	1	2	2	40	85	68%
3:00 PM	4	6	0	1	0	1	1	0	0	2	2	2	0	3	0	0	1	0	23	102	82%
4:00 PM	2	4	0	1	0	1	0	0	0	0	1	1	0	3	2	0	0	0	15	110	88%
5:00 PM	5	4	0	1	1	0	0	0	0	2	2	2	0	1	3	0	1	0	22	103	82%
6:00 PM	6	4	0	1	0	1	0	0	0	1	1	1	0	1	3	0	0	0	19	106	85%
7:00 PM	6	2	0	1	0	1	0	0	0	2	3	0	0	1	3	0	0	0	19	106	85%
8:00 PM	6	3	0	1	0	1	0	0	0	1	1	0	0	3	5	2	2	2	27	98	78%
Maximum Demand 12:00 PM																			61	64	51%





The Perry Hall High School Alumni Association Board

The Perry Hall of Yesterday, Working Today, for the Perry Hall of Tomorrow.

Baltimore County Design Review Panel

Jefferson Building
105 W. Chesapeake Avenue
Room 104
Towson, MD 21204

To the Members of the Baltimore County Design Review Panel:

Good day. We, the Members of the Perry Hall High School Alumni Association Board believe that the landscaping proposed for the CVS location at the intersection of Belair Road and Joppa Road / Ebenezer Road in Perry Hall would be enhanced by a Navy, Gold, and White color scheme. Such a color scheme would not only be appealing to behold with such vibrant and cheery colors in what is considered to be the heart of the Perry Hall Community, but it's also the designated colors of our Alma Mater. Additionally over the past 50 plus years, our Alma Mater has become one of the area's iconic symbols much like the Historic Perry Hall Mansion is. The citizens of Perry Hall have become immensely proud of our school and it's colors of Navy, Gold, and White over the past years and have incorporated our school's colors throughout our town of Perry Hall itself which can be seen in our town sign, the Perry Hall Rec. Teams, business signs, etc. Therefore, it's in our collective opinion that a theme of our beloved Alma Mater's colors reflected in the above mentioned landscaping would perfectly represent the traditions of the Perry Hall community. We thank you for your time and consideration.

Respectfully,

Debbie Schillinger

Secretary

The Perry Hall High School Alumni Association Board

PETITIONER' S

EXHIBIT NO. 6

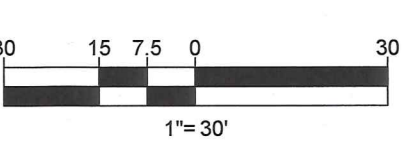


SITE CONTEXT
CVS - E JOPPA ROAD AND BELAIR ROAD
NOTTINGHAM, MARYLAND



MD121504

JUNE 10, 2015



CVS
pharmacy

CS PROJECT NUMBER:

ARCHITECT OF RECORD



DEVELOPER
J.C. BAR PROPERTIES, INC.

415 FALLOWFIELD ROAD, SUITE 301
CAMP HILL, PA 17011
CONTACT: JASON MITCHELL
TEL : (717) 761-7801

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 38084
No. 38084
1-29-16

REVISIONS

REV: DATE: COMMENT:

PETITIONER' S _____

EXHIBIT NO. 415

CHECKED BY: _____ E

DRAWN BY: W

DATE: 10/30/

JOB NUMBER: MD1215

TITLE:

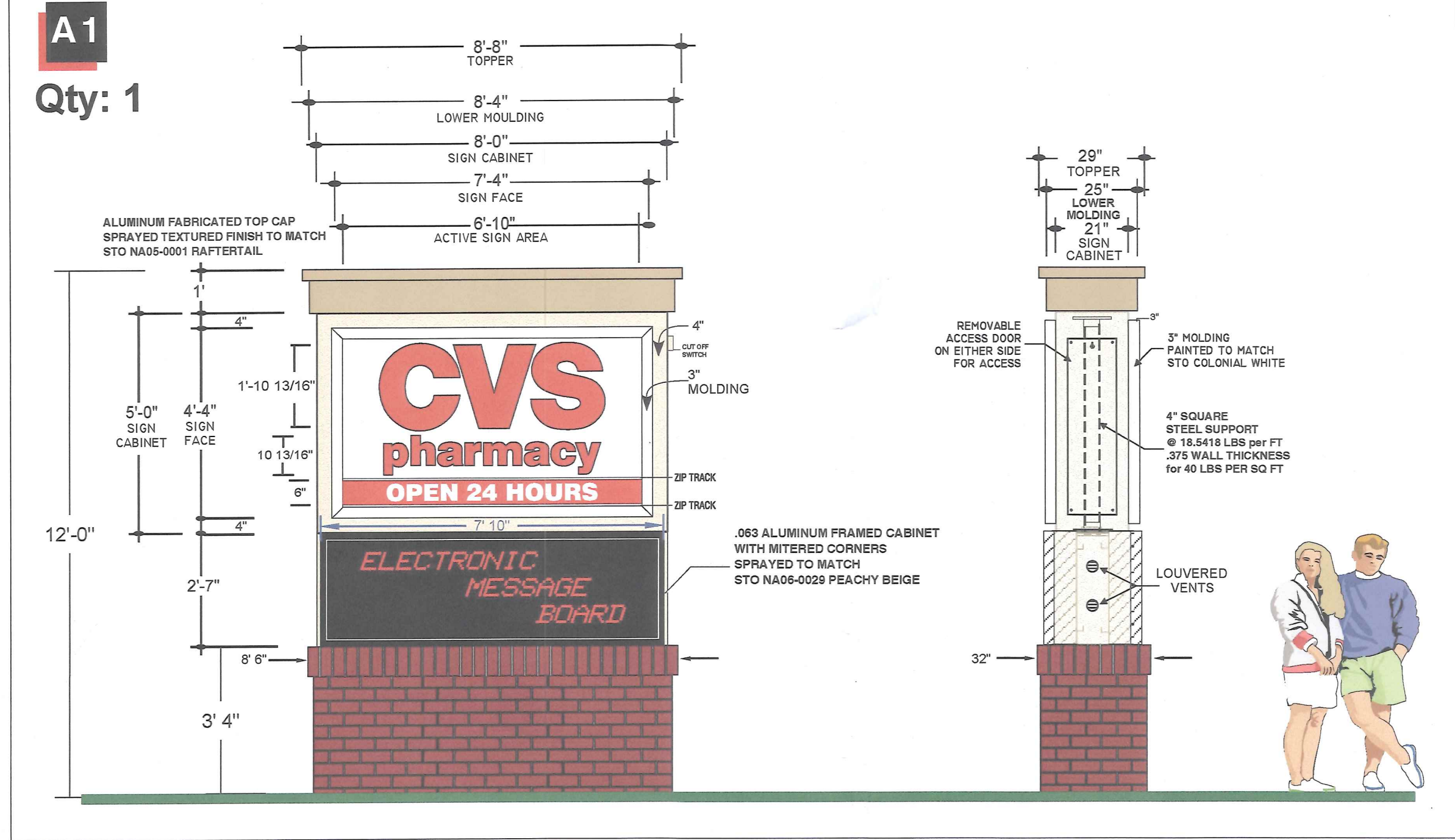
ZONING PLAN

SHEET NUMBER: _____

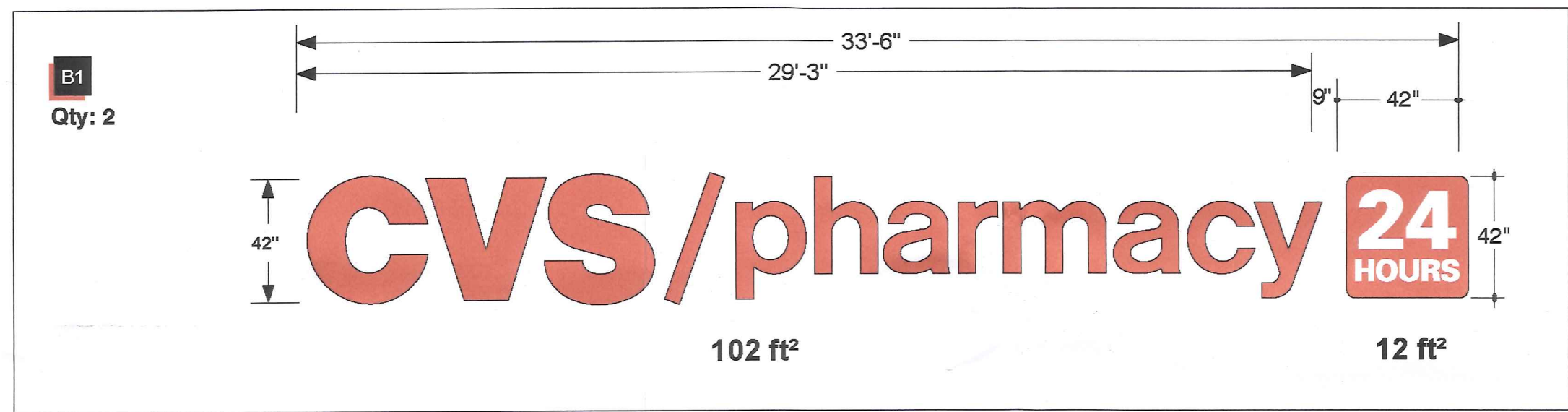
2 of 3

COMMENTS:

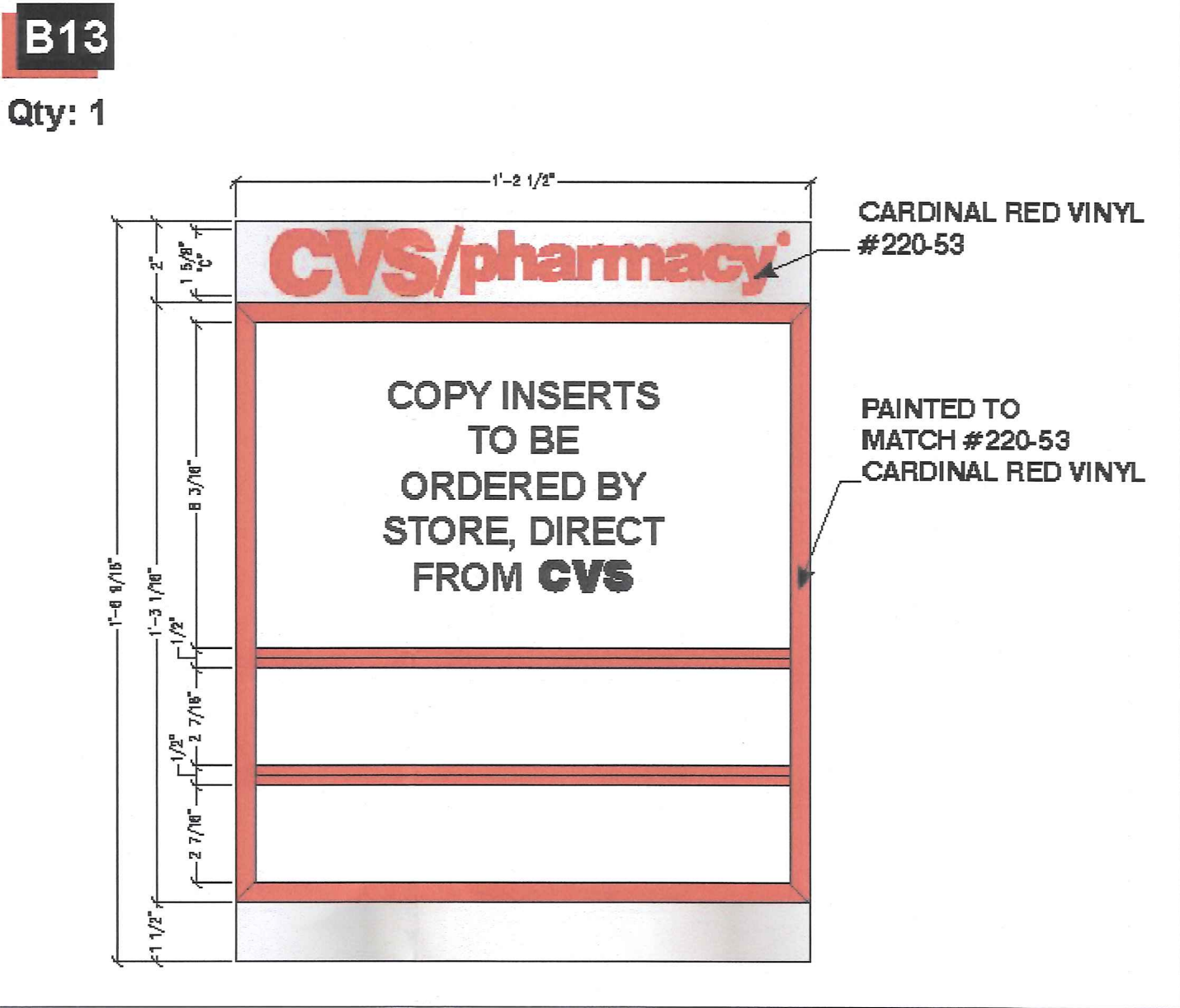
NOT FOR CONSTRUCTION



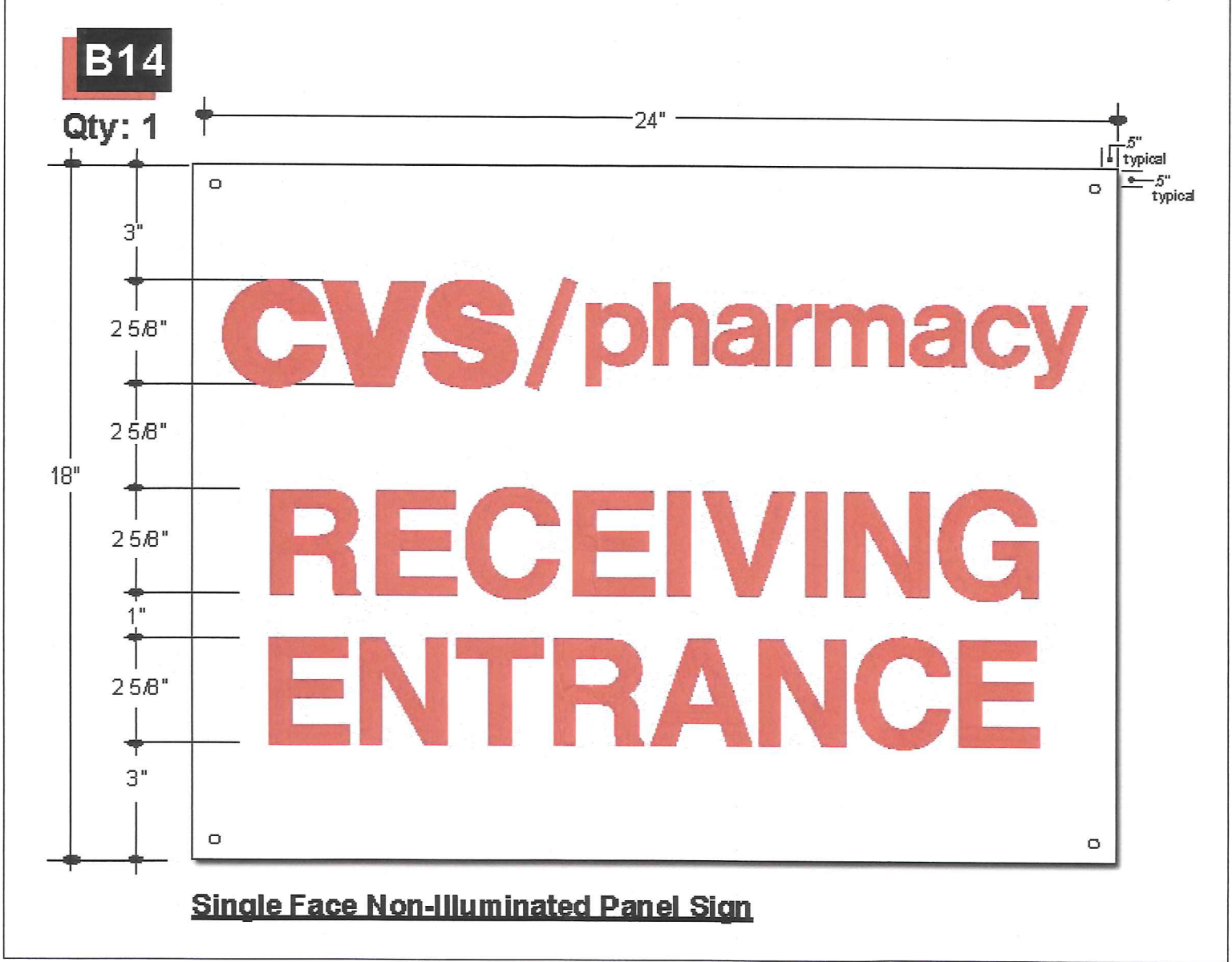
SIGN A1
MONUMENT SIGN
AREA: 44.70 S.F.
SCALE: 1/2" = 1'-0"



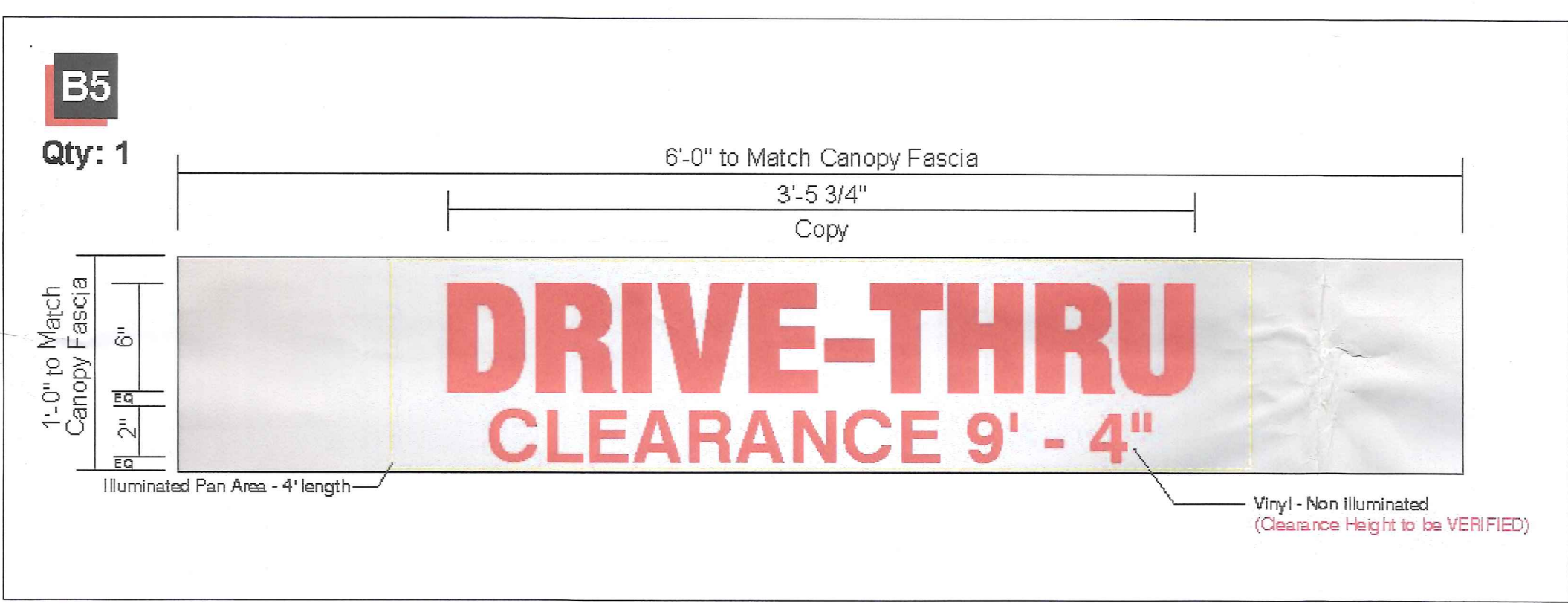
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BUILDING SIGN
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SCALE: 1/2" = 1'-0"



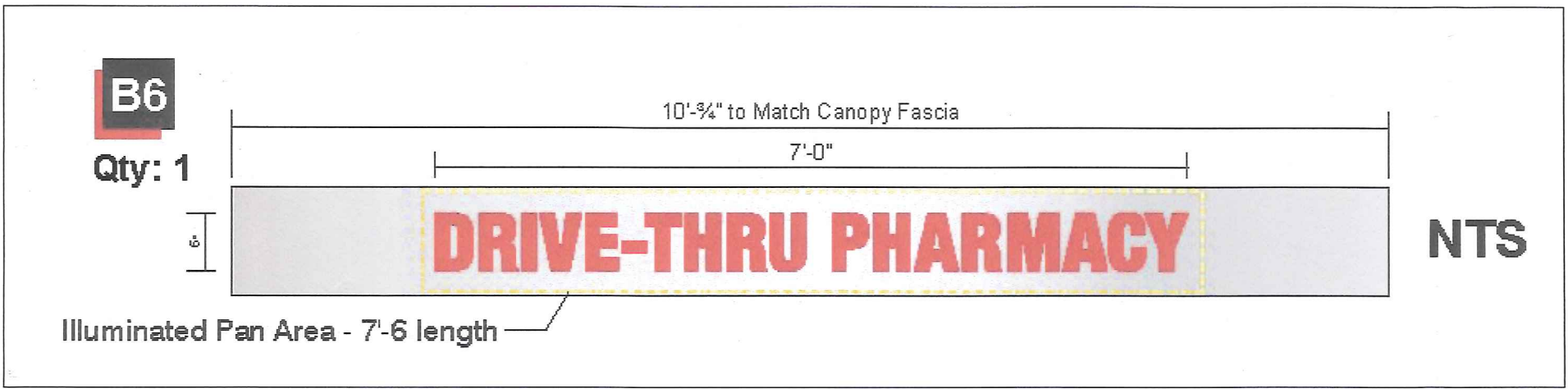
SIGN B13
OPEN HOURS PLAQUE
AREA: 1.87 S.F.
SCALE: 3/4" = 1'-0"



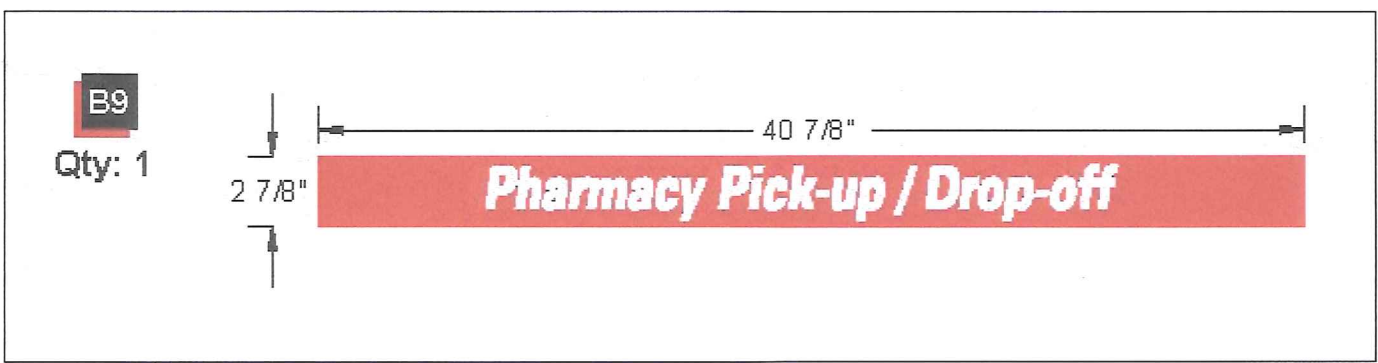
SIGN B14
RECEIVING HOURS
AREA: 3.00 S.F.
SCALE: 3/4" = 1'-0"



SIGN B5
ILLUMINATED CANOPY SIGN
AREA: 2.30 S.F.
SCALE: 1 1/2" = 1'-0"



SIGN B6
ILLUMINATED CANOPY SIGN
AREA: 3.50 S.F.
SCALE: 1 1/2" = 1'-0"



SIGN B9
PHARMACY PICK-UP/DROP-OFF PLAQUE
AREA: 0.82 S.F.
SCALE: 1 1/2" = 1'-0"

CVS
pharmacy

13,281 TYPE B
REAR DRIVE-THRU

STORE NUMBER: 4274

BELAIR ROAD & JOPPA ROAD
PERRY HALL, BALTIMORE COUNTY, MARYLAND

PROJECT TYPE: RELO

DEAL TYPE:

CS PROJECT NUMBER:

ARCHITECT OF RECORD

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

DEVELOPER
J.C. BAR PROPERTIES, INC.

415 FALLOWFIELD ROAD, SUITE 301
CAMP HILL, PA 17011
CONTACT: JASON MITCHELL
TEL : (717) 761-7801

J.J. UCCIFERRO
PROFESSIONAL ENGINEER
1-29-16

REVISIONS

REV. DATE: COMMENT: BY:

PETITIONER'S
EXHIBIT NO. 1C

CHECKED BY: BRR

DRAWN BY: WCB

DATE: 10/30/15

JOB NUMBER: MD121504

TITLE:

ZONING PLAN

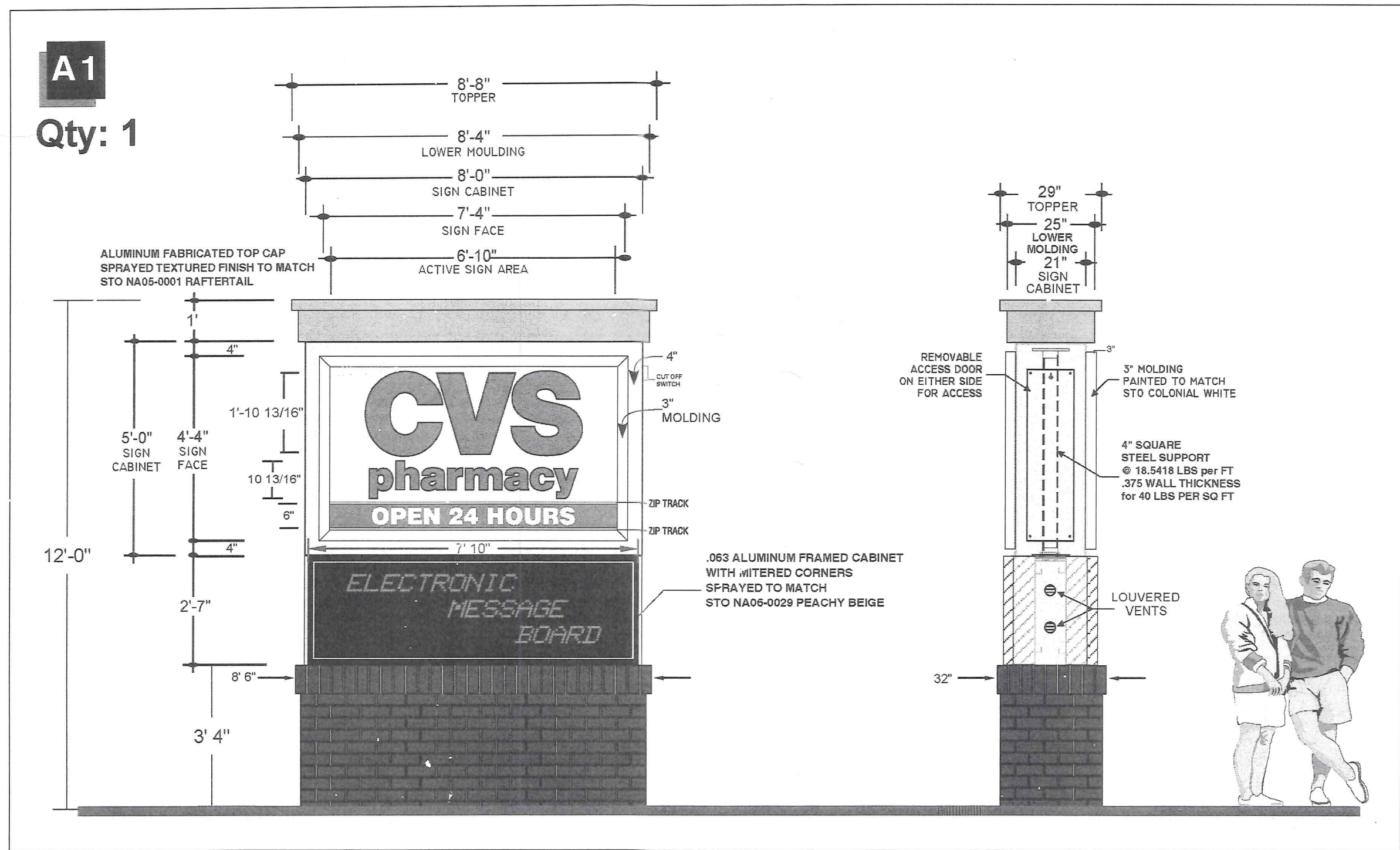
SHEET NUMBER:

3 of 3

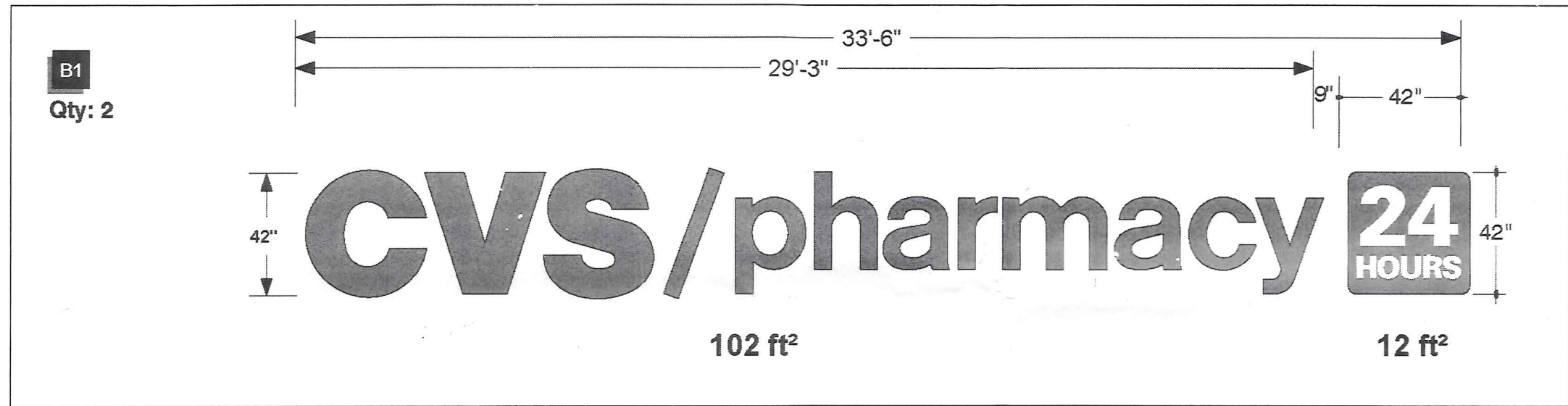
COMMENTS:
NOT FOR CONSTRUCTION

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.
38064, EXPIRATION DATE: 6/26/2016

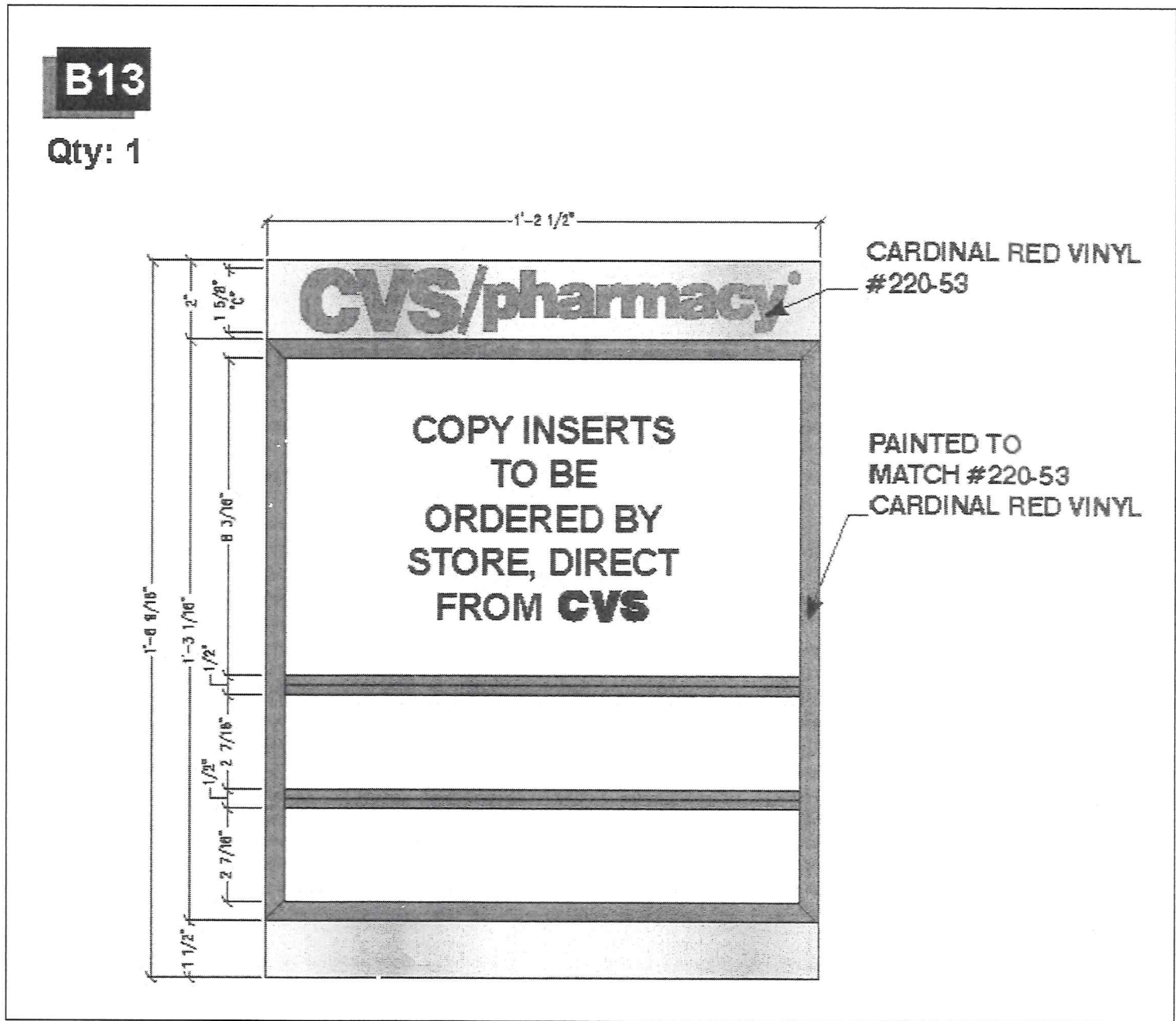
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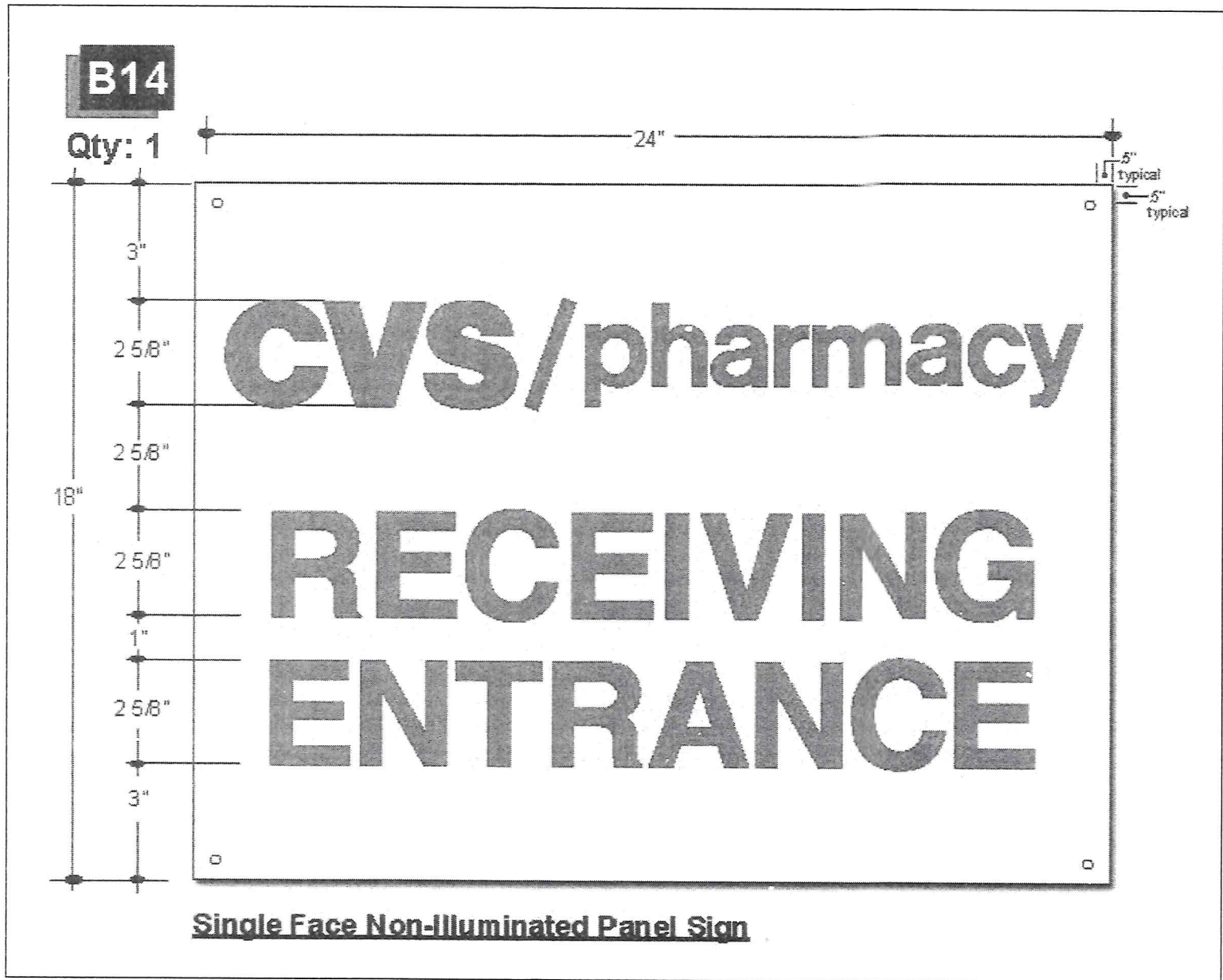
SIGN A1
MONUMENT SIGN
AREA: 44.70 S.F.
SCALE: 1/2" = 1'-0"



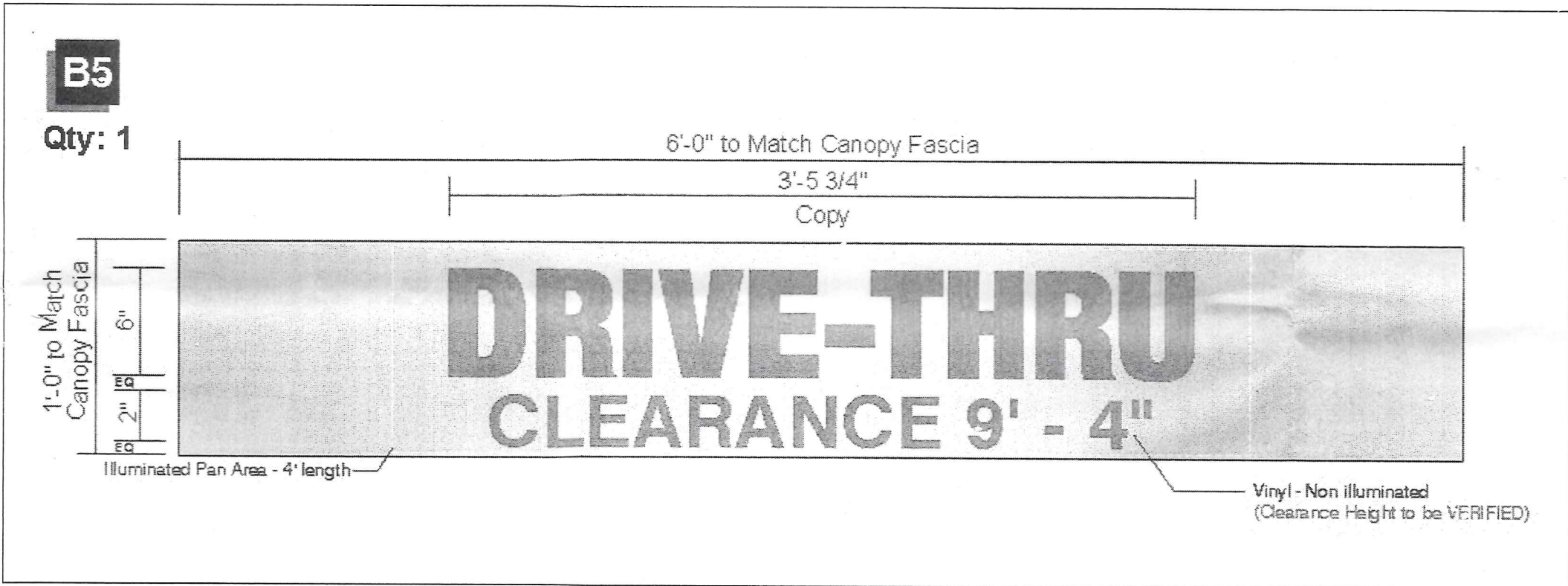
SIGN B1
BUILDING SIGN
AREA: 114 S.F. (EACH)
SCALE: 1/2" = 1'-0"



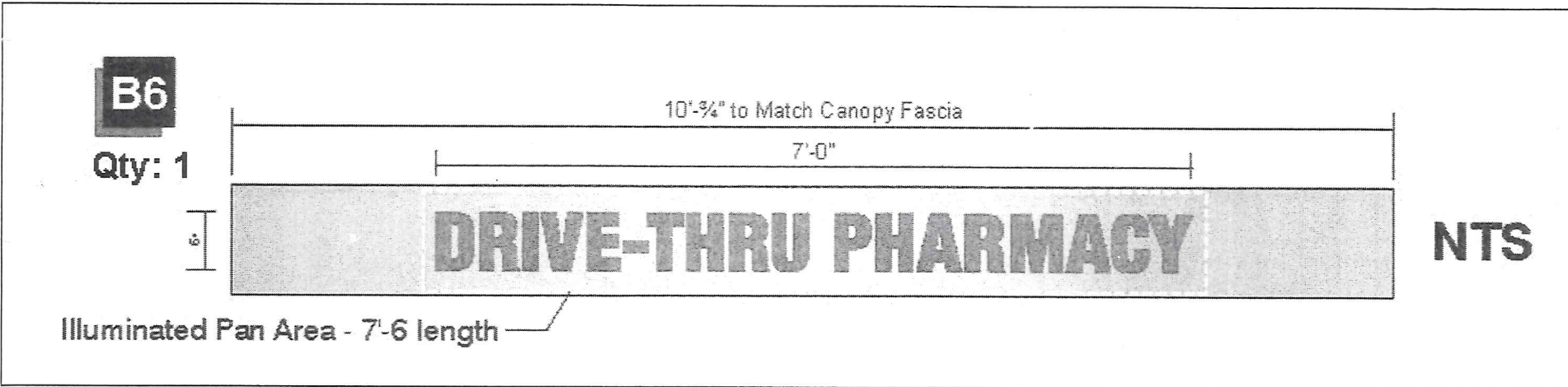
SIGN B13
OPEN HOURS PLAQUE
AREA: 1.87 S.F.
SCALE: 1" = 1'-0"



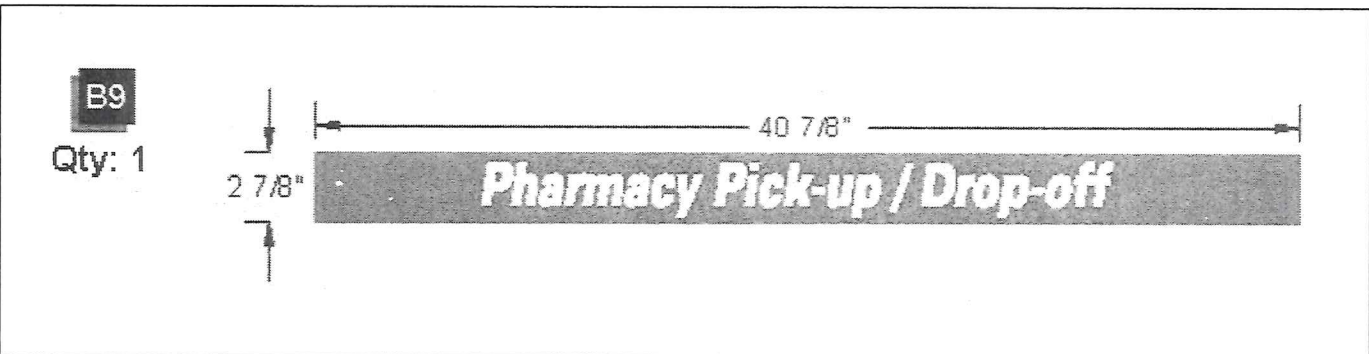
SIGN B14
RECEIVING HOURS
AREA: 3.00 S.F.
SCALE: 1" = 1'-0"



SIGN B5
ILLUMINATED CANOPY SIGN
AREA: 2.30 S.F.
SCALE: 1 1/2" = 1'-0"



SIGN B6
ILLUMINATED CANOPY SIGN
AREA: 3.50 S.F.
SCALE: 1 1/2" = 1'-0"



SIGN B9
PHARMACY PICK-UP/DROP-OFF PLAQUE
AREA: 0.82 S.F.
SCALE: 1 1/2" = 1'-0"

CVS
pharmacy

13,281 TYPE B
REAR DRIVE-THRU
STORE NUMBER: 4274
BELAIR ROAD & JOPPA ROAD
PERRY HALL, BALTIMORE COUNTY, MARYLAND
PROJECT TYPE: RELO
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD

BOHLER
ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 601
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

DEVELOPER
J.C. BAR PROPERTIES, INC.

415 FALLOWFIELD ROAD, SUITE 301
CAMP HILL, PA 17011
CONTACT: JASON MITCHELL
TEL: (717) 761-7801

J.J. UCCIFERRO

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 3006

REVISIONS

REV.	DATE	COMMENT	BY

CHECKED BY: BRR
DRAWN BY: WCB
DATE: 10/30/15
JOB NUMBER: MD121504
TITLE:

ZONING PLAN

SHEET NUMBER:

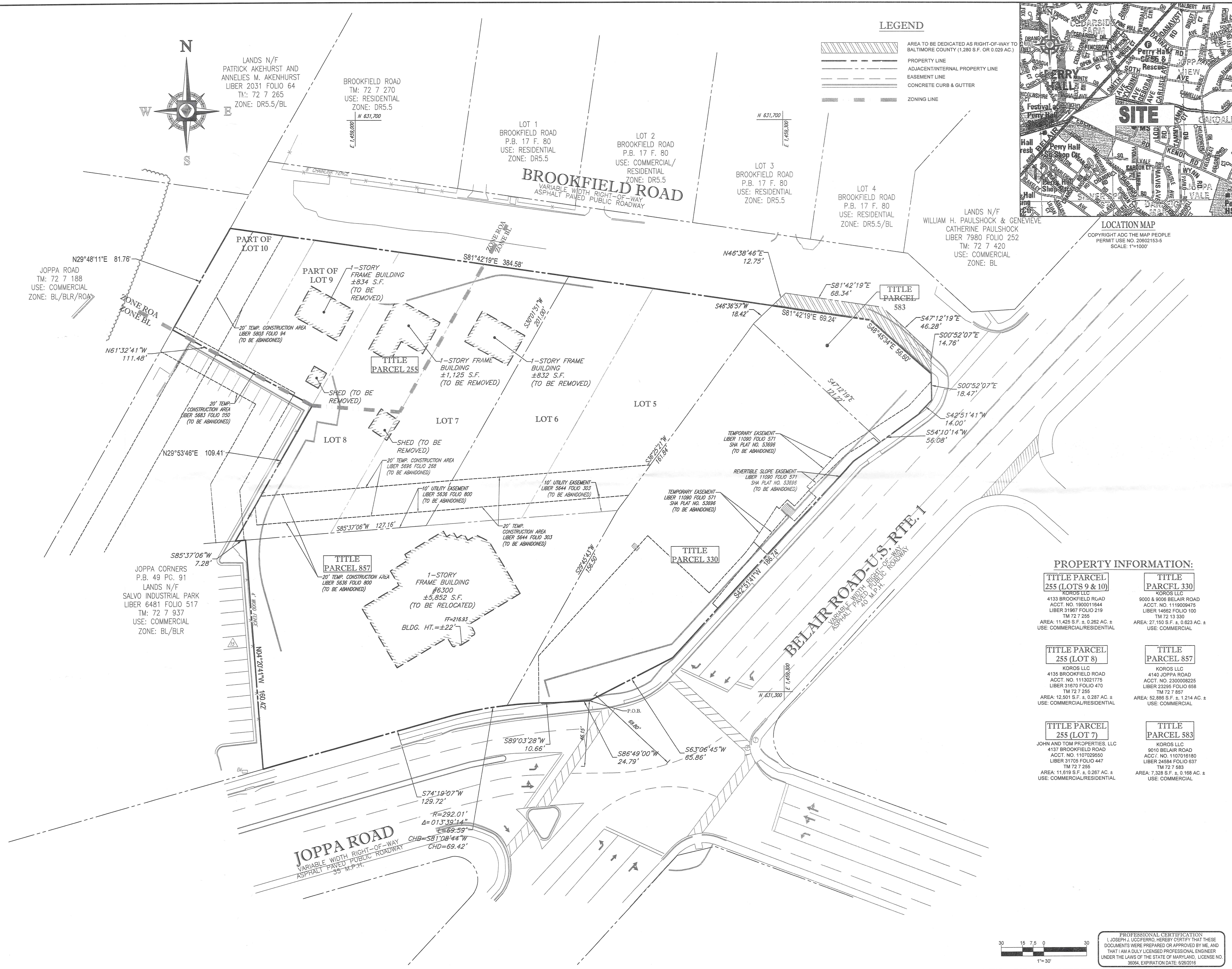
3 of 3

COMMENTS:
NOT 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.
3006, EXPIRATION DATE: 9/25/2016

2016-0110-SPHA

16/12012/MD121504 DRAWINGS PLAN SET ZONING PLAN MD121504ZP2 - JACOBI ZONING PLAN - 2



CVS pharmacy

13,281 TYPE B
REAR DRIVE-THRU

STORE NUMBER: 4274

BELAIR ROAD & JOPPA ROAD
PERRY HALL, BALTIMORE COUNTY, MARYLAND

PROJECT TYPE: RELO

DEAL TYPE:

CS PROJECT NUMBER:

ARCHITECT OF RECORD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

DEVELOPER

J.C. BAR PROPERTIES, INC.

415 FALLOWFIELD ROAD, SUITE 301
CAMP HILL, PA 17011
CONTACT: JASON MITCHELL
TEL : (717) 761-7801

J.J. UCCIFERRO

PROFESSIONAL ENGINEER

11-3-15

REVISIONS

REV.	DATE	COMMENT	BY

CHECKED BY: BRR

DRAWN BY: WCB

DATE: 10/30/15

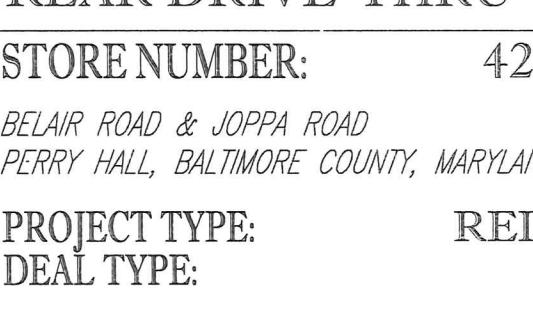
JOB NUMBER: MD121504

TITLE: ZONING PLAN

SHEET NUMBER: 2 of 3

COMMENTS: NOT FOR CONSTRUCTION

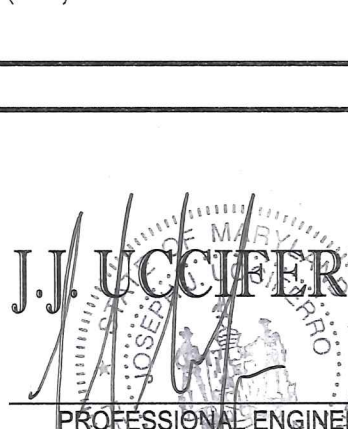
2016-0110-SPHA

	
13,281 TYPE B REAR DRIVE-THRU	
STORE NUMBER:	4274
<i>BELAIR ROAD & JOPPA ROAD PERRY HALL, BALTIMORE COUNTY, MARYLAND</i>	
PROJECT TYPE:	RELO
DEAL TYPE:	
CS PROJECT NUMBER:	

ARCHITECT OF RECORD

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

DEVELOPER J.C. BAR PROPERTIES, INC. 415 FALLOWFIELD ROAD, SUITE 301 CAMP HILL, PA 17011 CONTACT: JASON MITCHELL TEL : (717) 761-7801


11-7-15

REVISIONS			
REV:	DATE:	COMMENT:	BY:

CHECKED BY:	BRR
DRAWN BY:	WCB
DATE:	10/30/15
JOB NUMBER:	MD121504
TITLE:	

ZONING PLAN
SHEET NUMBER:
1 of 3
COMMENTS: