



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 607 Frederick Road which is presently zoned BL-CCC
 Deed References: 37490/74 10 Digit Tax Account # 0104002110
 Property Owner(s) Printed Name(s) Sahi Petroleum Marketing, LLC

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

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

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

SEE ATTACHED

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

SEE ATTACHED

3. X a **Variance** from Section(s) SEE ATTACHED FOR THE NEEDED VARIANCE REQUESTS

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ / Telephone # _____ / Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ / Telephone # _____ / Email Address _____

Legal Owners:

Sahi Petroleum Marketing LLC/
 Name #1 – Type or Print _____ Name #2 – Type or Print _____
 Signature #1 [Signature] Signature #2 _____
 607 Frederick Road Baltimore MD
 Mailing Address _____ City _____ State _____
 21228 / 410-935 6377
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson
 Name - Type or Print _____
 Signature [Signature]
 30 E. Padonia Road, Suite 500 Timonium, MD
 Mailing Address _____ City _____ State _____
 21093 / 410-560-1502 / rick@richardsonengineering.net
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2017-0109-SAHM Filing Date 10/17/16

Do Not Schedule Dates: _____ Reviewer JS

607 Frederick Road Zoning Relief:

Special Exception for roll over car wash in conjunction with a gasoline service station

Special Hearing to amend the previously approved plan

Variance to Section 409.8.A.4 for a parking space with 8' setback from the public right of way line in lieu of the required 10'.

Variance to Section 409.8.A.1 as required to allow for existing landscape areas along the public right of way of as little as 0'.

Variance to Section 409.4.A for a two way drive aisle of 17' in lieu of the required 20' between the stacking spaces of the fuel pumps and the adjoining curb.

Variance to Section 405.4.A.2.a to allow for a building setback of 32' in lieu of the required 35' from a public right of way in the ultimate right of way width.

Variance to Section 405.4.A.2.b to allow for an existing landscape transition area of 2' in lieu of the required 6'

Variance to Section 409.6.A to allow 19 parking spaces in lieu of the required 25 spaces

**ZONING DESCRIPTION FOR
607 FREDERICK ROAD
(MARYLAND ROUTE #144)
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the south side right-of-way of Frederick Road (Maryland Route #144) (66 feet in width) where it intersects the west side right-of-way of Bishops Lane (20 feet in width), thence leaving the south side right-of-way of Frederick Road and binding on the west side right-of-way line of Bishops Lane the following course and distance; (1) South 17 degrees 07 minutes 52 seconds East 156.38 feet, thence leaving the west side right-of-way the following courses and distances; (2) South 74 degrees 24 minutes 48 seconds West 100.00 feet, (3) North 17 degrees 07 minutes 52 seconds West 8.69 feet, (4) South 73 degrees 49 minutes 11 seconds West 132.77 feet, (5) North 14 degrees 54 minutes 05 seconds West 149.02 feet to a point on the south side right-of-way of Frederick Road, thence binding on the south side right-of-way of Frederick Road; (6) North 74 degrees 24 minutes 48 seconds East 227.00 feet to the point of beginning;

Containing a net area of 35,619 square feet, or 0.82 acres of land, more or less.



2017-0109-SP4X4

MEMORANDUM

TO: Kristen Lewis
Office of Zoning Review

FROM: Debbie Wiley *DW*
Office of Administrative Hearings

DATE: December 19, 2016

SUBJECT: Case No. 2017-0109-SPHXA – 607 Frederick Road
Hearing: December 16, 2016 @ 1:30 PM

As you are aware, the above-referenced case was scheduled to come before Judge Beverungen on Friday, December 16, 2016 at 1:30 PM, in Room 205 of the Jefferson Building. Since the hearing was advertised and the property was posted, it was agreed that Rick Richardson would attend even though he was informed by Judge Beverungen by email on December 14, 2016 that the case could not be heard prior to review and approval by the Design Review Panel (DRP). Mr. Richardson indicated that no one attended the hearing, and the case will therefore be continued until such time it is able to be rescheduled following review by the DRP. Mr. Richardson confirmed that he will contact you for rescheduling after the DRP approval.

This matter is now being returned to you for rescheduling and processing once contacted by Mr. Richardson.

Thank you.

c: File

Debra Wiley

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Friday, December 16, 2016 3:31 PM
To: John E. Beverungen
Cc: Debra Wiley; Kristen L Lewis; Sherry Nuffer
Subject: RE: #2017-0109-SPHXA

Yes, thank you for your help.

I will contact the Zoning Office for reschedule after the DRP approval.

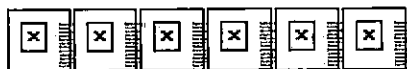
Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Friday, December 16, 2016 3:25 PM
To: Richardson, Patrick <rick@richardsonengineering.net>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: #2017-0109-SPHXA

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John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Monday, December 19, 2016 8:08 AM
To: Kristen L Lewis
Subject: Case No. 2017-0109-SPHXA
Attachments: 20161219081716591.pdf

Hi Kristen,

Please see attached regarding the above-referenced case; file has been placed in the pick-up box to be returned to you.

Thanks and have a great day !

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, December 19, 2016 8:17 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 12.19.2016 08:17:16 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov



Wright, Constable & Skeen, L.L.P. | Attorneys at Law

102 W. Pennsylvania Avenue - Suite 406 - Towson - Maryland - 21204 - Phone: 410-659-1390 - Facsimile: 667-206-4610

J. NEIL LANZI

Email: nlanzi@wcslaw.com

August 29, 2022

Jeffrey N. Perlow, Zoning Supervisor
Baltimore County Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

Re: Case No. 2017-0109-SPHXA

Dear Mr. Perlow:

This letter is in follow up to our various communications regarding the property known as 607 Frederick Road and the above referenced zoning case. In accordance with your instructions, our client will be filing a new petition and site plan for the proposed car wash at this location. Accordingly, this letter shall serve as our client's request to withdraw the pending zoning case for the proposed car wash at this location, Case No. 2017-0109-SPHXA, in order for your file to be closed.

Thank you for your assistance in this matter.

Very truly yours,

J. Neil Lanzi

cc: Rick Richardson, P.E.
Sahi Petroleum Marketing, LLC



Wright, Constable & Skeen, L.L.P. | Attorneys at Law

102 W. Pennsylvania Avenue - Suite 406 - Towson - Maryland - 21204 - Phone: 410-659-1390 - Facsimile: 667-206-4610

J. NEIL LANZI

Email: nlanzi@wcslaw.com

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Sahi Petroleum Marketing, LLC

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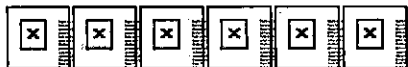
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John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



Debra Wiley

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To: Kristen L. Lewis
Subject: Case No. 2017-0109-SPHXA
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Scan Date: 12.19.2016 08:17:16 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Wednesday, December 14, 2016 10:01 AM
To: John E. Beverungen
Cc: Debra Wiley
Subject: RE: Case # 2017-0109

Ok, thanks.
I will take care of it.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Wednesday, December 14, 2016 9:57 AM
To: Richardson, Patrick <rick@richardsonengineering.net>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Re: Case # 2017-0109

Mr. Richardson,

Since the property was posted, you should attend the hearing as scheduled this Friday at 1:30. If by 1:40 no one from the community has appeared for the hearing, you can let our office know and I will grant a continuance. If someone does attend the hearing, call down to our office and I will come up to the hearing room, and you can at that time seek a continuance, and I can obtain the names and addresses of all interested parties to be notified when the case is rescheduled. In either event, Petitioner must have an attorney for the rescheduled zoning hearing.

John Beverungen
ALJ

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Wednesday, December 14, 2016 9:36 AM
To: John E. Beverungen
Subject: RE: Case # 2017-0109

Mr. Beverungen,
I received the comments from Planning and was intending to ask for the postponement at the hearing on Friday.
If you want me to make a request to the Zoning Office now, I will do so.

We cannot go forward with the DRP issue being unresolved, I agree.
Please let me know.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

From: John E. Beverungen [<mailto:jbeverungen@baltimorecountymd.gov>]
Sent: Wednesday, December 14, 2016 9:31 AM
To: Richardson, Patrick <rick@richardsonengineering.net>
Subject: Fw: Case # 2017-0109

From: John E. Beverungen
Sent: Wednesday, December 14, 2016 9:28 AM
To: rick@richardsonengineering.com
Cc: Debra Wiley
Subject: Case # 2017-0109

Mr. Richardson,

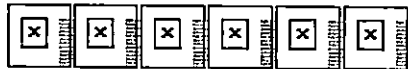
I am writing in regard to the above case, scheduled for Friday December 16, 2016. The Petitioner in the case is Sahi Petroleum Marketing, LLC, which is a legal entity, not an individual. As such, the law requires it to be represented by an attorney. I have asked the zoning office to be alert to this issue although cases continue to be scheduled in matters where corporations or other legal entities are not represented by counsel.

The other issue involves the lengthy comment from the Department of Planning. That agency has recommended Petitioner pursue Design Review Panel approval prior to seeking zoning relief.

As such, I believe Petitioner should move for a postponement of the above case. That will allow time for Petitioner to hire an attorney and seek DRP approval, which is a prerequisite to the zoning case.

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

[Real Property Data Search](#) [Guide to searching the database](#)

[Search Result for BALTIMORE COUNTY](#)

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 2200029946			
Owner Information					
Owner Name:	SAHI PETROLEUM MARKETING LLC		Use:	COMMERCIAL NO	
Mailing Address:	607 FREDERICK RD BALTIMORE MD 21228-4626		Principal Residence:		
			Deed Reference:	/23328/ 00001	
Location & Structure Information					
Premises Address:		607 FREDERICK RD BALTIMORE MD 21228-4626		Legal Description:	.80 AC 607 FREDERICK RD SS SW COR BISHOPS LANE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0008	1490		0000	2015
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1970	2018		34,848 SF	20	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		SERVICE STATION			
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	644,600	644,600			
Improvements	172,600	180,500			
Total:	817,200	825,100	822,467	825,100	
Preferential Land:	0			0	
Transfer Information					
Seller: AMOCO OIL COMPANY		Date: 02/02/2006		Price: \$675,585	
Type: ARMS LENGTH IMPROVED		Deed1: /23328/ 00001		Deed2:	
Seller: DUGAN FERDINAND ET AL		Date: 06/24/1997		Price: \$335,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12247/ 00060		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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					

CASE NO. 2017-

0109-SPHXA

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

11/9

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO Obj
w/Comment

10/26

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

N/C

FIRE DEPARTMENT

12/2

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

Comment

10/24

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/22/16

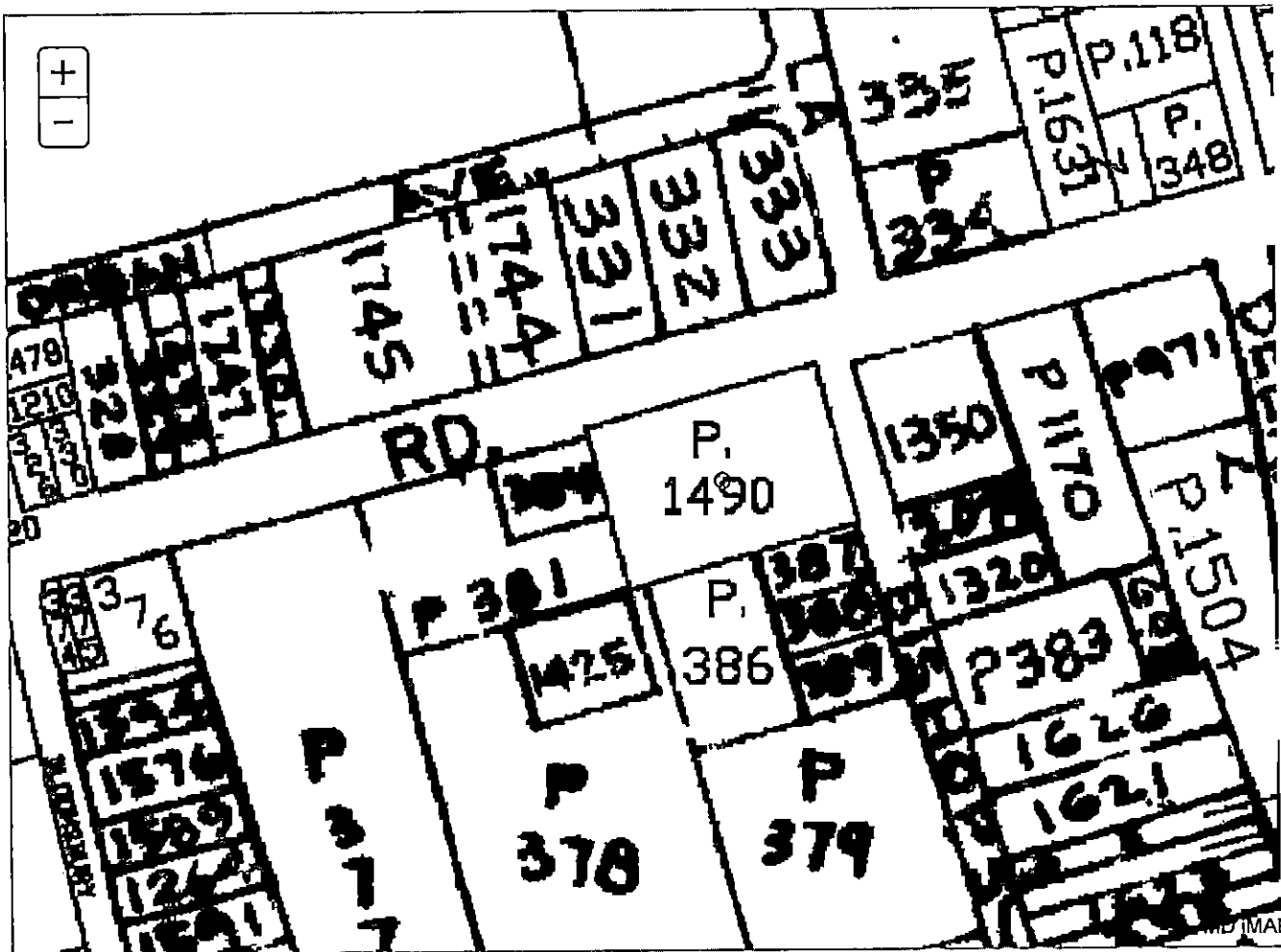
SIGN POSTING Date: 11/26/16

by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **2200029946**

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

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

Property maps provided courtesy of the Maryland Department of Planning.

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

CERTIFICATE OF POSTING

2017-0109-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Sahi Petroleum Marketing, LLC

December 16, 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: _____

607 Frederick Road

November 26, 2016

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

Sincerely,

November 26, 2016

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

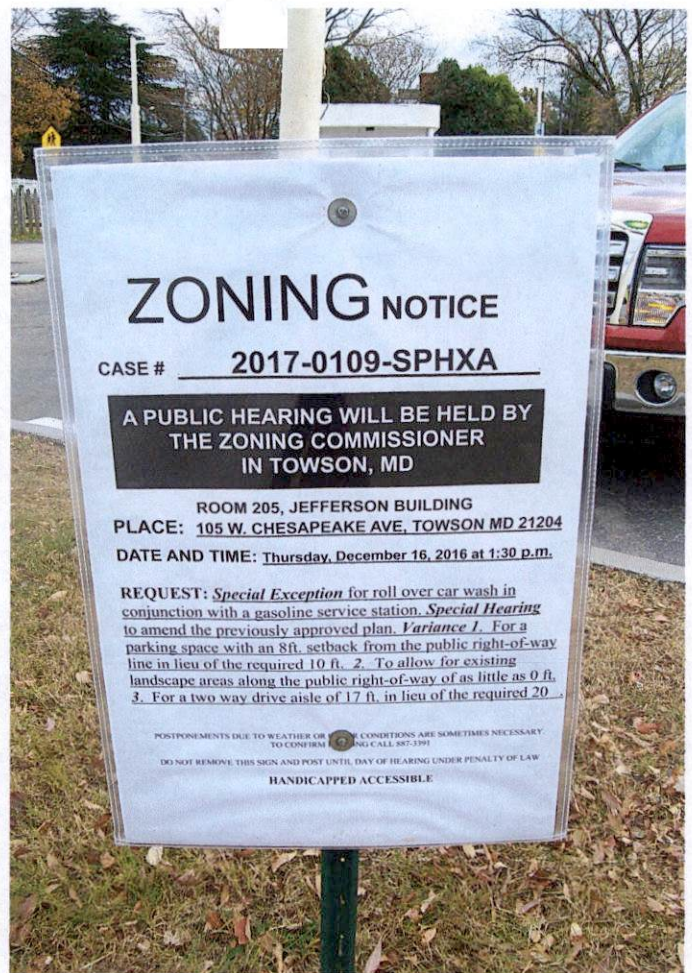
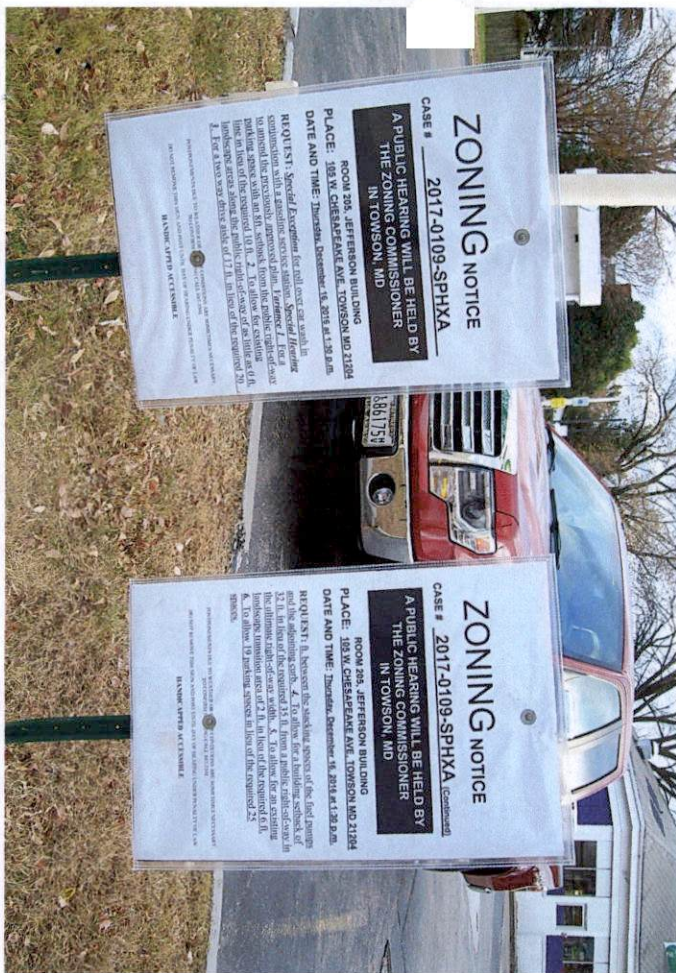
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

November 15, 2016

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: 2017-0109-SPHXA

607 Frederick Road

SW/corner of the intersection of Frederick Road and Bishops Lane

1st Councilmanic District – 1st Election District

Legal Owners: Sahi Petroleum Marketing LLC

Special Exception for roll over car wash in conjunction with a gasoline service station. Special Hearing to amend the previously approved plan. Variance 1. For a parking space with an 8 ft. setback from the public right-of-way line in lieu of the required 10 ft. 2. To allow for existing landscape areas along the public right-of-way of as little as 0 ft. 3. For a two way drive aisle of 17 ft. in lieu of the required 20 ft. between the stacking spaces of the fuel pumps and the adjoining curb. 4. To allow for a building setback of 32 ft. in lieu of the required 35 ft. from a public right-of-way in the ultimate right-of-way width. 5. To allow for an existing landscape transition area of 2 ft. in lieu of the required 6 ft. 6. To allow 19 parking spaces in lieu of the required 25 spaces.

Hearing: Thursday, December 16, 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", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Rick Richardson, 30 E. Padonia Rd., Ste. 500, Timonium 21093
Sahi Petroleum, 607 Frederick Road, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 26, 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
Tuesday, November 22. 2016 Issue - Jeffersonian

Please forward billing to:
Muhammad Sajid
607 Frederick Road
Baltimore, MD 21228

410-935-6377

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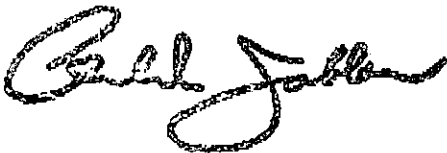
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RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE *
607 Frederick Road; SW corner of Frederick * OF ADMINISTRATIVE
Road and Bishops Lane *
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owners: Sahi Petroleum Marketing, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2017-109-SPHXA

* * * * *

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.

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

RECEIVED

OCT 25 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of October, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative 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: 2017-0109-SPHYA

Petitioner: SAHI PETROLEUM MARKETING, LLC

Address or Location: 607 FREDERICK RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MAHAMMAD SAHID

Address: 607 FREDERICK ROAD

BALTIMORE MD 21228

Telephone Number: 410-935-6377



KEVIN KAMENETZ
County Executive

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

December 8, 2016

Sahi Petroleum Marketing LLC
607 Frederick Road
Baltimore MD 21228

RE: Case Number: 2017-0109 SPHXA, Address: 607 Frederick Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 17, 2016. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 10/24/16

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/24/16. A field inspection and internal review reveals that an entrance onto MD 144 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0109 SPHXA.

Special Exception Special Hearing Variance
Sahi Petroleum Marketing LLC.
607 Frederick Road
MD 144

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

12-16-16

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/2/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-109

RECEIVED

DEC 05 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 607 Frederick Road
Petitioner: Sahi Petroleum Marketing, LLC
Zoning: BL-CCC
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for special exception to use the property for roll-over car wash in combination with a fuel service station and the petition for special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the previously approved plan. The Department also reviewed the petition for variance requesting multiple variance relief as listed on the attachment thereto.

A site visit was conducted on October 28, 2016.

The site is located in the Catonsville Commercial Revitalization Area. The subject property is also located within the Catonsville Design Review Panel Area and as such is subject to review by the Baltimore County Design Review Panel. Information on the mandatory procedure may be found at:

<http://www.baltimorecountymd.gov/Agencies/planning/devrevandlanduse/DRP/index.html>

As a result of this review, the plan may require significant changes in order to gain DRP approval and Department support. It is strongly recommended that the petitioner subject the proposal to said DRP review prior to pursuing any zoning action.

The Department cannot support granting the petitioned zoning relief. The Department recommends that the over-intensive site proposal, if approved as submitted, undermines the efforts of Baltimore County to improve this commercial corridor through its Commercial Revitalization program.

The proposed use of the property is too intensive. The extensive self-imposed variance relief required in order to establish the multiple combined uses on the site degrades the effectiveness of the Baltimore County Zoning Regulations to a point where the special exception use cannot perform in a way that is consistent with BCZR §502.1 and therefore is detrimental to the health, safety and general welfare of the locality. Contrary to the requirements of BCZR §502.1.D, the site is overcrowded such that stacking spaces for the proposed car wash are partially located in an RO zone, a condition not permitted by right. Additionally, setbacks and buffers necessary to mitigate the inherent impacts of the special exception use are inadequate and in some cases non-existent. Counter to the provisions of BCZR §502.1.G, the plan is inconsistent with the spirit and intent of the zoning regulations and by extension the Comprehensive

Manual of Development Policies (CMDP) authorized under BCZR § 504.2. The CMDP gives specific guidelines for development of freestanding sites on commercial corridors. Conformance with the guidelines is sorely lacking in the submitted site layout in terms of landscaping and traffic circulation.

There was no zoning consideration petitioned for regarding the proposed laundromat in combination with the other described uses. The Department does not see how the combination of a fuel service station use with a laundromat can be approved under the regulations and does not support the proposal if requested through the hearing process.

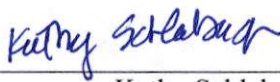
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Rick Richardson, Richardson Engineering

Office of the Administrative Hearings

People's Counsel for Baltimore County

12-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 26 2016



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: October 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0109-SPHXA
Address 607 Frederick Road
(Sahi Petroleum Marketing, LLC
Property)

Zoning Advisory Committee Meeting of **October 31, 2016**

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

Reviewer: Steve Ford Date: 10-26-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2016
Item No. 2017-0109

DATE: November 9, 2016

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

We have no objection to granting the requested variance and reliefs. We only ask that Landscape and Lighting Plans be required as a condition, so that the best landscaping can be done in the limited spaces available.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0109-10312016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/2/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-109



INFORMATION:

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Petitioner: Sahi Petroleum Marketing, LLC
Zoning: BL-CCC
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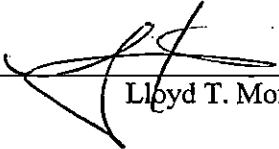
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Manual of Development Policies (CMDP) authorized under BCZR § 504.2. The CMDP gives specific guidelines for development of freestanding sites on commercial corridors. Conformance with the guidelines is sorely lacking in the submitted site layout in terms of landscaping and traffic circulation.

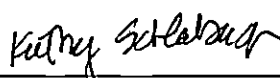
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For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Rick Richardson, Richardson Engineering

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: October 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0109-SPHXA
Address 607 Frederick Road
(Sahi Petroleum Marketing, LLC
Property)

Zoning Advisory Committee Meeting of **October 31, 2016**

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

Reviewer: Steve Ford

Date: 10-26-2016



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 4604981

Sold To:

Muhammad Sajid - CU00573049
607 Frederick Rd
Catonsville, MD 21228-4626

Bid To:

Muhammad Sajid - CU00573049
607 Frederick Rd
Catonsville, MD 21228-4626

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

Nov 22, 2016

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2017-0109-SPHXA

607 Frederick Road
SW/corner of the intersection of Frederick Road and
Bishops Lane
1st Election District - 1st Councilmanic District
Legal Owner(s) Sahi Petroleum Marketing LLC

Special Exception for roll over car wash in conjunction with a gasoline service station. Special Hearing to amend the previously approved plan.

Variance 1. For a parking space with an 8 ft. setback from the public right-of-way line in lieu of the required 10 ft. 2. To allow for existing landscape areas along the public right-of-way of as little as 0 ft. 3. For a two way drive aisle of 17 ft. in lieu of the required 20 ft. between the stacking spaces of the fuel pumps and the adjoining curb. 4. To allow for a building setback of 32 ft. in lieu of the required 35 ft. from a public right-of-way in the ultimate right-of-way width. 5. To allow for an existing landscape transition area of 2 ft. in lieu of the required 6 ft. 6. To allow 19 parking spaces in lieu of the required 25 spaces.

Hearing: Friday, December 16, 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 11/763 November 22

4604981

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DR 5.5

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1969-0019-A
1968-0276-SPHA

1985-0207-A
1962-5789-X
1955-3618-X
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R-1941-0181
R-1940-0040

1995-0043-A
0113750232

0105000110
1982-0242-X

1987-0146-A
R-1969-0146

1983-0160-SPHA
1992-0338-SPH583

R-1956-3693-X
R-1962-5710-X
1986-0101-SPH
2000-0542-SPHXA
0111152710

2002-0037-SPHXA
2003-0424-SPH
1955-3510-X
1988-0125-SPH
1950-1694-X
1973-0267-XA

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1970-0009-SPHA

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BISHOPS LN

NO 145718

Date:

[illegible]

Total: N 1200.00

Rec
From: SAH1 PETROLEUM MARKETING LLC

For: 0017-0104-SPHXA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRG
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REG 4501 WALKIN LJR

>>RECEIPT # 686836 10/17/2016 CFLN

Dept 5 528 ZONING VERIFICATION

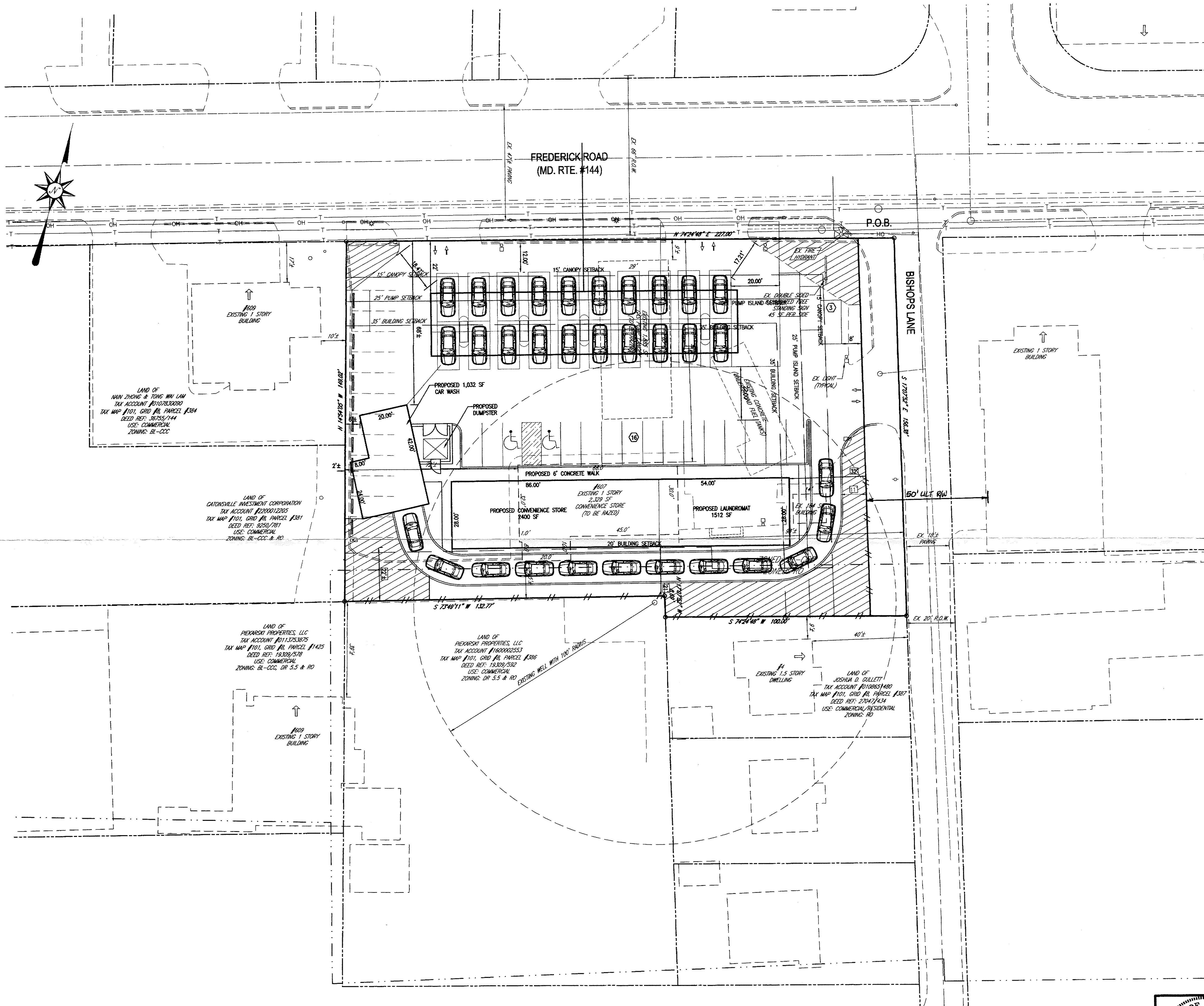
CR NO. 145718

Recpt Tot \$1,200.00

\$1,200.00	OK	\$1.00	CA
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Baltimore County, Maryland

**CASHIER'S
VALIDATION**



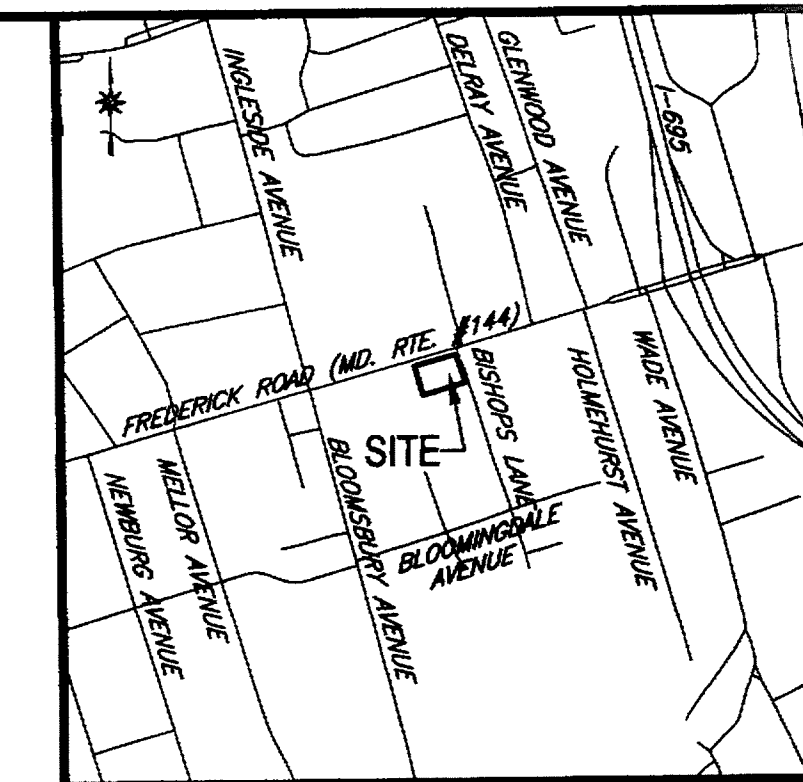
GENERAL NOTES:

- OWNER/DEVELOPER: SAH PETROLEUM MARKETING, LLC
607 FREDERICK ROAD
BALTIMORE, MD 21228
- SITE AREA: GROSS: 45,078 SF or 1.03 Ac.±
NET: 35,619 SF or 0.82 Ac.±
- UTILITIES: PUBLIC WATER & SEWER
- BUILDING COVERAGE: EXISTING: 2,493 SF (TO BE DEMOLISHED)
PROPOSED: 4,944 SF
- DEED REFERENCE: 23328/1
- TAX ACCOUNT #2200029946
- COUNCILMANIC DISTRICT: 1ST
- ZONING: BL-COC
(PER 1"-200" ZONING MAP 101A1)
- TAX MAP #101, GRID #8, PARCEL #1490
- PREVIOUS ZONING CASES:
1950-1894-X TO APPROVE A GASOLINE SERVICE STATION APPROVED APRIL 21, 1950
1955-3510-X TO APPROVE A GASOLINE SERVICE STATION APPROVED MAY 9, 1955
1970-0009-SPHA TO APPROVE THE EXPANSION OF THE EXISTING GASOLINE SERVICE STATION AND VARIANCE OF LIGHTS TO 14' HEIGHT IN LIEU OF THE PERMITTED 8', GRANTED JULY 17, 1969
1973-0267-XA SPECIAL EXCEPTION TO ALLOW A CAR WASH AS A USE IN COMBINATION WITH A SERVICE STATION AND VARIANCE FOR 26 STACKING SPACES IN LIEU OF THE REQUIRED 40 SPACES, GRANTED NOVEMBER 7, 1973
1988-125-SPH TO AMEND THE PREVIOUSLY APPROVED PLAN TO PERMIT A 1,000 GALLON PROPANE TANK AND FUEL SALES AND A FREE STANDING BANKING DEVICE, GRANTED DECEMBER 18, 1987
2002-0037-SPHXA; SPECIAL EXCEPTION TO APPROVE A FUEL SERVICE STATION WITH A CONVENIENCE STORE AND CARRY-OUT RESTAURANT AND AN ANCILLARY USE FOR AN AUTOMATIC TELLER MACHING, SPECIAL HEARING RELIEF TO AMEND THE PREVIOUSLY APPROVED SPECIAL EXCEPTION GRANTED IN CASE 3510, VARIANCE TO PERMIT 90 SQUARE FEET OF FREESTANDING SIGNAGE IN LIEU OF THE REQUIRED 75 SQUARE FEET PURSUANT TO SECTION 450 AND PROVIDE AN 11.5' ONE-WAY DRIVE AISLE IN LIEU OF THE REQUIRED 12', GRANTED OCTOBER 3, 2001
2003-424-SPH TO PERMIT AN EXTENSION OF THE SPECIAL EXCEPTION GRANTED IN 2002-0037-SPHXA UNTIL OCTOBER 3, 2006, GRANTED JUNE 4, 2003
- NO KNOWN ZONING VIOLATIONS EXISTING ON THE PROPERTY
- NO KNOWN PREVIOUS PERMITS EXISTS ON FILE.
- BUILDING HEIGHT NOT TO EXCEED 35' HIGH.
- PARKING CALCULATIONS:
REQUIRED:
CONVENIENCE STORE: 2,400 SF • 5 SPACES / 1000 SF = 12 SPACES
AIR/WATER: 1 SPACE
EMPLOYEES ON LARGEST SHIFT: 4 • 1/EMPL = 4 SPACES
LAUNDROMAT: 1,512 SF • 3.3 SPACES / 1000 SF = 5 SPACES
CAR WASH: 2 SPACES
TOTAL REQUIRED: 25 SPACES
PROVIDED: 19 SPACES (2 HANDICAPPED, 17 STANDARD 9'x18')
- THE SITE IS NOT HISTORIC.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- CENSUS TRACT: 400400
- WATERSHED: PATAPSCO RIVER
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BCZR, SECTION 450
- FLOOR AREA RATIO:
MAXIMUM PERMITTED: 3.0
PROVIDED: 4,944/45,078 = 0.11
- SETBACKS FOR BL:

	REQUIRED	PROVIDED	(CANOPY)
FRONT	15'	22'±	
CENTERLINE	40'	55'±	
SIDE	NONE	2'±	
REAR	20'	21'±	
- BASIC SERVICES MAP (2015)
TYPE DEFICIENT (Y/N)
WATER N
SEWER N
TRANSPORTATION REVITALIZATION AREA IN AN "F" LEVEL OF SERVICE VICINITY
25. AMENITY OPEN SPACE: REQUIRED: 0.1
PROVIDED: 3,938/35,619 = 0.11
- SERVICE STATION AREA:
REQUIRED: 1,500 SF / FUEL SERVICE SPACE = 10X1,500 = 15,000
OR 15,000 SF MINIMUM
C STORE AREA 2400X4 = 9,600 SF
INTERNAL ATM: 1,000 SF
TOTAL REQUIRED = 25,600 SF < 35,619 SF AVAILABLE

LOCATION MAP

SCALE: 1" = 1000'



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
SPECIAL EXCEPTION, SPECIAL HEARING AND
VARIANCES FOR

BP GASOLINE STATION
607 FREDERICK ROAD
(MARYLAND ROUTE #144)
BALTIMORE, MARYLAND 21228

1ST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	09-17-16	16028	1 OF 1

PROFESSIONAL CERTIFICATION:
I 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
NUMBER 16597, EXPIRATION DATE: 06-15-2017

