

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

(5 Timonium Road) *

8th Election District *

3rd Council District *

Peacock Properties II, LLC *

Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0153-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 Peacock Properties II, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to allow business parking (customers & employees) in a residential zone. In addition, a Petition for Variance seeks: (1) to permit a Residential Transition Area (RTA) setback of zero (0) feet from the right-of-way line of Timonium Road, an RTA setback of 29 feet (at the closest point) to the right-of-way line of Hammen Avenue, and an RTA setback of 26 feet (at the closest point) to the residential property line of #3 Hammen Avenue, all in lieu of the required 55 ft. buffer and the 75 ft. setback; (2) from B.C.Z.R. §409.8.A.4 to allow parking to be as close as zero (0) feet from the right-of-way line of Timonium Road in lieu of the required 10 feet; and (3) from B.C.Z.R. §§102.5 & 427 to allow a PVC screen fence with a height of 6 feet to be as close as 0 feet to a street property line (Timonium Road) in lieu of the permitted 42 inch height and required setback as calculated under Section 102.5. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Gus Stratakis, Gus W. Strakes and professional engineer Rick Richardson. Timothy M. Kotroco, Esq. represented Petitioner. Eric Rockel, President of the Greater Timonium Community Council (GTCC), attended the hearing and

ORDER RECEIVED FOR FILING

Date 3-31-17

By Sen

indicated the community did not oppose the requests. Petitioner met several times with members of the community, and they agreed upon certain conditions which will help to ensure the expanded operation does not have a negative impact upon the surrounding residential neighborhood. These conditions will be included in the final Order. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). Neither agency opposed the requests.

The subject property is approximately one (1) acre in size and is zoned DR 5.5. The site is located near the intersection of York and Timonium Roads, and a Royal Farms store has operated there for many years. At present, Petitioner proposes to expand the parking for the store, although zoning relief is required before it may do so. Though the store itself and the grounds will get a "facelift" of sorts, there will be no increase in the size of the retail building (2,937 sq. ft.) at the site.

SPECIAL HEARING

The petition for special hearing concerns business parking in a residential zone. At present, the store has 15 off-street parking spaces. Petitioner proposes to create 14 additional spaces, bringing to 29 the total number of spaces at the site. The new parking spaces would be immediately adjacent to the existing parking lot and would be screened by mature trees and vegetation which will remain in place. Petitioner will also construct a 6 ft. high fence (similar to the one shown in the photo admitted as Ex. 3) around the lot--as requested by the community--to prevent commercial activity from intruding upon the adjoining dwellings. Mr. Richardson opined Petitioner satisfied all requirements set forth in B.C.Z.R. §§409.8 and 502.1, and I concur. As such the petition for special hearing will be granted.

ORDER RECEIVED FOR FILING

Date 3-31-17

By Sen

VARIANCE

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).

Petitioner has met this test. The property has irregular dimensions and is therefore unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted because it would be unable to increase the size of the parking lot to serve the business. Finally, as demonstrated by the lack of County and/or community opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 31st day of **March, 2017**, 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 allow business parking in a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance: (1) to permit an RTA setback of zero (0) feet from the right-of-way line of Timonium Road, an RTA setback of 29 feet (at the closest point) to the right-of-way line of Hammen Avenue, and an RTA setback of 26 feet (at the closest point) to the residential property line of #3 Hammen Avenue, all in lieu of the required 55 ft. buffer and the 75 ft. setback; (2) from B.C.Z.R. §409.8.A.4 to allow parking to be as close as zero (0) feet from the right-of-way line of Timonium Road in lieu of the required 10 feet; and (3) from B.C.Z.R. §§102.5 & 427 to allow a PVC screen fence with a height of 6 feet to be as close

ORDER RECEIVED FOR FILING

Date

3-31-17

By

Sen

as 0 feet to a street property line (Timonium Road) in lieu of the permitted 42 inch height and required setback as calculated under Section 102.5, be and is hereby GRANTED.

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

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must install a fence 6 ft. in height around the proposed parking lot.
3. Petitioner must post "No Trespassing" and "Lot Under Video Surveillance" signs on the parking lot.
4. Petitioner must to the extent possible retain existing trees and vegetation in the area where the proposed parking lot will be located.
5. The lights on the parking lot must be 12 ft. or less in height.
6. Petitioner agrees it will not apply for (or request others to do so on its behalf) or seek to rezone the subject property for a period of 15 years from the date hereof.
7. Any dumpster(s) at the site must be screened as required by the Landscape Manual.
8. Petitioner must provide landscaping at the site as determined in the sole discretion of the Baltimore County landscape architect.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3-31-17

By sln



KEVIN KAMENETZ
County Executive

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

March 31, 2017

Timothy M. Kotroco, Esq.
305 Washington Avenue, Suite 502
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2017-0153-SPHA
Property: 5 Timonium Road

Dear Mr. Kotroco:

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 black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Eric Rockel. 1610 Riderwood Drive, Lutherville, Maryland 21093



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 5 Timonium Road & which is presently zoned DR 5.5
Deed References: 22001/00001 10 Digit Tax Account # 08-18037681
Property Owner(s) Printed Name(s) PEACOCK PROPERTIES II, 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

SEE ATTACHED

2. 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

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)

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:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

PEACOCK PROPERTIES II, LLC

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

P.O. BOX 458, PHOENIX, MD

Mailing Address City State

21131 / Vstrakes@verizon.net
Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

CASE NUMBER 2017-0153-SPHA Filing Date 12/6/2016

Do Not Schedule Dates: Reviewer [Signature]

ATTACHMENT TO SPECIAL HEARING AND VARIANCE PETITION

The Petitioner, requests the following zoning relief:

SPECIAL HEARING RELIEF, pursuant to section 409.8.B of the BCZR to allow business parking (customer & employees) in a residential zone;

AND For such other and further relief as the nature of this cause may require.

VARIANCE RELIEF from section 1B01.1.B.1.c(1) & e(5) of the BCZR to allow an RTA setback of two feet from the right of way line of Timonium Road; and a setback of 29 feet, (at the closest point), to the right of way line of Hammen Avenue; and 26 feet, (at the closest point) to the residential property line of #3 Hammen Avenue in lieu of the required 55' buffer and the 75' setback;

From section 409.8.A.4 of the BCZR to allow parking to be as close as ⁰/₂ feet from the right of way line of Timonium Road in lieu of the required 10 feet.

From section 102.5 and other applicable sections of the BCZR or landscape manual, to allow a PVC screen fence with a height of 6 feet to be as close as zero feet to a street property line (Timonium Road) in lieu of the permitted height and setback.

AND For such other and further relief as the nature of this cause may require.

Revised

**ATTACHMENT TO SPECIAL HEARING
AND VARIANCE PETITION**

The Petitioner, requests the following zoning relief:

SPECIAL HEARING RELIEF, pursuant to section 409.8.B of the BCZR to allow business parking (customer & employees) in a residential zone;

AND For such other and further relief as the nature of this cause may require.

VARIANCE RELIEF from section 1B01.1.B.1.e(5) of the BCZR to allow an RTA setback of zero feet in lieu of the required 50' buffer and the 75' setback;

AND For such other and further relief as the nature of this cause may require.

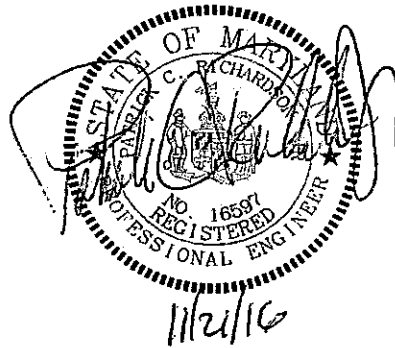
OLD

2017-0153-SPHA

**ZONING DESCRIPTION FOR
1 HAMMEN AVENUE
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the South side of Timonium Road (80' wide) at a distance of 187 feet east of the centerline intersection of Timonium Road and York Road (MD RTE. #45), thence (1) South 18 degrees 47 minutes 06 seconds East 167.88 feet, (2) South 86 degrees 20 minutes 00 seconds East 149.77 feet; (3) North 25 degrees 24 minutes 43 seconds West 103.49 feet; (4) North 45 degrees 53 minutes 50 seconds East 110.39 feet to a point on the west side of Hammen Avenue (50' wide), thence along the western right of way of Hammen Avenue; (5) by a curve to the right with a radius of 150.00 feet and an arc length of 32.00 feet; (6) North 31 degrees 52 minutes 50 seconds West 25.65 feet; (7) by a curve to the left with a radius of 25.00 feet and an arc length of 38.09 feet to a point on the south side of Timonium Road, thence along the southern right of way of Timonium Road; (8) by a curve to the right with a radius of 1037.49 feet and an arc length of 188.29 feet to the point of beginning;

Containing a net area of 34,178 square feet, or 0.78 acres of land, more or less.



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: 08-15-2017.

2017-0153-SPHA

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

NO 145663

Date: 12/6/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	506	0000		6151					1000.00

Total: 1000.00

Rec From: Timothy Kotroco

For: 5 Timonium Rd.

2017-0153-SP4A

CA# 1351

1836

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
12/08/2016 12/08/2016 08:58:14 2
REG NS02 MAIL JEE
>>RECEIPT # 992436 11/30/2016 OFLN
Dept 5 328 ZONING VERIFICATION
CR NO. 145663
Rcpt Tot \$1,000.00
\$1,000.00 CR \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0153-SPHA

Property Address: 5 Timonium Road

Property Description: _____

Legal Owners (Petitioners): Peacock Properties

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): _____

Address: 305 Washington Ave

Suite 502

TOWSON, MD 21204

Telephone Number: 410-289-2943

Revised 7/9/2015

CERTIFICATE OF POSTING

Date: JANUARY 10, 2017

RE: Project Name: 5 TIMONIUM ROAD
Case Number /PAI Number: 2017-0153- SPHA
Petitioner/Developer: PEACOCK PROPERTIES II LLC
Date of Hearing/Closing: JANUARY 30, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5 TIMONIUM ROAD

The sign(s) were posted on JANUARY 10, 2017
(Month, Day, Year)

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE NO. 2017- 0153-SPHA

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE**

**PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204**
TIME: MONDAY, JANUARY 30, 2017 @ 10:00 AM

**REQUEST: SPECIAL HEARING TO ALLOW PARKING
(CUSTOMER & EMPLOYEE) IN A RESIDENTIAL ZONE
AND FOR SUCH OTHER AND FURTHER RELIEF AS THE
NATURE OF THIS CAUSE MAY REQUIRE. VARIANCE TO
ALLOW AN RTA SETBACK OF ZERO FEET IN LIEU OF
THE REQUIRED 50 FT. BUFFER & 75 FT. SETBACK AND
FOR SUCH OTHER AND FURTHER RELIEF AS THE
NATURE OF THIS CAUSE MAY REQUIRE**

Postponements due to weather or other conditions are sometimes necessary.
To confirm hearing or obtain additional information, contact Department of
Permits, Approvals and Inspections, 111 West Chesapeake Avenue, Towson,
Md. 21204 (410) 687-3393

**UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY
OF THE HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE.**



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 4689219

Sold To:

Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Bill To:

Timothy Kotroco - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

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

Jan 05, 2017

The Baltimore Sun Media Group
S. Willesman
By _____
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: # 2017-0153-SPHA 5 Timonium Road SE/s Eastern Avenue, 120 ft. NE of centerline of Earls Road 15th Election District - 6th Councilmanic District Legal Owner(s) Peacock Properties, II, LLC SPECIAL HEARING: to allow business parking (customer & employees) in a residential zone; and for such other and further relief as the nature of this cause may require. VARIANCE: to allow an RTA setback of zero feet in lieu of the required 50 ft. buffer and the 75 ft. setback; and for such other and further relief as the nature of this cause may require. Hearing: Monday, January 30, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204. ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868. (2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 1/034 Jan. 5 4689219

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 10, 2017 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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: 2017-0153-SPHA

5 Timonium Road

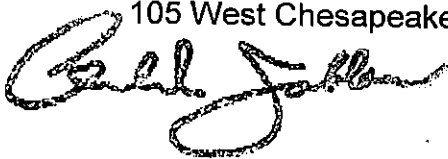
SE/s Eastern Avenue, 120 ft. NE of centerline of Earls Road

15th Election District – 6th Councilmanic District

Legal Owners: Peacock Properties II, LLC

Special Hearing to allow business parking (customer & employees) in a residential zone; and for such other and further relief as the nature of this cause may require. **Variance** to allow an RTA setback of zero feet in lieu of the required 50 ft. buffer and the 75 ft. setback; and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 30, 2017 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

December 28, 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: 2017-0153-SPHA

5 Timonium Road

SE/s Eastern Avenue, 120 ft. NE of centerline of Earls Road

15th Election District – 6th Councilmanic District

Legal Owners: Peacock Properties II, LLC

Special Hearing to allow business parking (customer & employees) in a residential zone; and for such other and further relief as the nature of this cause may require. **Variance** to allow an RTA setback of zero feet in lieu of the required 50 ft. buffer and the 75 ft. setback; and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 30, 2017 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", is written over a circular stamp.

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Peacock Properties II, LLC, P.O. Box 458, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 10, 2017.**
- (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.



KEVIN KAMENETZ
County Executive

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

January 25, 2017

Peacock Properties II, LLC
P O Box 458
Phoenix MD 21131

RE: Case Number: 2017-0153 SPHA, Address: 5 Timonium 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 December 6, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

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



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

Date: 12/12/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0153 -SPHA

Special Hearing Variance
Peacock Properties II, LLC
5 Timonium Road

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,

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

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

WW/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired 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 410-527-4690

www.roads.maryland.gov

RECEIVED
JAN 27 2017
DEPT OF PERMITS
APPROVALS AND INSPECTIONS
JAN 27 2017
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS
DATE: 1/26/2017

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-153

INFORMATION:

Property Address: 5 (E.)Timonium Road
Petitioner: Peacock Properties II, LLC
Zoning: DR 5.5
Requested Action: Special Hearing and Variance

The Department has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve business parking in a residential zone and the petition for a variance to allow a residential transition area (RTA) of zero feet in lieu of the required 50' buffer and 75' setback.

A site visit was conducted on January 10, 2017. The property is located within the Hunt Valley/ Timonium Master Plan which was adopted into the Baltimore County Master Plan 2020 on October 19, 1998. The Plan objectives pertinent to the instant case include improving the visual quality of the York Road Corridor (Page 28) and to protect and enhance the existing residential communities (Page 29).

On 01/25/2017 the Department met with representatives for the Petitioner. On 01/26/2017 the Department was in receipt of a revised plan bearing a 01/25/2017 revision date. The revised plan provides at minimum a 19.52 foot buffer to the adjacent dwelling at #3 Hammen Avenue sufficient to accommodate RTA buffers to consist of vegetative screening and opaque fencing. Pursuant to BCZR § 1B01.1.B.1.c the Department recommends that this modified RTA can perform in a manner that meets the stated goals of the Master Plan 2020 and the Hunt Valley/ Timonium Master Plan.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The design of the proposed parking area shall have a low perimeter wall consisting of brick or solid stone.
- Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for approval prior to any permits being issued for the construction of the proposed parking area. Said plan will incorporate vegetative screening and opaque fencing to serve as a RTA buffer adjacent to the residential use. Petitioner shall prune, repair or remove and replace all overgrown vegetation on the subject property that is adjacent to the public right-of-way to the satisfaction of the Baltimore County Landscape Architect. The Department strongly recommends the Petitioner work with the appropriate county agency in applying the same treatment to the overgrown

Subject: ZAC #17-153

Date: January 25, 2017

Page 2

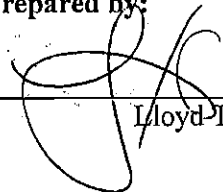
vegetation within the right-of-way of E. Timonium Road adjacent to the subject parcel as part of the installation of the parking area.

- All new lighting will be of a type and design that restricts light spillage onto adjacent residential properties and shall be shown on the required landscape plan.
- On the #5 E. Timonium Road property, also controlled by the Petitioner, the four parking spaces surrounding the existing sign shall be removed and replaced with a 10 foot landscaped area adjacent to the road right-of-way with two parallel parking spaces situated immediately to the southeast as per the revised site plan to accompany the petition. This condition shall also be shown on the required landscape plan.
- No temporary signage shall be placed on the D.R. zoned property.
- Any dumpsters shall be screened in a manner consistent with Condition H of the Baltimore County Landscape Manual or otherwise concealed from view from any public right-of-way.

The Department takes positive reassurance from the commitments made during the aforementioned meeting that the Petitioner will perform an overall clean-up of the property to a level that meets the purposes of BCC § 35-2-402 thereby promoting the public welfare and more specifically protecting the stability of the surrounding community. The Department has the expectation that such a cleanup will include but not necessarily be limited to fencing, rubbish, signage and structures.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Wally Lippincott

Timothy M. Kotroco, Esquire

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

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE MEMORANDUM

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

DATE: 1/26/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-153



INFORMATION:

Property Address: 5 (E.)Timonium Road
Petitioner: Peacock Properties II, LLC
Zoning: DR 5.5
Requested Action: Special Hearing and Variance

The Department has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve business parking in a residential zone and the petition for a variance to allow a residential transition area (RTA) of zero feet in lieu of the required 50' buffer and 75' setback.

A site visit was conducted on January 10, 2017. The property is located within the Hunt Valley/ Timonium Master Plan which was adopted into the Baltimore County Master Plan 2020 on October 19, 1998. The Plan objectives pertinent to the instant case include improving the visual quality of the York Road Corridor (Page 28) and to protect and enhance the existing residential communities (Page 29).

On 01/25/2017 the Department met with representatives for the Petitioner. On 01/26/2017 the Department was in receipt of a revised plan bearing a 01/25/2017 revision date. The revised plan provides at minimum a 19.52 foot buffer to the adjacent dwelling at #3 Hammen Avenue sufficient to accommodate RTA buffers to consist of vegetative screening and opaque fencing. Pursuant to BCZR § 1B01.1.B.1.c the Department recommends that this modified RTA can perform in a manner that meets the stated goals of the Master Plan 2020 and the Hunt Valley/ Timonium Master Plan.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The design of the proposed parking area shall have a low perimeter wall consisting of brick or solid stone.
- Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for approval prior to any permits being issued for the construction of the proposed parking area. Said plan will incorporate vegetative screening and opaque fencing to serve as a RTA buffer adjacent to the residential use. Petitioner shall prune, repair or remove and replace all overgrown vegetation on the subject property that is adjacent to the public right-of-way to the satisfaction of the Baltimore County Landscape Architect. The Department strongly recommends the Petitioner work with the appropriate county agency in applying the same treatment to the overgrown

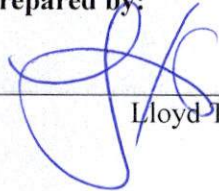
vegetation within the right-of-way of E. Timonium Road adjacent to the subject parcel as part of the installation of the parking area.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Wally Lippincott
Timothy M. Kotroco, Esquire
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 22, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2016
Item No. 2017-0153

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

If granted Landscape and Lighting Plans are required per the requirements of the
Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0153-12192016.doc

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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0153-SPHA
Address 5 Timonium Road
(Peacock Properties II, LLC
Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

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

Reviewer: Steve Ford

Date: 12-21-2016

MEMORANDUM

DATE: May 2, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0153-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on May 1, 2017. 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

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
5 Timonium Road; S/S Timonium Road,
187' E of c/line York Road
Legal Owner: Peacock Properties, II, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-153-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.

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
DEC 20 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 - 08 Account Number - 0819077961			
Owner Information					
Owner Name:	PEACOCK PROPERTIES II LLC		Use:	COMMERCIAL	
Mailing Address:	P O BOX 458 PHOENIX MD 21131-0458		Principal Residence:	NO	
			Deed Reference:	/22001/ 00001	
Location & Structure Information					
Premises Address:	5 TIMONIUM RD 0-0000		Legal Description:	LT 10,11 93 W OF HAMMEN AVENUE YORKSHIRE & HAVERFORD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0006	0625		0000	
					Block:
					C
					Lot:
					10
					Assessment Year:
					2017
					Plat No:
					0022/
					Plat Ref:
					0025
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1965	2720				25,178 SF
					County Use
					06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		CONVENIENCE STORE			
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2017		07/01/2016
Land:	482,600		482,600		
Improvements	174,000		173,800		
Total:	656,600		656,400		656,600
Preferential Land:	0				656,400
					0
Transfer Information					
Seller: STRATAKIS JAMES G,ET AL			Date: 06/08/2005		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /22001/ 00001		Deed2:
Seller:			Date:		Price:
Type:			Deed1:		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					

2017-0153 SPHA



Publication Date: 12/7/2016



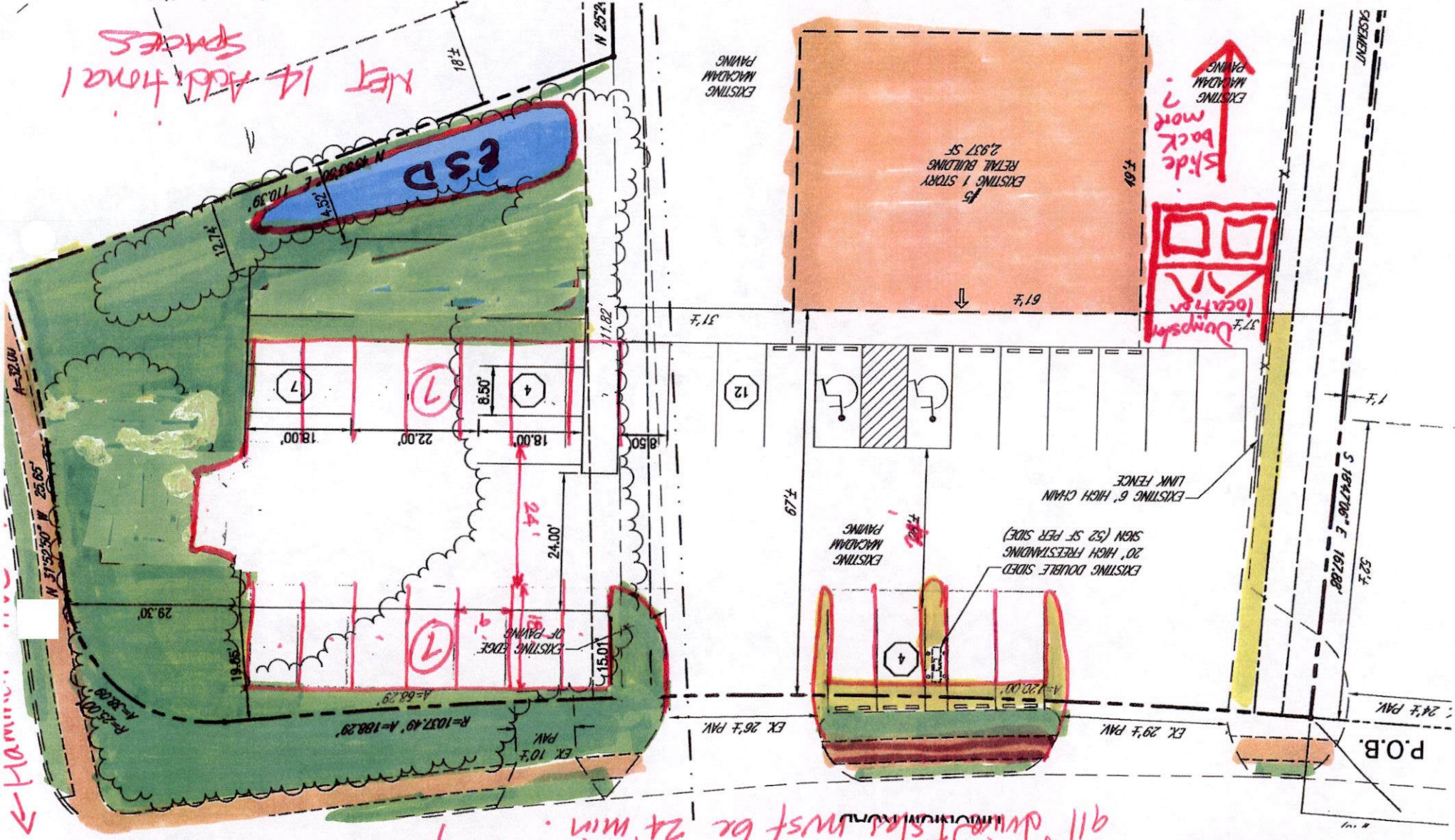
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Limonium Road →
 RF Comments: all parking spaces must be min. 9x18, preferred 10x20
 all drive aisles must be 24' min.



CASE NAME Timonium Road
CASE NUMBER 2017-0153 SPHA
DATE March 28, 2017

[illegible]

• PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2017-0153-SPHA

Exhibit Sheet

Petitioner/Developer

DW
5-2-17

Protestant

Alv
3-31-17

No. 1	Plan	
No. 2	Photos of site	
No. 3	Photo of fence (sample)	
No. 4	My Neighborhood Map Aerial photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Ex.No. 2













Google Maps E Timonium Rd

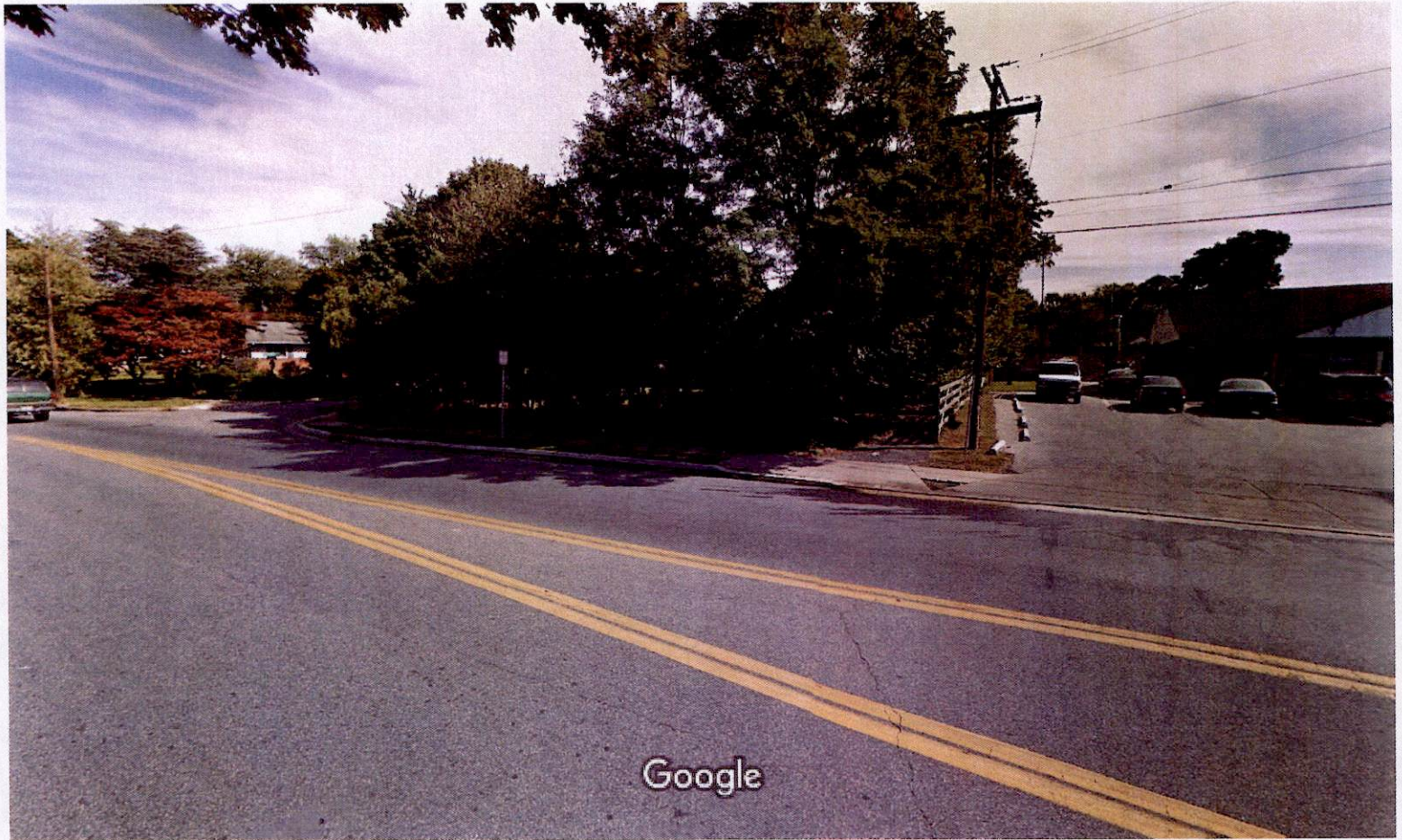
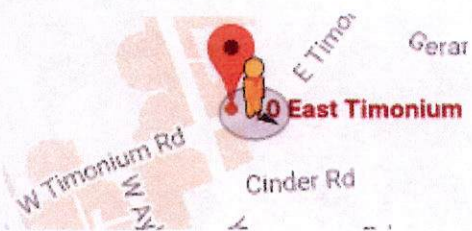


Image capture: Sep 2013 © 2016 Google

Lutherville-Timonium, Maryland

Street View - Sep 2013





Ex-No-3



Permit Review Map

Ex. #4

Created By
Baltimore County
My Neighborhood



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

Printed 8/4/16



Permit Review Map

Created By
Baltimore County
My Neighborhood



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Printed 8/4/16



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 3/26/17



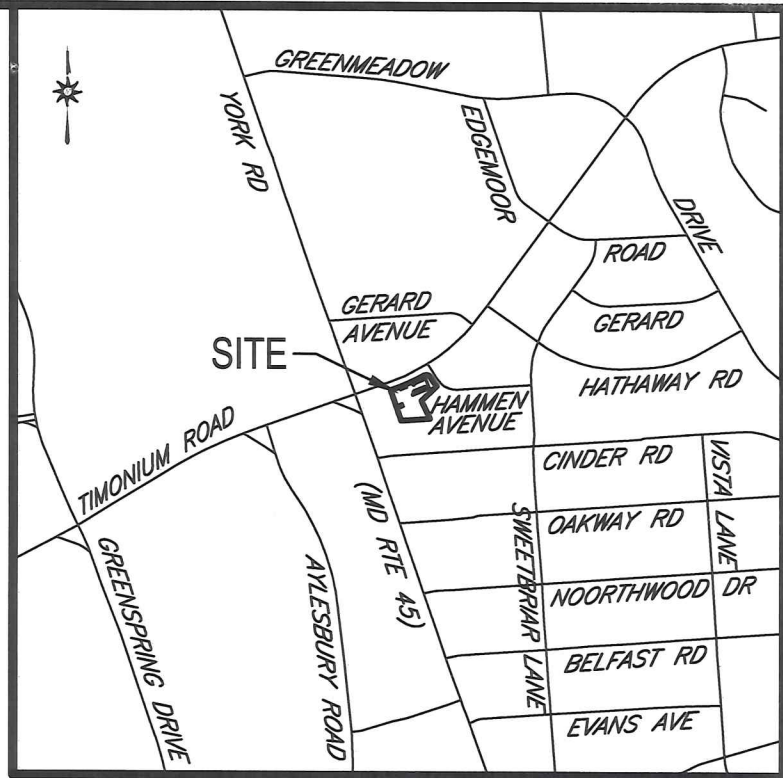
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 2/15/17



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER/DEVELOPER:
PEACOCK PROPERTIES II, LLC
PO BOX 458
PHOENIX, MD 21131
- SITE AREA
GROSS: 43,282 SF or 0.99 Ac.±
NET: 34,178 SF or 0.78 Ac.±
- UTILITIES:
PUBLIC WATER & SEWER
- BUILDING COVERAGE
EXISTING: 2,937 SF
PROPOSED: 0 SF
- DEED REFERENCE: 22001/1
- TAX ACCOUNT #0819077961, 0818037681
- COUNCILMANIC DISTRICT: 3RD
- ZONING: BR & DR 5.5
(PER 1"=200' ZONING MAP 060C1)
- TAX MAP #60, GRID #6, PARCEL #625, LOT #9-11
- PREVIOUS ZONING CASES
R-1966-012-X; RECLASSIFICATION FROM R-6 TO RA AND SPECIAL EXCEPTION, DENIED 04/12/1966.
1977-0217-SPH; SPECIAL HEARING FOR PARKING IN A RESIDENTIAL ZONE, WITHDRAWN 11/01/1979.
1971-0133-A; VARIANCE FOR SIDE YARD SETBACK, PARKING SETBACK AND BUILDING TO BUILDING SETBACK, GRANTED 11/18/1970.
1974-0040-X; SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE, GRANTED 08/20/1973.
- NO KNOWN ZONING VIOLATIONS EXISTING ON THE PROPERTY
- PREVIOUS PERMITS
B905080; INTERNAL ALTERATIONS, ISSUED 06/06/2016.
B748258; REPLACE PYLON SIGN, ISSUED 09/29/2010.
B748263; REPLACEMENT WALL SIGN, ISSUED 09/29/2010.
B733764; EXTERIOR ALTERATIONS, ISSUED 03/02/2010.
- BUILDING HEIGHT NOT TO EXCEED 35' HIGH.
- PARKING CALCULATIONS
REQUIRED:
CONVENIENCE STORE: 2,937 SF @ 5 SPACES / 1000 SF = 15 SPACES
PROVIDED: EX. 15 SPACES (2 HANDICAPPED, 13 STANDARD 8.5'x18')
PROPOSED: 14 SPACES
TOTAL PROPOSED PARKING SPACES: 29 SPACES
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: 408601
WATERSHED: JONES FALLS.
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: 2,937/43,282 = 0.07
- SETBACKS FOR BL:

	REQUIRED	PROVIDED
FRONT	25'	67'±
	50'	107'±
SIDE	30'	31'±
REAR	30'	64'±
- BASIC SERVICES MAP (2016)
TYPE DEFICIENT (Y/N)
WATER N
SEWER N
TRANSPORTATION 'D' LEVEL OF SERVICE

Richardson Engineering, LLC

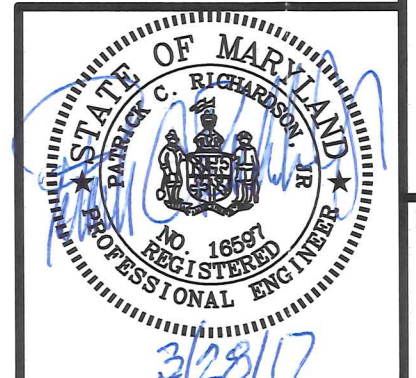
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

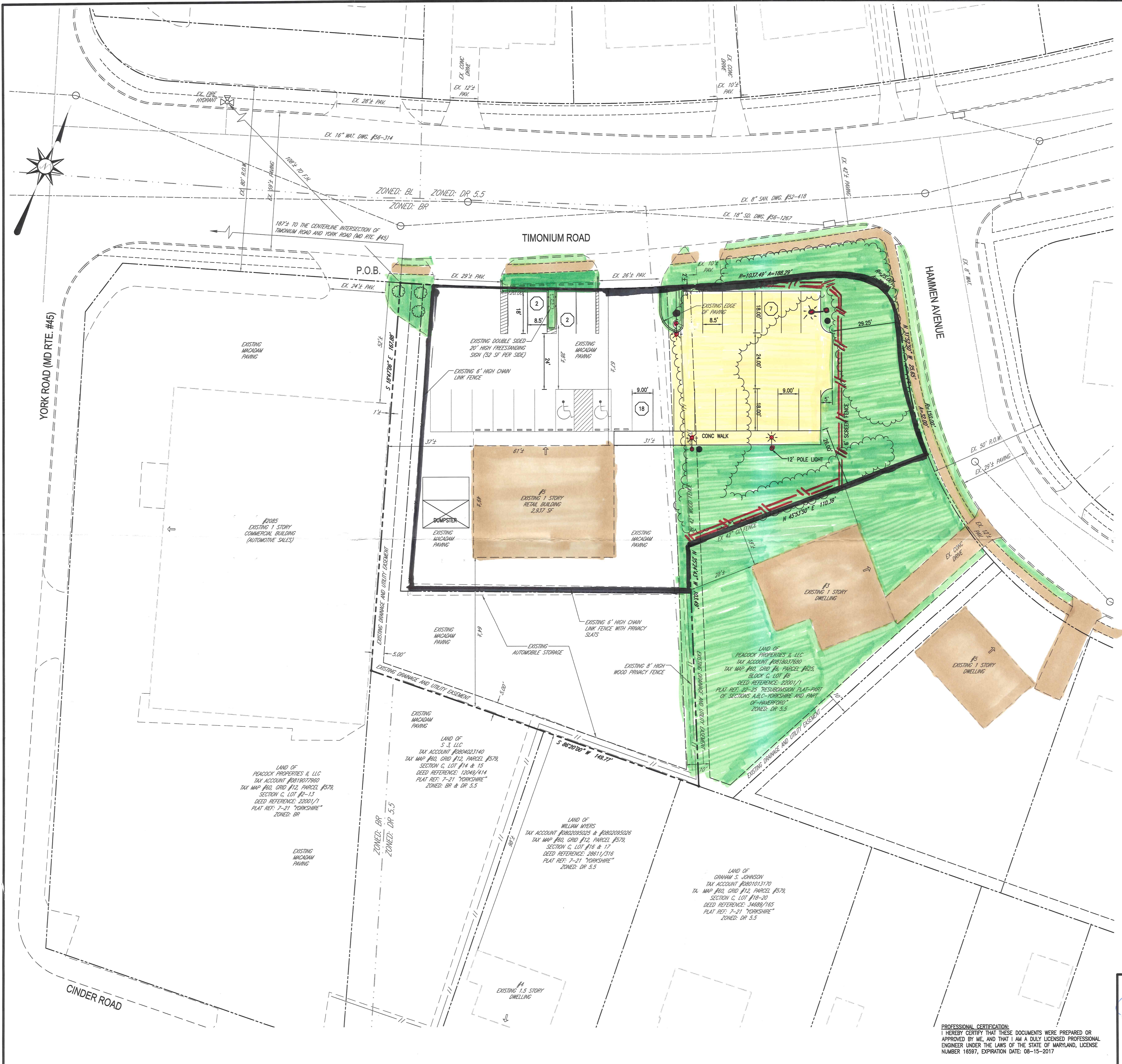
ROYAL FARM STORE
5 E. TIMONIUM ROAD
AND LOT ON 1 HAMMEN AVENUE
LUTHERVILLE TIMONIUM,
MARYLAND 21093

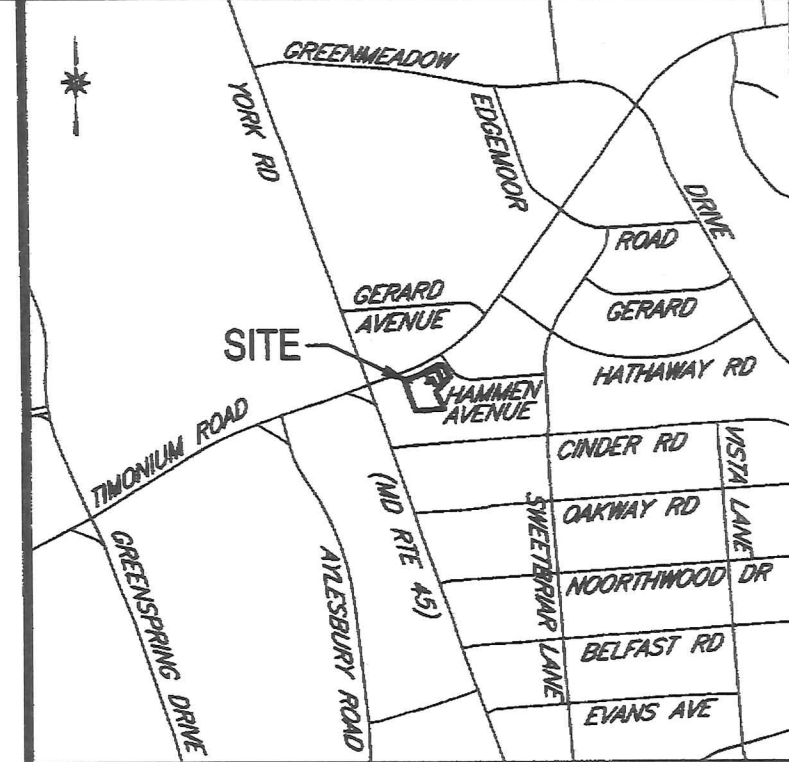
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
03-06-17 REVISED LAYOUT	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	09-12-16	16093	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: 08-15-2017





GENERAL NOTES:

- OWNER/DEVELOPER:
PEACOCK PROPERTIES II, LLC
PO BOX 458
PHOENIX, MD 21131
2. SITE AREA
GROSS: 43,282 SF or 0.99 Ac.±
NET: 34,178 SF or 0.78 Ac.±
3. UTILITIES:
PUBLIC WATER & SEWER
BUILDING COVERAGE
EXISTING: 2,937 SF
PROPOSED: 0 SF
5. DEED REFERENCE: 22001/1
6. TAX ACCOUNT #0819077981, 0818037681
COUNCILMANIC DISTRICT: 3RD
ZONING: BR & DR 5.5
(PER 1"-200' ZONING MAP 060C1)
9. TAX MAP #60, GRID #6, PARCEL #625, LOT #9-11
PREVIOUS ZONING CASES
R-1986-012-X; RECLASSIFICATION FROM R-6 to RA AND SPECIAL
EXCEPTION, DENIED 04/12/1986.
1977-0217-SPH; SPECIAL HEARING FOR PARKING IN A RESIDENTIAL
ZONE, WITHDRAWN 11/01/1979.
1971-0133-X; VARIANCE FOR SIDE YARD SETBACK, PARKING SETBACK
AND BUILDING TO BUILDING SETBACK, GRANTED 11/18/1970.
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B748258; REPLACE PYLON SIGN, ISSUED 09/29/2010.
B748263; REPLACEMENT WALL SIGN, ISSUED 09/29/2010.
B733764; EXTERIOR ALTERATIONS, ISSUED 03/02/2010.
13. BUILDING HEIGHT NOT TO EXCEED 35' HIGH.
14. PARKING CALCULATIONS
REQUIRED:
CONVENIENCE STORE: 2,937 SF @ 5 SPACES /1000 SF = 15 SPACES
PROVIDED: EX. 15 SPACES (2 HANDICAPPED, 13 STANDARD 8.5'x18')
PROPOSED: 1/6 SPACES
TOTAL PROPOSED PARKING SPACES: 29 SPACES
THE SITE IS NOT HISTORIC.
THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
NO 100 YEAR FLOODPLAIN EXISTS ON SITE.
CENSUS TRACT: 408601
WATERSHED: JONES FALLS.
THERE ARE NO KNOW HAZARDOUS MATERIALS ONSITE.
21. ANY PROPOSED SIGNS ARE TO CONFORM TO THE BCZR: SECTION 450.
22. FLOOR AREA RATIO
MAXIMUM PERMITTED: 3.0
PROVIDED: 2,937/43,282 = 0.07
23. SETBACKS FOR BL.
- | | REQUIRED | PROVIDED |
|-----------|----------|----------|
| FRONT | | |
| FROM P.L. | 25' | 67'± |
| FROM C.L. | 50' | 107'± |
| SIDE | 30' | 31'± |
| REAR | 30' | 64'± |
24. BASIC SERVICES MAP (2016)
- | TYPE | DEFICIENT (Y/N) |
|----------------|---------------------------------|
| WATER | N |
| SEWER | N |
| TRANSPORTATION | D ¹ LEVEL OF SERVICE |

Richardson Engineering, LLC

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

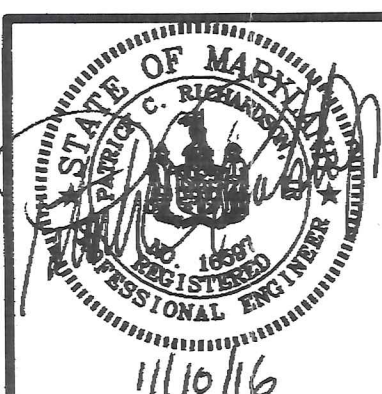
PLAN TO ACCOMPANY ZONING PETITION
FOR

ROYAL FARM STORE
5 E. TIMONIUM ROAD
AND LOT ON 1 HAMMEN AVENUE
LUTHERVILLE TIMONIUM,
MARYLAND 21093

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 09-12-16	JOB NO.: 16093	SHEET NO.: 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: 08-15-2017



2017-0153-SPHA