

M E M O R A N D U M

DATE: July 20, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0299-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 19, 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

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(11987-12001 Reisterstown Road)		
4 th Election District	*	OFFICE OF
2 rd Council District		
GGCL RSC, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Chick-fil-A, Inc.	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2017-0299-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of GGCL RSC LLC, legal owner and Chick-fil-A, Inc., lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a freestanding enterprise sign for a pad site in a shopping center.

John Martinez (on behalf of Chick-fil-A) and professional engineer Andrew Stine appeared in support of the petition. David H. Karceski, Esq. represented the lessee. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received any of the reviewing county agencies.

This case involves a strip shopping center located on a parcel 20.57 acres in size and zoned BM-CCC. The center has operated for many years at this location and has approximately 15-20 retail/commercial tenants. Chick-fil-A is in the process of constructing a new restaurant at the site, on the periphery of the parking lot nearest Reisterstown Road. The "subject property" at issue in this case is the 57,768 sq. ft. lot enclosed by lease lines as shown on the site plan. Petitioners' Ex.

1.

ORDER RECEIVED FOR FILING

Date 6/19/17
By sen

SPECIAL HEARING

Petitioners filed a request for special hearing at the direction of the zoning office. Though the B.C.Z.R. does not speak directly to the issue, Petitioners seek a determination the subject property (which is approximately 1.33 acres in size) qualifies as a "pad site," which would then entitle them to a freestanding enterprise sign. In other words, the inquiry focuses upon whether the physical features and attributes of the property are such that it may be fairly classified as a stand-alone parcel or site.

In this case I believe the answer is in the affirmative. Mr. Stine noted the 1.33 acre property is in fact a separately deeded lot, and lease lines are also shown on the plan demarcating the boundaries of the site. Also, the site is located immediately adjacent to Reisterstown Road, a considerable distance from the in-line stores in the center. In these circumstances I find the property qualifies as a pad site and the petition for special hearing will be granted.

THEREFORE, IT IS ORDERED this 19th day of **June, 2017** by this Administrative Law Judge, that the Petition for Special Hearing to approve a freestanding enterprise sign for a pad site in a shopping center, be and is hereby GRANTED.

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

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

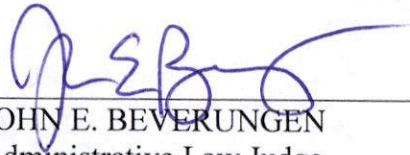
Date

6/19/17

By

Sen

Any appeal of this decision must be filed 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 6/19/17

By slh



KEVIN KAMENETZ
County Executive

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

June 19, 2017

David H. Karceski, Esq.
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing
Case No. 2017-0299-SPH
Property: 11987-12001 Reisterstown Road

Dear Mr. Karceski:

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



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 11987, 12001 Reisterstown Road

which is presently zoned BM-CCC

Deed References: 38697-175

10 Digit Tax Account # 0401013151 & 0419086321

Property Owner(s) Printed Name(s) GGCAL RSC LLC

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a freestanding enterprise sign for a pad site in a shopping center.

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

3. ☐ a Variance from Section(s)

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

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:
Chick-fil-A, Inc.

John Martinez, Development Manager
Name- Type or Print

Signature

5200 Buffington Road, Atlanta, Georgia

Mailing Address City State

30349 (609) 955-0459 john.martinez@chick-fil-a.com

Zip Code Telephone # Email Address

Attorney for Petitioner (LESSEE)

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

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

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER

Filing Date / /

Do Not Schedule Dates:

Reviewer

ORDER RECEIVED FOR FILING

Date

By

REV 10/4/11

6/19/17

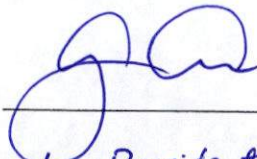
SLH

ATTACHMENT TO PETITION FOR SPECIAL HEARING

PROPERTY: 11987, 12001 REISTERSTOWN ROAD

Legal Owners:

GGCAL RSC LLC
10096 Red Run Boulevard
Owings Mills, Maryland 21117

By: 

Title: *Vice President / Development Director*

Phone: *410.559.2521*



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 11987, 12001 Reisterstown Road

which is presently zoned BM-CCC

Deed References: 38697-175

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

3. ☐ a Variance from Section(s)

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

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:

Chick-fil-A, Inc.

John Martinez, Development Manager

Name- Type or Print

Signature

5200 Buffington Road, Atlanta, Georgia

Mailing Address City State

30349 (609) 955-0459 jchick@chick-fil-a.com

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

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

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0299-SPH Filing Date 5/8/17

Do Not Schedule Dates: Reviewer

ORDER RECEIVED FOR FILING

Date 6/19/17

By Sen

ATTACHMENT TO PETITION FOR SPECIAL HEARING

PROPERTY: 11987, 12001 REISTERSTOWN ROAD

Legal Owners:

GGCAL RSC LLC
10096 Red Run Boulevard
Owings Mills, Maryland 21117

By: _____

Title: *Vice President / Development Director*
Phone: *410.559.2521*



ZONING DESCRIPTION – LEASE AREA
TAX MAP 48, PARCELS 174, 270 AND 335

THE LAND OF
GGCAL RSC, LLC.
LIBER 38697 FOLIO 175
4TH ELECTION DISTRICT / *2nd Councilmanic District*
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD (MD ROUTE 140) (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 822 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD (MD ROUTE 140) AND CHERRY HILL ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN REISTERSTOWN ROAD (MD ROUTE 140) ON THE WEST AND LANDS OF GGCAL RSC, LLC. ON THE EAST;

1. NORTH 44 DEGREES – 21 MINUTES – 39.00 SECONDS WEST, 271.973 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 40 DEGREES – 44 MINUTE – 46.35 SECONDS EAST, 205.257 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 44 DEGREES – 21 MINUTES – 37.71 SECONDS EAST, 289.481 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 45 DEGREES – 38 MINUTES – 22.29 SECONDS WEST, 204.507 FEET TO THE POINT OF BEGINNING

CONTAINING 57,768 SQUARE FEET OR 1.33 ACRES.



Item #0299



ZONING DESCRIPTION – OVERALL SHOPPING CENTER
TAX MAP 48, PARCELS 174, 270 AND 335
THE LAND OF
GGCAL RSC, LLC.
LIBER 38697 FOLIO 175
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD



BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD (MD ROUTE 140) (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 175 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD (MD ROUTE 140) AND CHERRY HILL ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE LANDS OF GGCAL RSC, LLC. (LIBER 38697, FOLIO 175) ON THE NORTH AND THE LANDS OF CHERRY HILL GENERAL PARTNERSHIP (LIBER 7091, FOLIO 537) ON THE SOUTH;

1. NORTH 48 DEGREES – 01 MINUTES – 01 SECONDS EAST, 50.03 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 44 DEGREES – 21 MINUTE – 39 SECONDS WEST, 145.00 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 46 DEGREES – 03 MINUTES – 51 SECONDS EAST, 116.08 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 45 DEGREES – 56 MINUTES – 09 SECONDS EAST, 148.92 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 48 DEGREES – 01 MINUTES – 10 SECONDS EAST, 425.52 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 03 DEGREES – 05 MINUTES – 21 SECONDS EAST, 800.64 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 84 DEGREES – 22 MINUTES – 21 SECONDS WEST, 588.83 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 77 DEGREES – 39 MINUTES – 04 SECONDS WEST, 191.94 FEET TO A POINT, THENCE;
9. CONTINUING SOUTH 40 DEGREES – 44 MINUTES – 46 SECONDS WEST, 452.50 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 40 DEGREES – 44 MINUTES – 46 SECONDS WEST, 165.00 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 44 DEGREES – 21 MINUTES – 39 SECONDS EAST, 99.00 FEET TO A POINT, THENCE;
12. CONTINUING SOUTH 44 DEGREES – 21 MINUTES – 39 SECONDS EAST, 894.12 FEET TO THE POINT OF BEGINNING

CONTAINING 896,027 SQUARE FEET OR 20.57 ACRES.

**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: 2017-0299-SPH

Property Address: 12001 Reisterstown Road

Property Description: Beginning at a point on the Easterly right-of-way limits of Reisterstown Rd. (MD Route 140), which is 822 feet

Legal Owners (Petitioners): GGCAL RSC, LLC

Contract Purchaser/Lessee: Chick-Fil-A, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave.

Suite 500

Towson, MD 21204

Telephone Number: (410) 496-6200

→ north of the intersection of said Reisterstown Road (MD Route 140) and Cherry Hill Road, thence continuing along said easterly right-of-way limits with the division line between Reisterstown Road on the west and lands of GG CAL RSC, LLC on the east.

Revised 7/9/2015

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

№ 153059

Date: May 8 2017

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				8500 ⁰⁰

Total: 8500⁰⁰

Rec From: CCCAI RSC LLC

For: Zoning hearing - case # 2017-0299-SPH

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/09/2017 5/08/2017 11:22:51 5
 REG WSD5 WALKIN LRB
 >>RECEIPT N B95071 5/08/2017 CFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 153059
 Recpt Tot 1500.00
 1500.00 CK 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2017-0299-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Chick-Fil-A, Inc

June 16, 2017

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: _____

11987-12001 Reisterstown Road

May 27, 2017

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



Sincerely,

May 27, 2017

(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)



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 4970744

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:

May 25, 2017

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: # 2017-0299-SPH

11987-12001 Reisterstown Road
NE/s Reisterstown Road, 822 ft. NW of centerline of E.
Cherry Hill Road
4th Election District - 2nd Councilmanic District
Legal Owner(s) GGCAL RSC LLC
Contract Purchaser: Chick-Fil-A, Inc.

Special Hearing: to determine whether or not the Administrative Law Judge should approve a freestanding enterprise sign for a pad site in a shopping center.

Hearing: Friday, June 16, 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.

5/142 May 25 4970744

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 25, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

410-494-6200

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: 2017-0299-SPH

11987-12001 Reisterstown Road

NE/s Reisterstown Road, 822 ft. NW of centerline of E. Cherry Hill Road

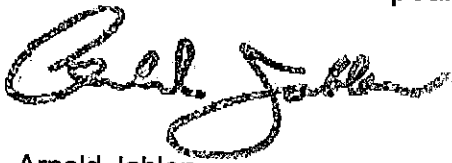
4th Election District – 2nd Councilmanic District

Legal Owners: GGCAL RSC LLC

Contract Purchaser: Chick-Fil-A, Inc.

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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

May 16, 2017

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: 2017-0299-SPH

11987-12001 Reisterstown Road

NE/s Reisterstown Road, 822 ft. NW of centerline of E. Cherry Hill Road

4th Election District – 2nd Councilmanic District

Legal Owners: GGCAL RSC LLC

Contract Purchaser: Chick-Fil-A, Inc.

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Hearing: Friday, June 16, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
John Martinez, 5200 Buffington Road, Atlanta, Georgia 30349
GGCAL RSC LLC, 10096 Red Run Blvd., Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 27, 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

June 7, 2017

GGCAL RSC LLC
10096 Red Run Boulevard
Owings Mills MD 21117

RE: Case Number: 2017-0299 SPH, Address: 11987, 12001 Reisterstown 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 May 8, 2017. 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
Chick-fil-A Inc., John Martinez, 5200 Buffington Road, Atlanta GA 30349
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 5/15/17

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 5/15/17. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Case Number 2017-0299-SHH.

Special Hearing
66CL RSC, LLC -
Chick-fil-A, John Martinez
11987-12001 Reisterstown Road.
MD 140

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,



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

WW/RAZ

6-16-17

BALTIMORE COUNTY, MARYLAND

INTER-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: 17-299



INFORMATION:

Property Address: 11987, 12001 Reisterstown Road
Petitioner: GGCAL RSC, LLC
Zoning: BM-CCC
Requested Action: Special Hearing

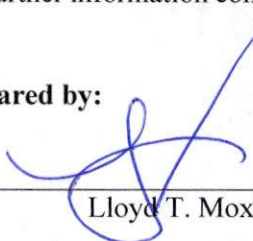
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should permit a freestanding enterprise sign for a pad site in a shopping center.

A site visit was conducted on May 23, 2017.

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

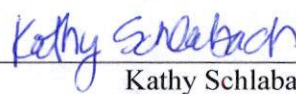
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

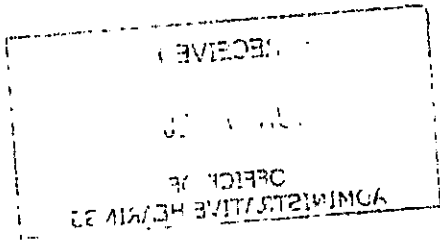
Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire
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: May 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0299-SPH
Address 11987-12001 Reisterstown Road
(Chic-fil-A, Inc. Property)

Zoning Advisory Committee Meeting of **May 22, 2017**

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

Reviewer: Steve Ford Date: 5-17-2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 31, 2017

FROM: *VCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0291, 0292, 0294, 0296, 0299, 0300, 0301 and 0303

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

VKD:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05222017.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
11987-12001 Reisterstown Rd; NE/S Reisterstown
Road, 822' NW of c/line of Cherry Hill Road * OF ADMINISTRATIVE
4th Election & 2nd Councilmanic Districts
Legal Owner(s): GGCL RSC LLC * HEARINGS FOR
Contract Purchaser(s): Chic-Fil-A, Inc
Petitioner(s) * BALTIMORE COUNTY
* 2017-299-SPH

* * * * *

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

MAY 16 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 2017, 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

Real Property Data Search

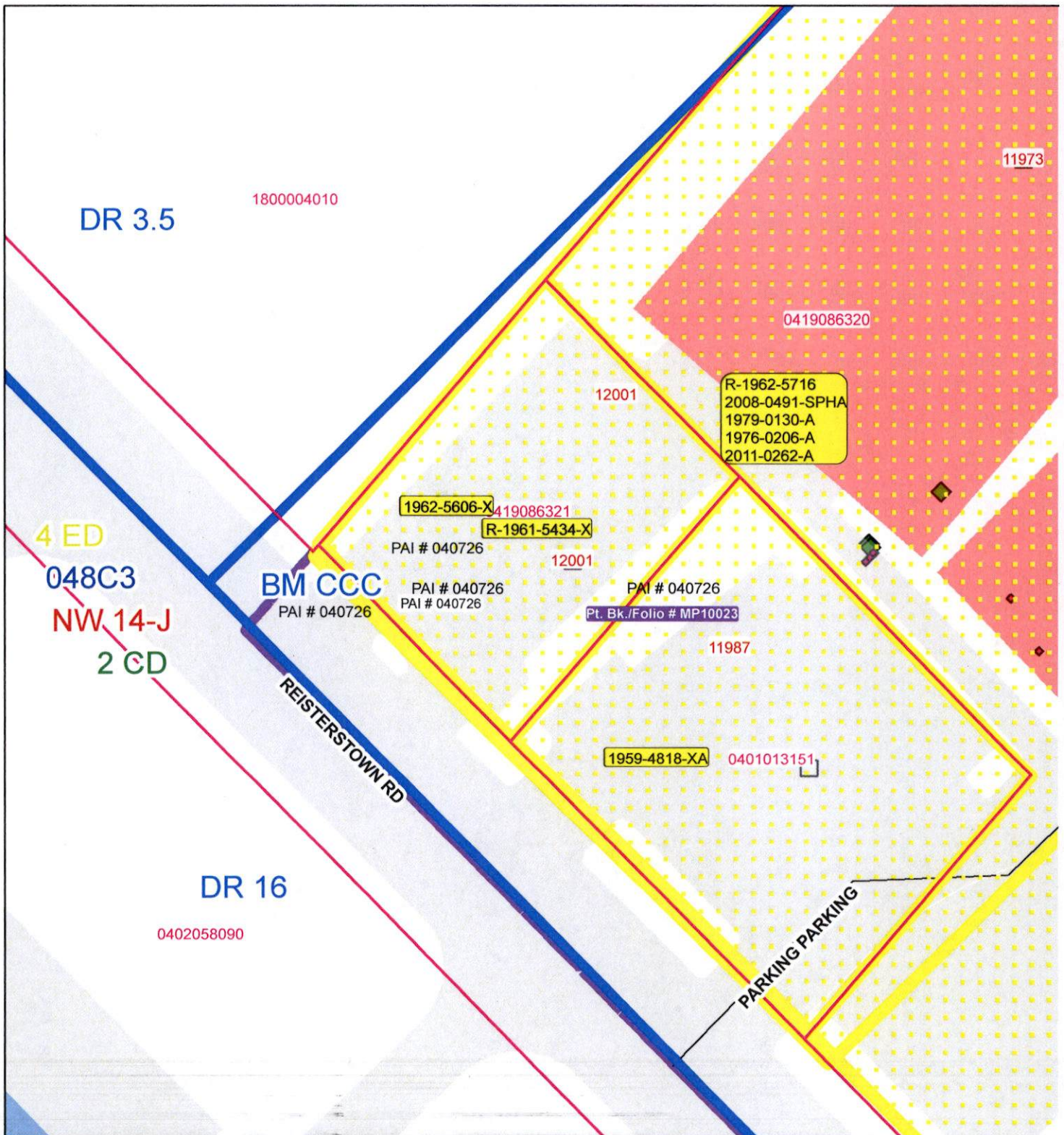
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 0401013151							
Owner Information									
Owner Name:		GGCAL RSC LLC			Use: Principal Residence:		COMMERCIAL NO		
Mailing Address:		STE 100 10096 RED RUN BLVD OWINGS MILLS MD 21117-0000			Deed Reference:		/38697/ 00175		
Location & Structure Information									
Premises Address:		11987 REISTERSTOWN RD 0-0000			Legal Description:		.8598 AC REISTERSTOWN RD NES 650 FT N CHERRY HILL RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0048	0024	0174		0000				2017	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		1652				0.8598 AC		20	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2017	As of 07/01/2016		As of 07/01/2017		
Land:			506,900	593,200					
Improvements			0	0					
Total:			506,900	593,200	356,200		535,667		
Preferential Land:			0		0				
Transfer Information									
Seller: GGCAL RSC LLC				Date: 03/02/2017		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /38697/ 00175		Deed2:			
Seller: ADMIRAL CONSTRUCTION CORP				Date: 02/08/2016		Price: \$34,500,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /37150/ 00244		Deed2:			
Seller: ADMIRAL CONSTR C ORP				Date: 03/07/1984		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /06676/ 00804		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									

CASE NAME 12001 Rist Rd.
CASE NUMBER 2017-299-SPH
DATE 6/16/17

[illegible]

12001 Reisterstown Road



Publication Date: 5/5/2017



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

Item #0299



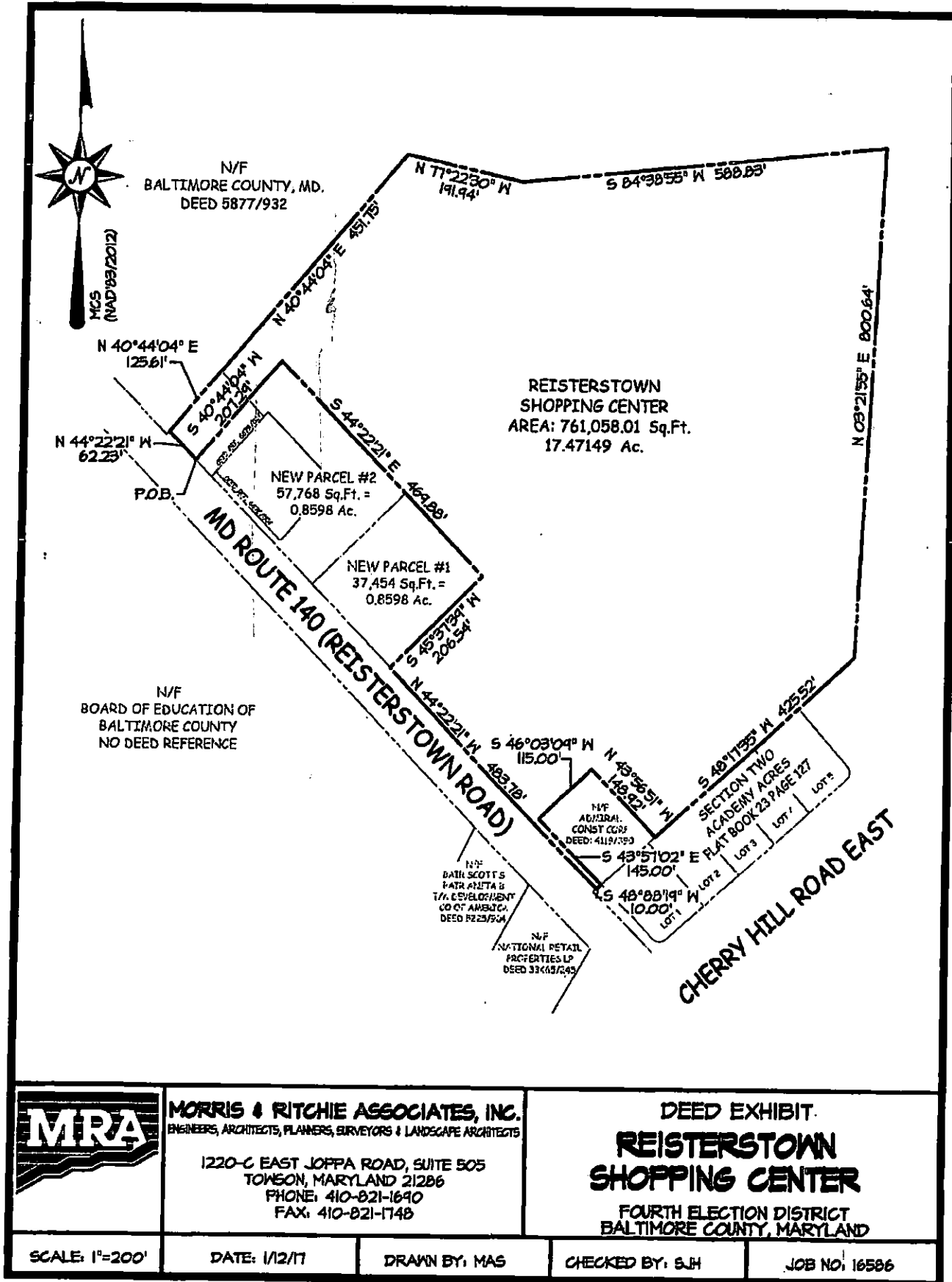
Reisterstown Shopping Center

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.





MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21206
 PHONE: 410-821-1690
 FAX: 410-821-1748

DEED EXHIBIT
REISTERSTOWN SHOPPING CENTER

FOURTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

DATE: 1/12/11

DRAWN BY: MAS

CHECKED BY: G.J.H.

JOB NO: 16586

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



January 13, 2017

Metes and Bounds Description of Reisterstown Shopping Center

Beginning for the same at a point on the northeast side of Reisterstown Road 73' wide as now widened as shown on Maryland State Highway Administration Plat #60340 which is recorded among the Land Records of Baltimore County in Liber J.L.E.38117 Folio 106. Said point is located at station 1+36.43 and offset 40.00' left of the baseline as reference from the aforesaid plat. Said point is further described as having a coordinate of North 649342.60 and East 1364014.23 based on the North American Datum of 1983/2012 (NAD83/2012) adjustment. Thence running with and binding on the northeasterly right of way of Reisterstown Road the following course and distance:

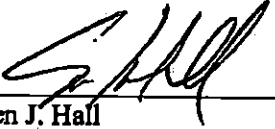
- 1) North 44°22'21" West 62.23 feet to a point distant South 40°44'04" West 40.00 feet from the beginning of the first or South 44°05'05" East 99.00 foot line of the first parcel in a deed from Reisterstown Shopping Center, And Admiral Construction Corporation and GGCAL RSC LLC recorded among the Land Records of Baltimore County in Liber 37150 Folio 244. Thence running with and binding on the fourth line of the aforementioned line the following course and distance:
- 2) North 40°44'04" East 125.61 feet to a rebar and cap found at the end of the eighth or South 41°01'20" foot line of the second parcel in aforementioned deed thence binding on the eighth through the second lines of the aforesaid parcel the following five (5) courses and distances:
- 3) North 40°44'04" East 451.75 feet to a point.
- 4) South 77°39'46" East 191.94 feet to a point.
- 5) North 84°21'39" East 588.83 feet to a point.
- 6) South 03°04'39" West 800.64 feet to a rebar and cap found.

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragla.com

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(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 655-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

- 7) South 48°00'19" West 425.52 feet to a pipe found at the end of the third or South 44°05'05" East 149.77 foot line of the third parcel of the aforementioned deed thence running with and binding on the third and second and first lines the following three (3) courses and distances:
- 8) North 43°56'51" West 148.92 feet to a point.
- 9) South 46°03'09" West 115.00 feet to a point.
- 10) South 43°57'02" East 145.00 feet to a point at the beginning of the of the first or North 44°05'05" West 145.00 foot line of the aforesaid third parcel and being distant North 48°00'19" East 50.00 feet from the end of the first or South 44°05'05" East 894.12 foot line of the aforementioned second parcel thence running with and binding on the second parcel the following course and distance:
- 11) South 48°00'19" West 10.00 to a point on the northeastern right of way of Reisterstown Road 73' wide as now widened as shown on the aforementioned State Highway Administration Plat, thence running with and binding on said plat the following course and distance:
- 12) North 44°22'21" West 483.78 feet to a point thence leaving the aforesaid right of way for new lines of division the following three (3) courses and distances:
- 13) North 45°37'39" East 206.54 feet to a point.
- 14) North 44°22'21" West 469.88 feet to a point.
- 15) South 40°44'04" West 207.29 feet to the place of beginning. Containing 761,058 square feet or 17.4715 acres more or less.

I certify that this description was either personally prepared by me or I was in responsible charge over the preparation thereof in accordance with Comar Title 9 .13.06.


 Stephen J. Hall
 Professional Land Surveyor #21642

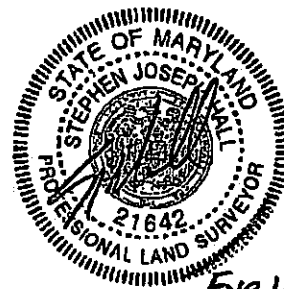


Exhibit B

MORRIS & RITCHIE ASSOCIATES, INC.ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

January 13, 2017

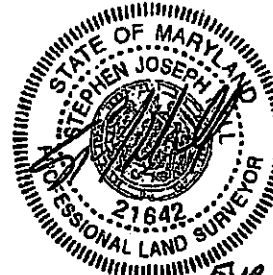
Metes and Bounds Description of New Parcel 1

Beginning for the same at a point on the northeast side of Reisterstown Road 73' wide as now widened as shown on Maryland State Highway Administration Plat #60340 which is recorded among the Land Records of Baltimore County in Liber J.L.E.38117 Folio 106. Said point is located at station 4+07.29 and offset 40.00' left of the baseline as reference from the aforesaid plat. Said point is further described as having a coordinate of North 649148.99 and East 1364203.65 based on the North American Datum of 1983/2012 (NAD83/2012) adjustment. Thence running for new lines of division running on over and through the Lands of GGCAL RSC LLC which is recorded among the land records of Baltimore County in Liber 37150 Folio 244 the following three (3) courses and distances:

- 1) North 45°37'39" East 206.54 feet to a point.
- 2) South 44°22'21" East 181.34 feet to a point.
- 3) South 45°37'39" West 206.54 feet to a point on the northeastern right of way of Reisterstown Road 73' wide as now widened as shown on the aforementioned State Highway Administration Plat, thence running with and binding on said plat the following course and distance:
- 4) North 44°22'21" West 181.34 feet to the place of beginning. Containing 37,454 square feet or 0.8598 acres more or less.

I certify that this description was either personally prepared by me or I was in responsible charge over the preparation thereof in accordance with Comar Title 9 .13.06.

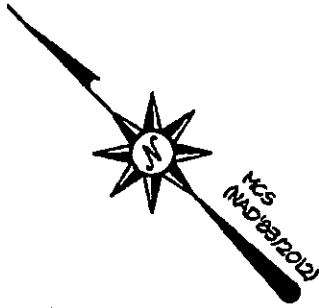

 Stephen J. Hall
 Professional Land Surveyor #21642



540 1/11/18

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

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REISTERSTOWN
SHOPPING CENTER
AREA: 761,058.01 Sq.Ft.
17.47149 Ac.

NEW PARCEL #2
57,768 Sq.Ft. =
0.8598 Ac.

NEW PARCEL #1
37,454 Sq.Ft. =
0.8598 Ac.

REISTERSTOWN
SHOPPING
CENTER

DEED REF. 6676/80-1

S 45°37'39" W 206.54'

S 45°37'39" W 206.54'

S 44°22'21" E 181.34'

S 44°22'21" E 181.34'

P.O.B.

MD ROUTE 140 (REISTERSTOWN ROAD)



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

1220-C EAST JOFFA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: 410-821-1690
FAX: 410-821-1748

DEED EXHIBIT FOR NEW PARCEL 1

**REISTERSTOWN
SHOPPING CENTER**

FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=60'

DATE: 1/2/17

DRAWN BY: MAS

CHECKED BY: SJH

JOB NO: 16586

MORRIS & RITCHIE ASSOCIATES, INC.ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

February 6, 2017

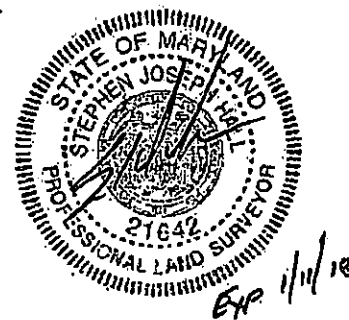
Metes and Bounds Description of New Parcel 2

Beginning for the same at a point on the northeast side of Reisterstown Road 73' wide as now widened as shown on Maryland State Highway Administration Plat #60340 which is recorded among the Land Records of Baltimore County in Liber J.L.E.38117 Folio 106. Said point is located at station 1+36.43 and offset 40.00' left of the baseline as reference from the aforesaid plat. Said point is further described as having a coordinate of North 649342.60 and East 1364014.23 based on the North American Datum of 1983/2012 (NAD83/2012) adjustment. Thence running for new lines of division running on over and through the Lands of GGCAL RSC LLC which is recorded among the land records of Baltimore County in Liber 37150 Folio 244 the following three (3) courses and distances:

- 1) North 40°44'04" East 207.29 feet to a point.
- 2) South 44°22'21" East 288.54 feet to a point.
- 3) South 45°37'39" West 206.54 feet to a point on the northeastern right of way of Reisterstown Road 73' wide as now widened as shown on the aforementioned State Highway Administration Plat, thence running with and binding on said plat the following course and distance:
- 4) North 44°22'21" West 270.86 feet to the place of beginning. Containing 57,768 square feet or 1.3262 acres more or less.

I certify that this description was either personally prepared by me or I was in responsible charge over the preparation thereof in accordance with Comar Title 9 .13.06.

Stephen J. Hall
Professional Land Surveyor #21642



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State of M

nd Land Instrument Intake Sheet

☐ Baltimore☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments		☐ Check Box if addendum Intake Form is Attached																																																																			
☐ Deed ☐ Deed of Trust ☒ Mortgage Lease ☒ Other <u>Deed Adjusting</u> ☐ Other																																																																					
2 Conveyance Type Check Box		☒ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]																																																																			
3 Tax Exemptions (if applicable)		Recordation: Deed Adjusting Lot Lines State Transfer: Deed Adjusting Lot Lines County Transfer: Deed Adjusting Lot Lines																																																																			
Cite or Explain Authority																																																																					
4 Consideration and Tax Calculations		<table border="1"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> <tr> <th colspan="2"></th> <th colspan="2">Transfer and Recordation Tax Consideration</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$ 0.00</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$</td> <td>X () % =</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Full Cash Value:</td> <td>\$</td> <td>X () per \$500 =</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>		Consideration Amount		Finance Office Use Only				Transfer and Recordation Tax Consideration		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$	Any New Mortgage	\$	X () % =	\$	Balance of Existing Mortgage	\$	Less Exemption Amount	\$	Other:	\$	Total Transfer Tax	\$	Other:	\$	Recordation Tax Consideration	\$	Full Cash Value:	\$	X () per \$500 =	\$			TOTAL DUE	\$																														
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5 Fees		<table border="1"> <thead> <tr> <th>Amount of Fees</th> <th>Doc. 1</th> <th>Doc. 2</th> <th>Agent:</th> </tr> </thead> <tbody> <tr> <td>Recording Charge</td> <td>\$ 20.00</td> <td>\$</td> <td></td> </tr> <tr> <td>Surcharge</td> <td>\$ 40.00</td> <td>\$</td> <td></td> </tr> <tr> <td>State Recordation Tax</td> <td>\$</td> <td>\$</td> <td></td> </tr> <tr> <td>State Transfer Tax</td> <td>\$</td> <td>\$</td> <td></td> </tr> <tr> <td>County Transfer Tax</td> <td>\$</td> <td>\$</td> <td></td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> <td></td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> <td></td> </tr> </tbody> </table>		Amount of Fees	Doc. 1	Doc. 2	Agent:	Recording Charge	\$ 20.00	\$		Surcharge	\$ 40.00	\$		State Recordation Tax	\$	\$		State Transfer Tax	\$	\$		County Transfer Tax	\$	\$		Other	\$	\$		Other	\$	\$																																			
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6 Description of Property		<table border="1"> <thead> <tr> <th>District</th> <th>Property Tax ID No. (1)</th> <th>Grantor Liber/Folio</th> <th>Map</th> <th>Parcel No.</th> <th>Var. LOG</th> </tr> </thead> <tbody> <tr> <td>04</td> <td>04-19-086321 & *</td> <td></td> <td></td> <td></td> <td>☐ (5)</td> </tr> <tr> <td colspan="2">Subdivision Name</td> <td>Lot (3a)</td> <td>Block (3b)</td> <td>Sect/AR (3c)</td> <td>Plat Ref.</td> </tr> <tr> <td colspan="2">*04-19-086320 & 04-01-013151</td> <td></td> <td></td> <td></td> <td>Sq Ft/Acreage (4)</td> </tr> <tr> <td colspan="6">Location/Address of Property Being Conveyed (2)</td> </tr> <tr> <td colspan="6">Reisterstown Shopping Center, Reisterstown, MD 21136</td> </tr> <tr> <td colspan="6">Other Property Identifiers (if applicable)</td> </tr> <tr> <td colspan="6">Water Meter Account No.</td> </tr> <tr> <td colspan="6">Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: N/A</td> </tr> <tr> <td colspan="6">Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq Ft/Acreage Transferred: N/A</td> </tr> <tr> <td colspan="6">If Partial Conveyance, List Improvements Conveyed: N/A</td> </tr> </tbody> </table>		District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	04	04-19-086321 & *				☐ (5)	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	*04-19-086320 & 04-01-013151					Sq Ft/Acreage (4)	Location/Address of Property Being Conveyed (2)						Reisterstown Shopping Center, Reisterstown, MD 21136						Other Property Identifiers (if applicable)						Water Meter Account No.						Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: N/A						Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq Ft/Acreage Transferred: N/A						If Partial Conveyance, List Improvements Conveyed: N/A					
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REMARKS:		TAX NOT REQUIRED Director of Budget and Finance BALTIMORE COUNTY, MARYLAND ☒ COUNTY TRANSFER TAX for <u>ART 11 TITLES</u> SUBTITLE 2, 11-3-202 ☒ RECORDATION TAX <u>ART 12-108</u> Date <u>12/17/2017</u> 706CCCQ																																																																			

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38619, p. 0207, MSA_CE62_38476. Date available 02/21/2017. Printed 05/10/2017.

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation

Distribution: ☐ Clerk's Office ☐ Office of Finance☐ SDAT ☐ PreparerDate 12/17/2017 706CCCQ

The Sopher Adler Group, P.A.
1500 Whetstone Way
Suite T-100
Baltimore, Maryland 21230

706cc
File No. 2311SG
Tax IDs: 04-04-19086321
04-04-01013151
04-04-19086320

DEED ADJUSTING LOT LINES

THIS DEED ADJUSTING LOT LINES is made this 19th day of January, 2017
by and between **GGCAL RSC LLC**, a Maryland limited liability company, **Grantor**, and **GGCAL RSC LLC**, a Maryland limited liability company, **Grantee**.

EXPLANATORY STATEMENT

WHEREAS, GGCAL RSC LLC ("Owner") is the fee simple owner of Tax Parcels 174, 270, and 335, as all three are shown on Tax Map 48 (the "Parcels"), being the first, second, and third parcels described in a Special Warranty Deed from Reisterstown Shopping Center, LLLP, a Maryland limited liability partnership, and Admiral Construction Corporation, a Maryland corporation, to Owner dated February 5, 2016 and recorded among the Land Records of Baltimore County, Maryland in Liber 37150, folio 244; and

WHEREAS, the Parcels share common boundary lines as more particularly described in the aforesaid Special Warranty Deed; and

WHEREAS, Owner, in order to facilitate the redevelopment of the Parcels and to comport the title or ownership of the Parcels, executes these presents.

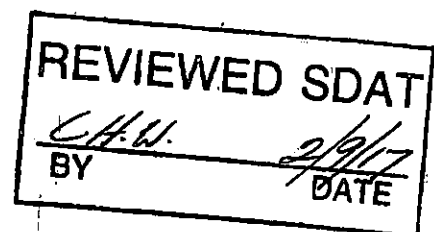
NOW, THEREFORE, WITNESSETH, that as a condition to the redevelopment of the Parcels and in consideration of the foregoing Explanatory Statement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, there being no actual monetary consideration paid or to be paid in connection with this Deed, Grantor hereby grants and conveys to Grantee, in fee simple, all those lots or parcels of ground being more particularly described on Exhibits A, B, and C attached hereto and made a part hereof.

TOGETHER with any and all improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots or parcels of ground above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of Grantee, its successors and assigns, in fee simple.

[SIGNATURES AND NOTARIES ON THE FOLLOWING PAGE]

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: GGCAL RSC LLC
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
SubTotal: 60.00
Total: 60.00
02/10/2017 02:15
#774153 CC0301 -
Baltimore
County/CC03.01.05 -
Register 05



IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized representative, the day and year first above written.

WITNESS:

GGCAL RSC LLC

Dan M. Sill

By: Brian J. Gibbons
Brian J. Gibbons, Manager

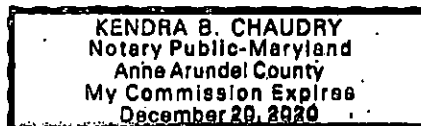
STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 19th day of January, 2017, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Brian J. Gibbons, who acknowledged himself to be the Manager of GGCAL RSC LLC, a Maryland limited liability company, (the "Company"), and who, as such Manager, being authorized so to do, executed the foregoing Deed for the purposes therein contained, in the aforementioned capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kendra B. Chaudry
Notary Public

MY COMMISSION EXPIRES: 12/20/20



THIS IS TO CERTIFY that the within instrument was prepared by the undersigned, an Attorney duly admitted to practice and in good standing before the Court of Appeals of the State of Maryland.

Andrew P. Delis
Andrew P. Delis, Esq.

Case No.:

2017-0299-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Plan (2 sheets)	
No. 2	Stine resume	
No. 3	Aerial photo	
No. 4	site photos	
No. 5	5A+5B Elevations	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

RESUME

Andrew G. Stine, P.E.
Project Manager

EDUCATION:

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

PROJECT TESTIMONY:

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

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes fifteen (15) years within the industry and nearly ten (10) years of design and project management with Bohler. Primarily responsible for client and project management for various commercial and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, lighting photometric studies/design, signage compliance, landscape design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes, banks, and other related projects in various municipalities within Maryland.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Fuel Service Station Projects (SMO, Wawa)
- Multiple Pharmacy Projects (CVS)
- Multiple Bank Projects (PNC Bank, Baltimore County Savings Bank)
- Sparrows Point

PROFESSIONAL AFFILIATIONS:

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

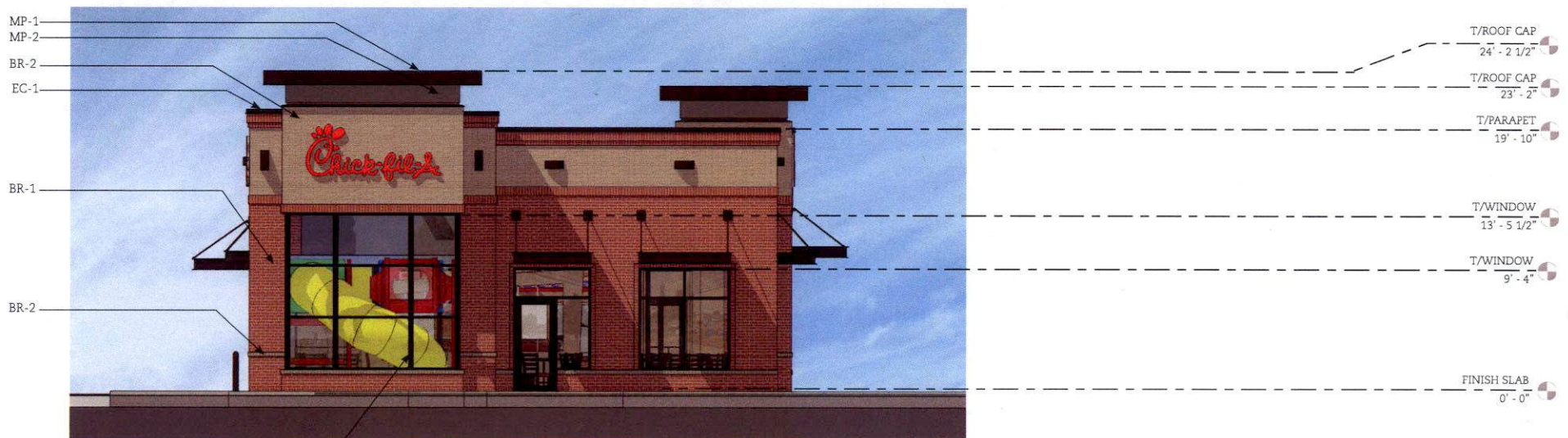
PETITIONER' S

EXHIBIT NO. _____

2



Elevation - Left



Elevation - Front

08/13/2015

S08H - Narrow Square - Large

Exterior Elevations



PETITIONER'S

EXHIBIT NO.

5A



08/13/2015

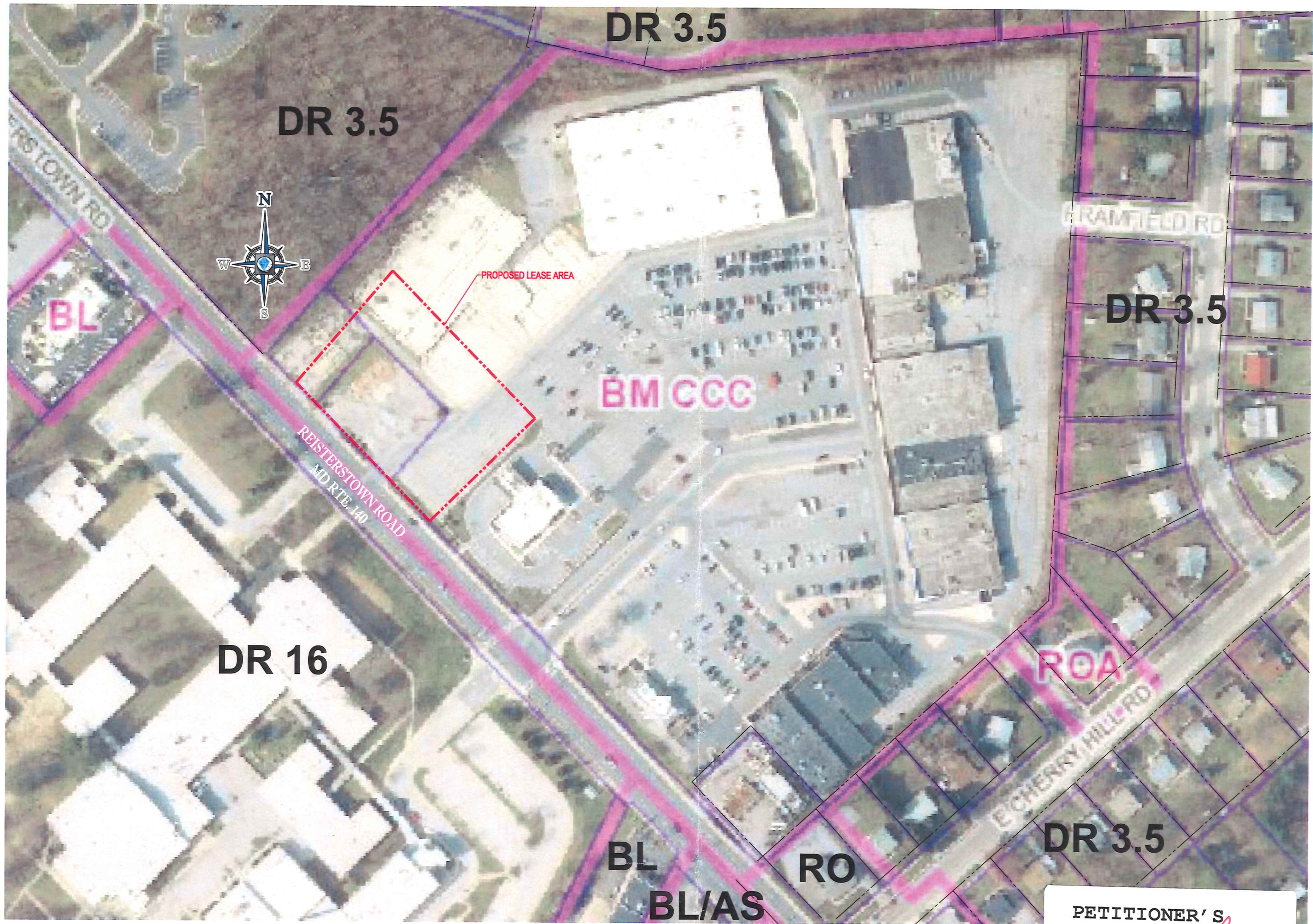
S08H - Narrow Square - Large

Exterior Elevations

See Finish Schedule for more information



5B



BALTIMORE COUNTY ZONING

PETITIONER'S
EXHIBIT NO. 3

BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

CHARLOTTE, NC
BALTIMORE, MD
ATLANTA, GA
PITTSBURGH, PA
LEHIGH VALLEY, PA
NEW YORK, NY
NORTH HAVEN, CT
WASHINGTON, DC
DALLAS, TX
REIDSTOWN, DE

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
MD 1-800-455-6546 PA 1-800-242-3778 DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DC 1-800-257-6555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: MD146505
DRAWN BY: DML
CHECKED BY: MJG
DATE: 06/09/17
SCALE: NOT TO SCALE
CAD ID: EXO

PROJECT: SPECIAL SIGN HEARING FOR

LOCATION OF SITE
12001 REISTERSTOWN RD
(MD RTE 140)
REISTERSTOWN, MD 21136
BALTIMORE COUNTY

BOHLER
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

SHEET TITLE:
ZONING MAP EXHIBIT

SHEET NUMBER:
1



4



5



6



7



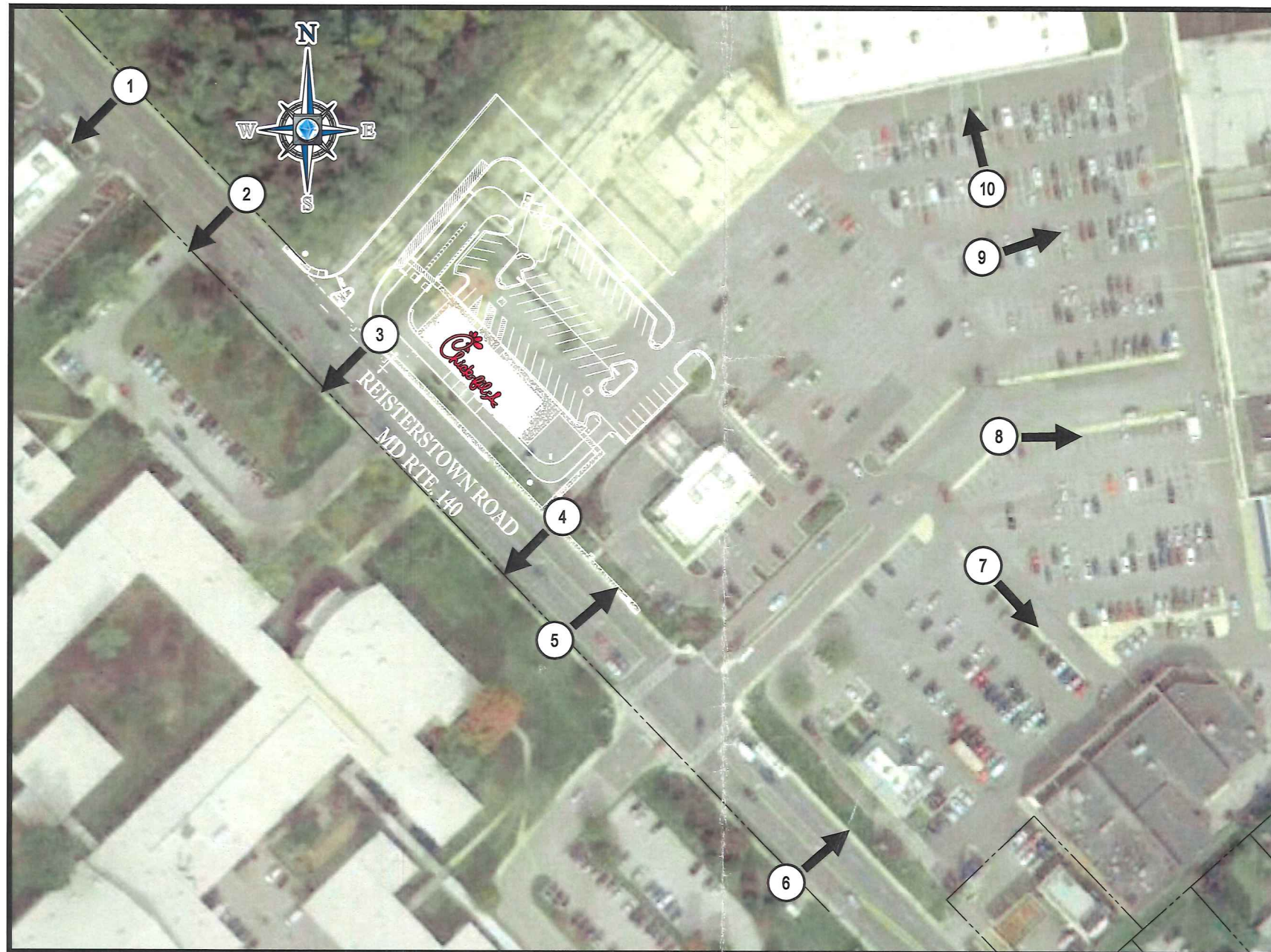
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2



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8



9



10

BOHLER ENGINEERING

LAND SURVEYING • CIVIL ENGINEERING • ARCHITECTURE
 SUSTAINABLE DESIGN • PROGRAM MANAGEMENT • TRANSPORTATION SERVICES

• URBAN NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
 • PITTSBURGH, PA • RICHMOND, VA • TAMPA, FL
 • NEW YORK, NY • NORTHERN VIRGINIA • SOUTH FLORIDA
 • WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No: MD146505
 DRAWN BY: DML
 CHECKED BY: MJG
 DATE: 06/09/17
 SCALE: 1" = 30'
 CAD ID: EX0

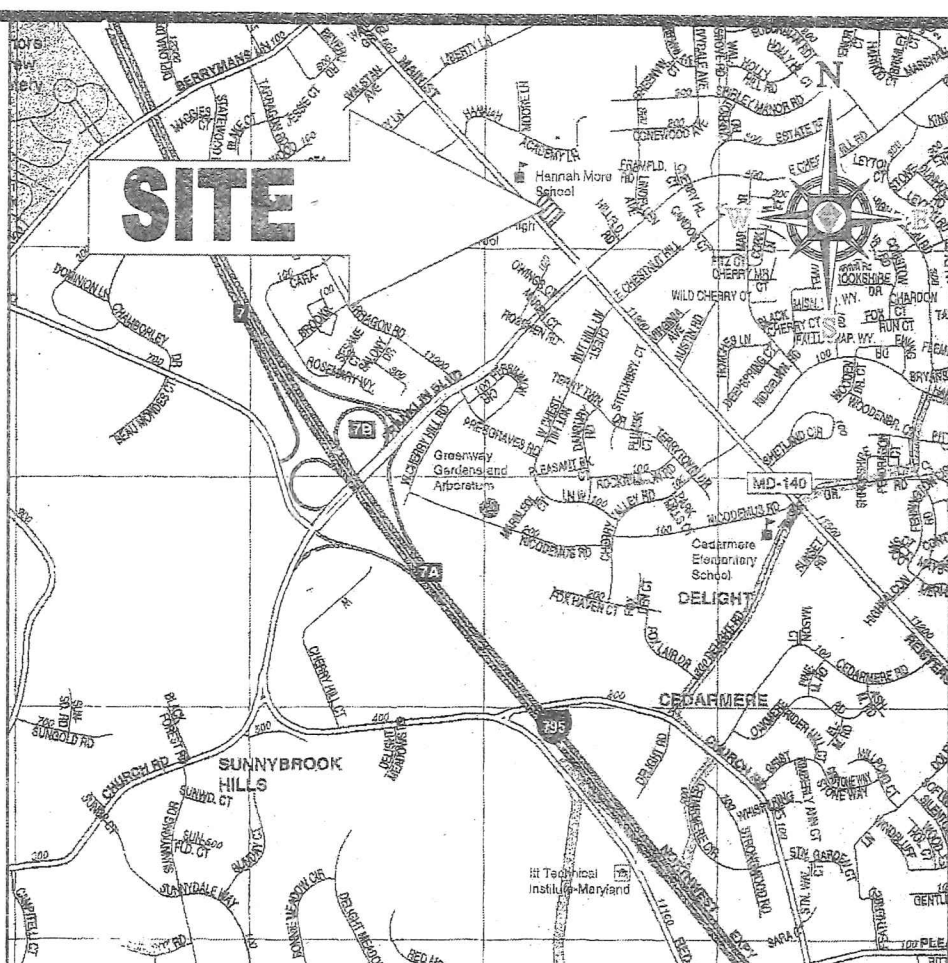
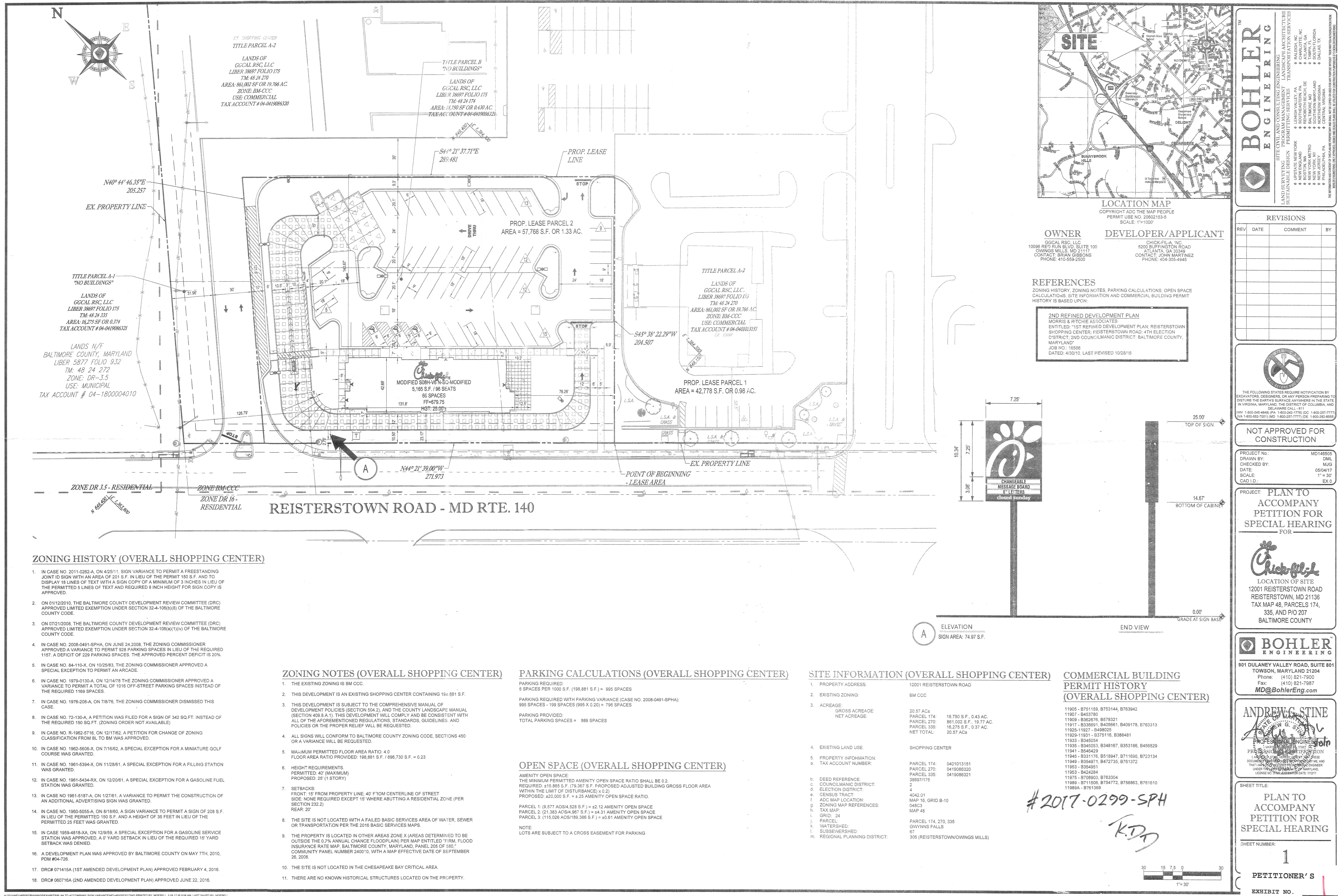
PROJECT: **SPECIAL SIGN HEARING**
 FOR **Chick-fil-A**
 LOCATION OF SITE
 12001 REISTERSTOWN RD
 (MD RTE 140)
 REISTERSTOWN, MD 21136
 BALTIMORE COUNTY

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7500
 Fax: (410) 821-7987
 MD@BohlerEng.com

SHEET TITLE:
PHOTO EXHIBIT
 SHEET NUMBER:
1

PETITIONER'S **4**
 EXHIBIT NO. _____



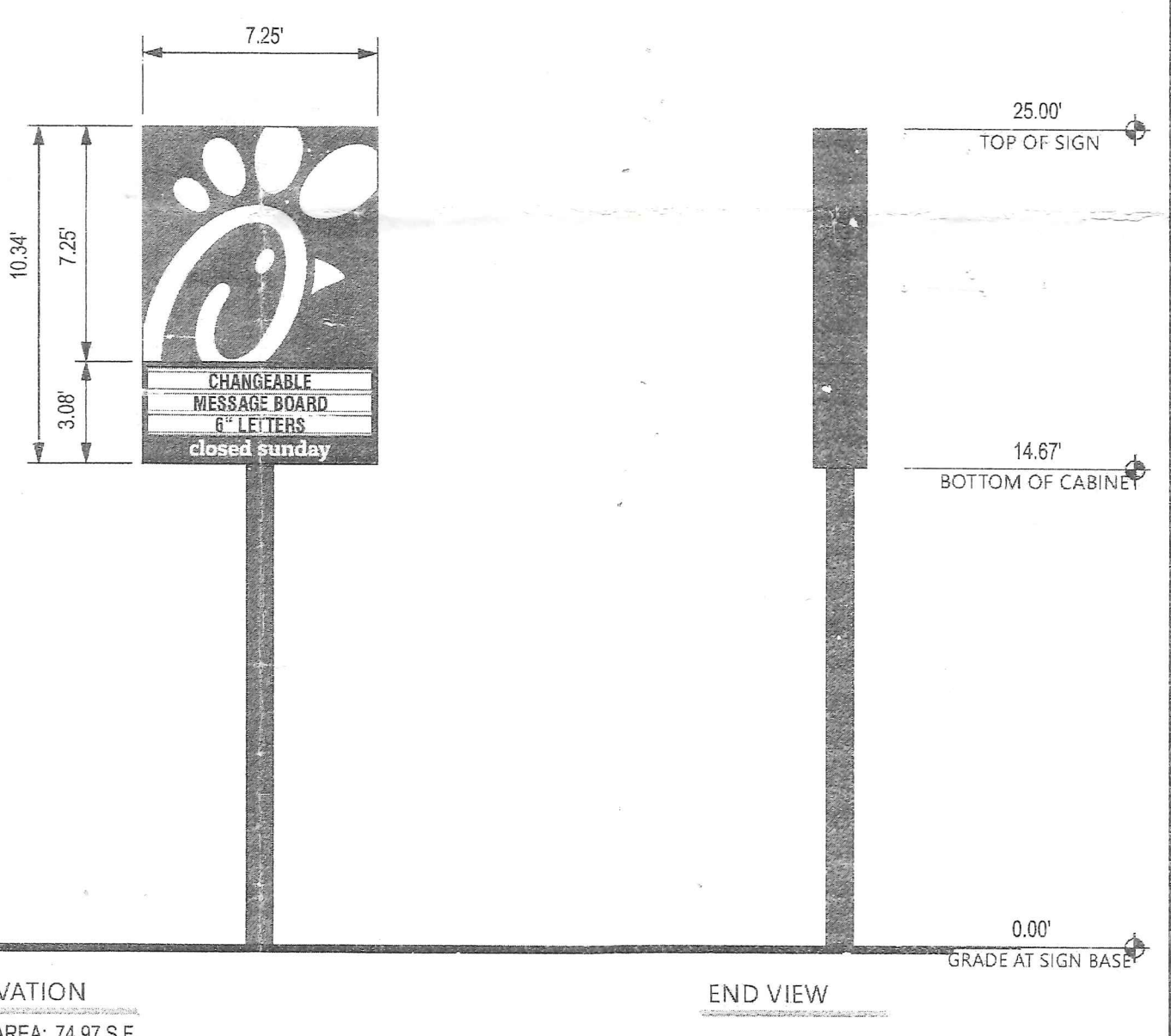


OWNER
GGCAL RSC, LLC
10095 RED RUN BLVD, SUITE 100
OWINGS MILLS, MD 21117
CONTACT: BRIAN GIBBONS
PHONE: 410-559-2500

DEVELOPER/APPLICANT
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30340
CONTACT: JOHN MARTINEZ
PHONE: 404-305-4945

REFERENCES
ZONING HISTORY, ZONING NOTES, PARKING CALCULATIONS, OPEN SPACE CALCULATIONS, SITE INFORMATION AND COMMERCIAL BUILDING PERMIT HISTORY IS BASED UPON:

2ND REFINED DEVELOPMENT PLAN
MORRIS & RITCHIE ASSOCIATES
ENTITLED: "1ST REFINED DEVELOPMENT PLAN, REISTERSTOWN SHOPPING CENTER, REISTERSTOWN ROAD, 4TH ELECTION DISTRICT, 2ND COUNCILMANIC DISTRICT, BALTIMORE COUNTY, MARYLAND"
JOB NO.: 16556
DATED: 4/30/10, LAST REVISED 10/28/18



ZONING HISTORY (OVERALL SHOPPING CENTER)

- IN CASE NO. 2011-0262-A, ON 4/25/11, SIGN VARIANCE TO PERMIT A FREESTANDING JOINT JOINT SIGN WITH AN AREA OF 201 S.F. IN LIEU OF THE PERMITTED 150 S.F. AND TO DISPLAY 18 LINES OF TEXT WITH A SIGN COPY OF A MINIMUM OF 3 INCHES IN LIEU OF THE PERMITTED 5 LINES OF TEXT AND REQUIRED 1 INCH HEIGHT FOR SIGN COPY IS APPROVED.
- ON 01/12/2010, THE BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) APPROVED LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8) OF THE BALTIMORE COUNTY CODE.
- ON 07/21/2008, THE BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) APPROVED LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(iv) OF THE BALTIMORE COUNTY CODE.
- IN CASE NO. 2008-0491-SPHA, ON JUNE 24, 2008, THE ZONING COMMISSIONER APPROVED A VARIANCE TO PERMIT 528 PARKING SPACES IN LIEU OF THE REQUIRED 1157. A DEFICIT OF 229 PARKING SPACES. THE APPROVED PERCENT DEFICIT IS 20%.
- IN CASE NO. 84-110-X, ON 10/25/83, THE ZONING COMMISSIONER APPROVED A SPECIAL EXCEPTION TO PERMIT AN ARCADE.
- IN CASE NO. 1979-0130-A, ON 12/14/79 THE ZONING COMMISSIONER APPROVED A VARIANCE TO PERMIT A TOTAL OF 1016 OFF-STREET PARKING SPACES INSTEAD OF THE REQUIRED 1169 SPACES.
- IN CASE NO. 1976-206-A, ON 7/8/76, THE ZONING COMMISSIONER DISMISSED THIS CASE.
- IN CASE NO. 72-130-A, A PETITION WAS FILED FOR A SIGN OF 342 SQ.FT. INSTEAD OF THE REQUIRED 150 SQ.FT. (ZONING ORDER NOT AVAILABLE).
- IN CASE NO. R-1962-8716, ON 12/17/82, A PETITION FOR CHANGE OF ZONING CLASSIFICATION FROM BL TO BM WAS APPROVED.
- IN CASE NO. 1962-5805-X, ON 7/16/62, A SPECIAL EXCEPTION FOR A MINIATURE GOLF COURSE WAS GRANTED.
- IN CASE NO. 1961-5184-RX, ON 12/20/61, A SPECIAL EXCEPTION FOR A GASOLINE FUEL STATION WAS GRANTED.
- IN CASE NO. 1961-5187-A, ON 12/7/61, A VARIANCE TO PERMIT THE CONSTRUCTION OF AN ADDITIONAL ADVERTISING SIGN WAS GRANTED.
- IN CASE NO. 1960-5055-A, ON 8/18/60, A SIGN VARIANCE TO PERMIT A SIGN OF 208 S.F. IN LIEU OF THE PERMITTED 150 S.F. AND A HEIGHT OF 35 FEET IN LIEU OF THE PERMITTED 25 FEET WAS GRANTED.
- IN CASE 1959-4818-XA, ON 12/9/59, A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION WAS APPROVED. A 0 YARD SETBACK IN LIEU OF THE REQUIRED 15 YARD SETBACK WAS DENIED.
- A DEVELOPMENT PLAN WAS APPROVED BY BALTIMORE COUNTY ON MAY 7TH, 2010, PDM #04-726.
- DCR# 071415A (1ST AMENDED DEVELOPMENT PLAN) APPROVED FEBRUARY 4, 2016.
- DCR# 060716A (2ND AMENDED DEVELOPMENT PLAN) APPROVED JUNE 22, 2016.

ZONING NOTES (OVERALL SHOPPING CENTER)

- THE EXISTING ZONING IS BM CCC.
- THIS DEVELOPMENT IS AN EXISTING SHOPPING CENTER CONTAINING 166,881 S.F.
- THIS DEVELOPMENT IS SUBJECT TO THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (SECTION 504.2), AND THE COUNTY LANDSCAPE MANUAL (SECTION 409.8 A.1). THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES, AND POLICIES OR THE PROPER RELIEF WILL BE REQUESTED.
- ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTIONS 450 OR A VARIANCE WILL BE REQUESTED.
- MAXIMUM PERMITTED FLOOR AREA RATIO: 4.0
FLOOR AREA RATIO PROVIDED: 196,881 S.F. / 896,730 S.F. = 0.23
- HEIGHT REQUIREMENTS
PERMITTED: 40' (MAXIMUM)
PROPOSED: 25' (1 STORY)
- SETBACKS:
FRONT: 15' FROM PROPERTY LINE, 40' FROM CENTERLINE OF STREET
SIDE: NONE REQUIRED EXCEPT 15' WHERE ABUTTING A RESIDENTIAL ZONE (PER SECTION 232.2)
REAR: 20'
- THE SITE IS NOT LOCATED WITH A FAILED BASIC SERVICES AREA OF WATER, SEWER OR TRANSPORTATION PER THE 2016 BASIC SERVICES MAPS.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, PANEL 205 OF 580," COMMUNITY PANEL NUMBER 240070, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

PARKING CALCULATIONS (OVERALL SHOPPING CENTER)

PARKING REQUIRED:
5 SPACES PER 1000 S.F. (196,881 S.F.) = 995 SPACES

PARKING REQUIRED WITH PARKING VARIANCE (CASE NO. 2008-0491-SPHA):
995 SPACES - 199 SPACES (995 X 0.20) = 796 SPACES

PARKING PROVIDED:
TOTAL PARKING SPACES = 889 SPACES

OPEN SPACE (OVERALL SHOPPING CENTER)

AMENITY OPEN SPACE:
THE MINIMUM PERMITTED AMENITY OPEN SPACE RATIO SHALL BE 0.2.
REQUIRED: ±15,865 S.F. (79,367 S.F. PROPOSED ADJUSTED BUILDING GROSS FLOOR AREA WITHIN THE LIMIT OF DISTURBANCE) X 0.2
PROPOSED: ±20,000 S.F. = ±25 AMENITY OPEN SPACE RATIO

PARCEL 1: (6.577 AC/54,328 S.F.) = ±2.12 AMENITY OPEN SPACE
PARCEL 2: (21.383 AC/924,967 S.F.) = ±4.31 AMENITY OPEN SPACE
PARCEL 3: (115.026 AC/5,000,396 S.F.) = ±0.61 AMENITY OPEN SPACE

NOTE:
LOTS ARE SUBJECT TO A CROSS EASEMENT FOR PARKING

SITE INFORMATION (OVERALL SHOPPING CENTER)

1. PROPERTY ADDRESS:	12001 REISTERSTOWN ROAD
2. EXISTING ZONING:	BM CCC
3. ACREAGE:	
GROSS ACREAGE:	20.57 AC.
NET ACREAGE:	
PARCEL 174:	18,750 S.F. 0.43 AC.
PARCEL 270:	861,002 S.F. 19.77 AC.
PARCEL 335:	16,275 S.F. 0.37 AC.
NET TOTAL:	20.57 AC.
4. EXISTING LAND USE:	SHOPPING CENTER
5. PROPERTY INFORMATION:	
a. TAX ACCOUNT NUMBER:	
b. DEED REFERENCE:	
c. COUNCILMANIC DISTRICT:	
d. ELECTION DISTRICT:	
e. CENSUS TRACT:	
f. ADC MAP LOCATION:	
g. ZONING MAP REFERENCES:	
h. TAX MAP:	
i. GRID:	24
j. PARCEL:	PARCEL 174, 270, 335
k. WATERSHED:	GWYNNS FALLS
l. SUBWERSHED:	67
m. REGIONAL PLANNING DISTRICT:	305 (REISTERSTOWN/OWINGS MILLS)

COMMERCIAL BUILDING PERMIT HISTORY (OVERALL SHOPPING CENTER)

11905 - B751159, B753144, B753942
11907 - B453780
11909 - B362676, B578321
11917 - B336951, B405661, B409178, B763313
11925 - B1927 - B498025
11929 - B1931 - B375116, B388481
11933 - B345054
11935 - B345053, B348167, B353166, B455529
11941 - B545429
11945 - B331176, B518947, B711696, B723134
11949 - B354971, B472735, B761372
11953 - B354951
11953 - B424284
11975 - B708903, B763304
11980 - B711506, B754772, B756983, B761610
11988A - B761369

#2017-0299-SPH
K.D.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NEW YORK
NEW JERSEY
NEW HAMPSHIRE
MASSACHUSETTS
CONNECTICUT
RHODE ISLAND
PENNSYLVANIA
DELAWARE
MARYLAND
VIRGINIA
NORTH CAROLINA
SOUTH CAROLINA
FLORIDA
ALABAMA
LOUISIANA
MISSISSIPPI
ARKANSAS
OKLAHOMA
KANSAS
NEBRASKA
MINNESOTA
IOWA
MICHIGAN
OHIO
INDIANA
ILLINOIS
WISCONSIN
MINNESOTA
IOWA
MICHIGAN
OHIO
INDIANA
ILLINOIS
WISCONSIN

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD146505
DRAWN BY: DML
CHECKED BY: MUG
DATE: 05/04/17
SCALE: 1" = 30'
CAD I.D.: EX 0

CHICK-FIL-A

LOCATION OF SITE
12001 REISTERSTOWN ROAD
REISTERSTOWN, MD 21136
TAX MAP 48, PARCELS 174, 335, AND P/O 207
BALTIMORE COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
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ANDREW C. STINE

PROFESSIONAL ENGINEER
PROFESSIONAL LANDSCAPE ARCHITECT
PROFESSIONAL CIVIL ENGINEER
PROFESSIONAL SURVEYOR
PROFESSIONAL TRANSPORTATION ENGINEER
PROFESSIONAL ENVIRONMENTAL ENGINEER
PROFESSIONAL ELECTRICAL ENGINEER
PROFESSIONAL MECHANICAL ENGINEER
PROFESSIONAL CHEMICAL ENGINEER
PROFESSIONAL NUCLEAR ENGINEER
PROFESSIONAL PETROLEUM ENGINEER
PROFESSIONAL AERONAUTICAL ENGINEER
PROFESSIONAL ASTRONAUTICAL ENGINEER
PROFESSIONAL SPACE ENGINEER
PROFESSIONAL MARINE ENGINEER
PROFESSIONAL OFFSHORE ENGINEER
PROFESSIONAL COASTAL ENGINEER
PROFESSIONAL WATERSHED ENGINEER
PROFESSIONAL RIVER ENGINEER
PROFESSIONAL LAKE ENGINEER
PROFESSIONAL ESTUARY ENGINEER
PROFESSIONAL BAY ENGINEER
PROFESSIONAL OCEAN ENGINEER
PROFESSIONAL POLAR ENGINEER
PROFESSIONAL INTERPLANETARY ENGINEER
PROFESSIONAL SPACECRAFT ENGINEER
PROFESSIONAL ROCKET ENGINEER
PROFESSIONAL MISSILE ENGINEER
PROFESSIONAL BALLISTIC ENGINEER
PROFESSIONAL AEROSPACE ENGINEER
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PROFESSIONAL MISSILE ENGINEER
PROFESSIONAL BALLISTIC ENGINEER
PROFESSIONAL AEROSPACE ENGINEER

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

SHEET NUMBER: 1

PETITIONER'S

EXHIBIT NO. 1