

IN RE: PETITION FOR ADMIN. VARIANCE
(1826 Maxwell Avenue)
12th Election District
7th Council District
Adriene C. Cooper
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2017-0310-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Adriene C. Cooper ("Petitioner"). The Petitioner is requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool to be located in the one-third of the rear yard not farthest removed from any street. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 27, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 6-20-17

By [Signature]

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool to be located in the one-third of the rear yard not farthest removed from any street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-20-17

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1826 MAXWELL AVE. Currently zoned DRS-5
 Deed Reference 31309 / 419 10 Digit Tax Account # 1211077070
 Owner(s) Printed Name(s) ADRIENE COOPER

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1; BCZR, to permit a pool to be located in that one-third of the rear yard not farthest removed from any street.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Adriene Cooper
 Name #1 – Type or Print Name #2 – Type or Print
Adriene Cooper
 Signature #1 Signature #2
1824 Maxwell Ave Dundalk MD
 Mailing Address City State
21222 (410) 415-9788 cooperadriene07@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

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

Representative to be contacted:

Name – Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5 day of May, 2017 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0310-A Filing Date 5/19/17 Estimated Posting Date 5/28/17 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1826 Maxwell Ave Dundalk, MD 21222
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The pool needs to be on this side of my location because
of the access from the house and concealed from public
entrance and no trees on that particular side

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Adriene C Cooper
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Adriene C Cooper
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Adriene C Cooper

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jawant Drosty
Notary Public

11-12-2018
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1804 Maxwell Ave Dundalk, MD 21222
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The pool needs to be on this side of my location
because of the access from the house and concealed
from public entrance and no trees on that particular
side.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Adriene Cooper
Signature of Owner (Affiant)

Adriene Cooper
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Adriene C. Cooper

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Lauren J. Bosty
Notary Public

11-12-2018
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1826 MAXWELL AVE, DUNDALK MD 21222 Currently zoned DR5.5
 Deed Reference _____ 10 Digit Tax Account # 1211077070
 Owner(s) Printed Name(s) ADRIENE COOPER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1; BCZR, TO PERMIT A POOL TO BE LOCATED IN THAT ONE-THIRD OF THE REAR YARD NOT FARTHEST REMOVED FROM ANY STREET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Adriene Cooper
 Name #1 – Type or Print _____ Name #2 – Type or Print _____
Adriene Cooper
 Signature #1 _____ Signature #2 _____
1826 Maxwell Ave Dundalk MD
 Mailing Address _____ City _____ State _____
21222 (410) 215-9788 cooperadriene07@gmail.com
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Owner(s)/Petitioner(s)

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

Representative to be contacted:

Name – Type or Print _____
 Signature Same
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0310-A Filing Date 5/19/17 Estimated Posting Date 5/28/17 Reviewer JCM

THE ZONING PETITION DESCRIPTION:

Zoning Property Description for 1826 Maxwell Avenue; Dundalk, MD 21222.

Part A

Beginning at a point on the west side of Maxwell Avenue which is 50' feet wide at a distance of 25' feet north of the centerline of the nearest improved intersecting Williams Avenue which 50' feet wide.

Part B option 2

Being lot 109, 110, and 111 in the subdivision of New Pittsburg as recorded in Baltimore County Plat Book #3, Folio #72, containing 9000 acres of lot. Located in the 12th Election District and 7th Council District.



KEVIN KAMENETZ
County Executive

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

June 13, 2017

Adriene Cooper
1826 Maxwell Avenue
Baltimore MD 21222

RE: Case Number: 2017-0310 A, Address: 1826 Maxwell Avenue

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 19 , 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

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



Pete K. Rahn, **Secretary**
Gregory Slater, **Administrator**

**STATE HIGHWAY
ADMINISTRATION**

Date: 5/22/17

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. 2017-0310-A

*Administrative Variance
Adrienne Cooper
1826 Maxwell Avenue*

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,

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

WW/RAZ

**Maryland Department of Transportation
State Highway Administration**

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

CERTIFICATE OF POSTING

2017-0310-A

RE: Case No.: _____

Petitioner/Developer: _____

Adriene Cooper

June 12, 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: _____

1826 Maxwell Avenue

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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 7 0310 -A Address 1826 MAXWELL AVE.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/19/17 Posting Date: 5/28/17 Closing Date: 6/12/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0310 -A Address 1826 MAXWELL AVE.

Petitioner's Name ADRIENE COOPER Telephone 443-615-9788

Posting Date: 5/28/17 Closing Date: 6/12/17

Wording for Sign: To Permit A POOL TO BE LOCATED IN THE
ONE-THIRD OF THE REAR YARD NOT FURTHEST REMOVED
FROM A STREET.

Revised 7/9/15

**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: 2017-0310-A
Property Address: 1826 Maxwell Avenue
Property Description: located on the northwest intersection of
Maxwell Avenue and Williams Avenue
Legal Owners (Petitioners): ADRIENE COOPER
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Company/Firm (if applicable): _____
Address: S Ame

Telephone Number: 443-615-9788

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

NO 153070

Date: 5/19/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.-

Total: 75.-

Rec From: ADRIENE COOPER

For: 2017-0310-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME INW
5/22/2017 5/19/2017 09:49:24 3
REG WSD3 WALKIN CAM
>>RECEIPT # 726426 5/19/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153070
Recpt Tot \$75.00
\$00 CK \$75.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-27-17</u> by <u>Beck</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1211077070			
Owner Information					
Owner Name:		COOPER ADRIENE C		Use:	RESIDENTIAL
Mailing Address:		1826 MAXWELL AVE BALTIMORE MD 21222-2912		Principal Residence:	YES
				Deed Reference:	/31309/ 00419
Location & Structure Information					
Premises Address:		1826 MAXWELL AVE 0-0000		Legal Description:	LTS 109,110,111 1826 MAXWELL AVE NEW PITTSBURG
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0009	0462		0000	109 2015 0003/0072
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1923	1,026 SF			9,000 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		50,700	50,700		
Improvements		131,000	125,900		
Total:		181,700	176,600	176,600	176,600
Preferential Land:		0			0
Transfer Information					
Seller: COOPER ADRIENE C		Date: 10/20/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31309/ 00419		Deed2:	
Seller: GRAY RICHARD F SR		Date: 08/31/2011		Price: \$223,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31144/ 00359		Deed2:	
Seller: KRAUSE LORRAINE ELEANORE		Date: 02/26/2009		Price: \$86,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /27708/ 00102		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: Approved 05/22/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

Debra Wiley

From: Administrative Hearings
Sent: Tuesday, June 20, 2017 11:10 AM
To: cooperadriene07@gmail.com
Subject: Administrative Variance - Case No. 2017-0310-A (Cooper)
Attachments: 20170620112134106.pdf

Good Morning,

Per your request, please find attached a copy of the above-referenced decision.

Thanks.

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

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Tuesday, June 20, 2017 11:22 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Admin Hearings Copier

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

Scan Date: 06.20.2017 11:21:33 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

103B1

SE 3-E

103B2

BALTIMORE CITY

Lot # 94

Lot # 94

1223003890

Lot # 97

1206057681

1810

1206057680

Lot # 100

1213013010

Lot # 101

1816

1223050530

Lot # 103

1818

1211001800

Lot # 105

1820

1213085030

Lot # 107

1822

1216000670

Lot # 109

1826

1211077070

WILLIAMS AVE

RO

1223003950

Lot # 51

Lot # 51

1223001680

Lot # 48

2007-0065-A

Lot # 48

Lot # 48

DUNDALK AVE
DUNDALK AVE

ML

PAI # 120085

Lot # 185

1201002220

Lot # 185

WELLS AVE

Lot # 183

1216003540

1813

Pt. Bk. 0 Lot # 183 plio 0072

1219053010

Lot # 180

Lot # 180

Lot # 179 1207060450

Lot # 177

PAI # 128025

1202003040

Pt. Bk./Folio # 003072

Lot # 175

PAI # 128025

DR 5.5

12 ED

7 CD

1219051851

Lot # 173

1219051850

1999-0288-A

Lot # 171

Lot # 168

Lot # 168

1212074550

Lot # 168

MAXWELL AVE

Lot # 42

1212004050

1909

Lot # 42

1213092530

1208000060

1220000690

PAI # 120085

Pt. Bk. 0000055, Folio 2000011006

Lot # 10

8500

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1826 Maxwell Ave OWNER(S) NAME(S) Adriene Cooper

SUBDIVISION NAME New Pittsburgh LOT # 109-111 BLOCK # SECTION #

PLAT BOOK # 3 FOLIO # 72 10 DIGIT TAX # 1211077070 DEED REF. # 31309419

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 103B2

SITE ZONED DR5.0

ELECTION DISTRICT 1c

COUNCIL DISTRICT 7

LOT AREA ACREAGE 9,000 sq ft

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

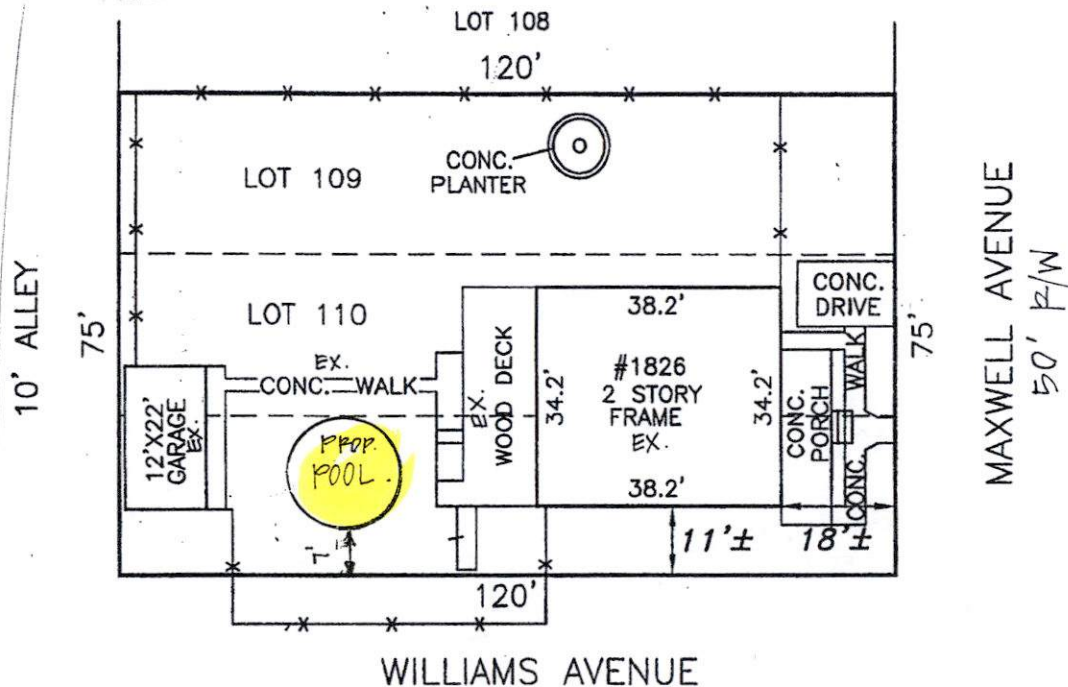
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Ex. 1



PLAN DRAWN BY Adriene Cooper DATE 5.11.2017 SCALE: 1 INCH = 30 FEET

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1826 Maxwell Ave OWNER(S) NAME(S) Adriene Cooper

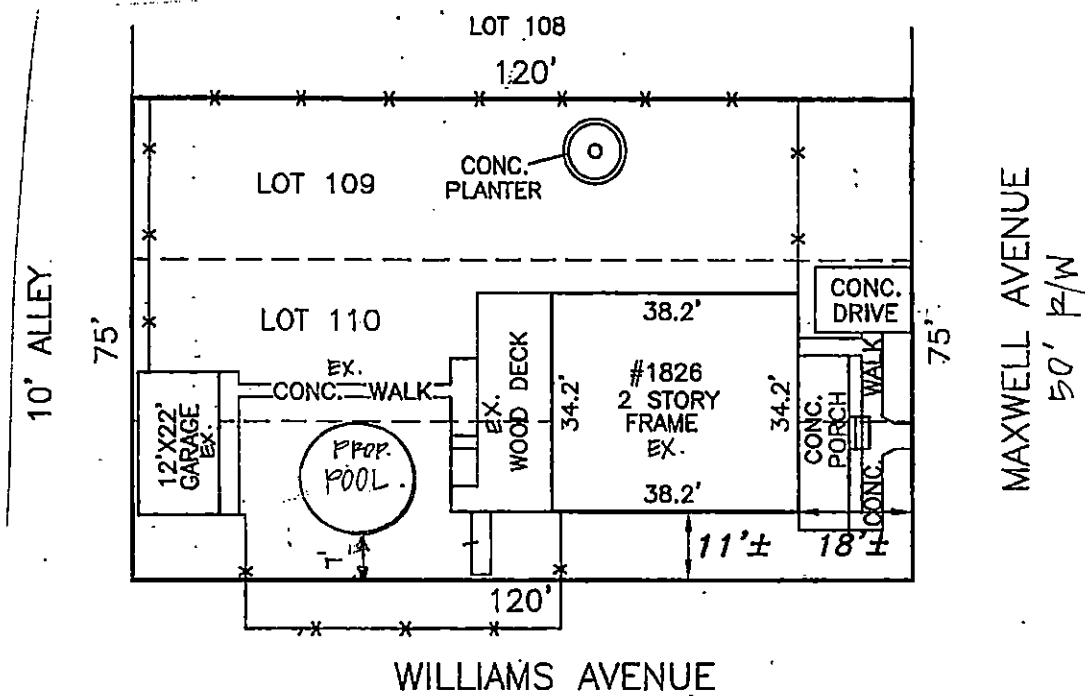
SUBDIVISION NAME New Pittsburgh LOT # 109-111 BLOCK # SECTION #

PLAT BOOK # 3 FOLIO # 72 10 DIGIT TAX # 1211077070 DEED REF. # 31309419

SITE VICINITY MAP

N
↑
MAP IS NOT TO SCALE

ZONING MAP# 103B2
SITE ZONED DR5.0
ELECTION DISTRICT 12
COUNCIL DISTRICT 7
LOT AREA ACREAGE 9,000 sq ft
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE
SEWER IS:
PUBLIC ☒ PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW



PLAN DRAWN BY Adriene Cooper DATE 5.11.2017 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1826 Maxwell Ave OWNER(S) NAME(S) Adriene Cooper

SUBDIVISION NAME New Pittsburgh LOT # 109-111 BLOCK # SECTION #

PLAT BOOK # 3 FOLIO # 72 10 DIGIT TAX # 1211077070 DEED REF. # 31309419

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 103B2

SITE ZONED DR5.8

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 9,006 sq ft

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

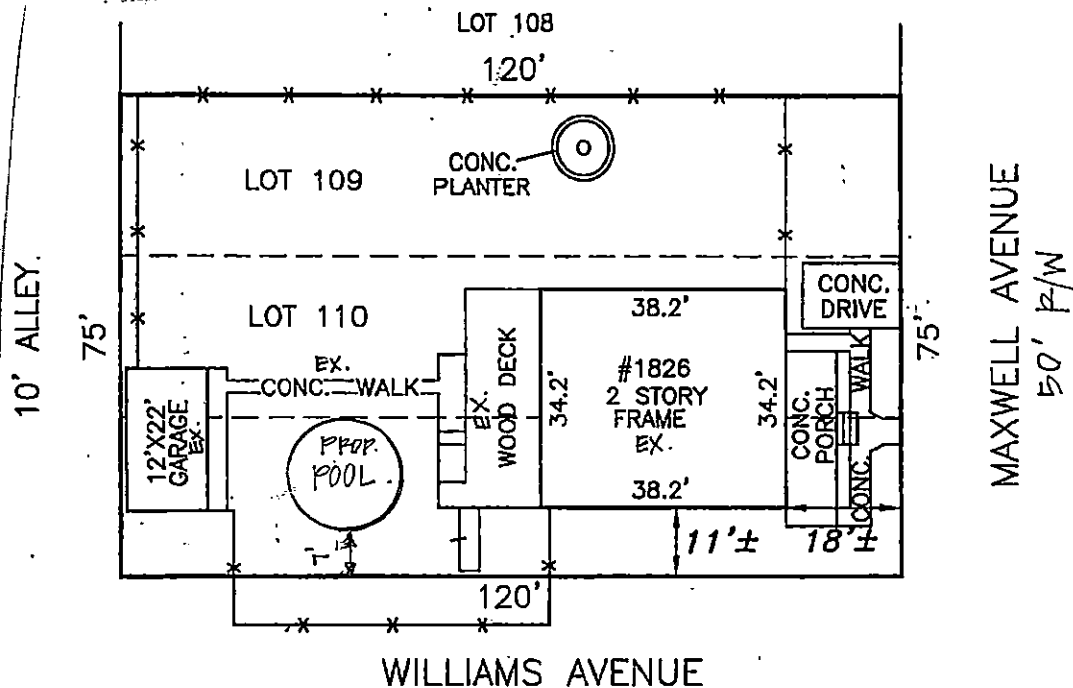
PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Adriene Cooper DATE 5.11.2017 SCALE: 1 INCH = 30 FEET

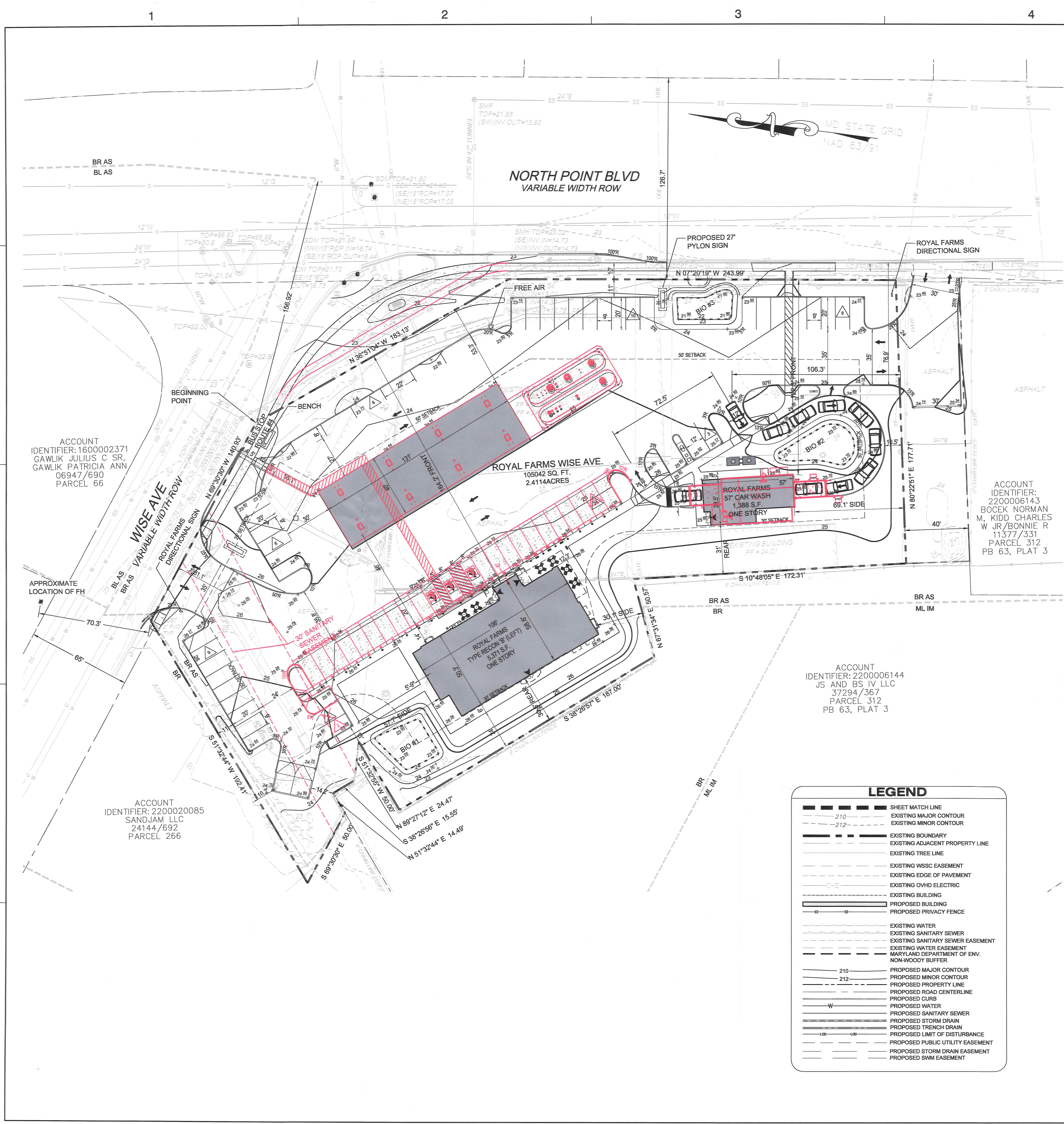


WILLIAMS ROAD ON OTHER SIDE
WHITE FENCE.



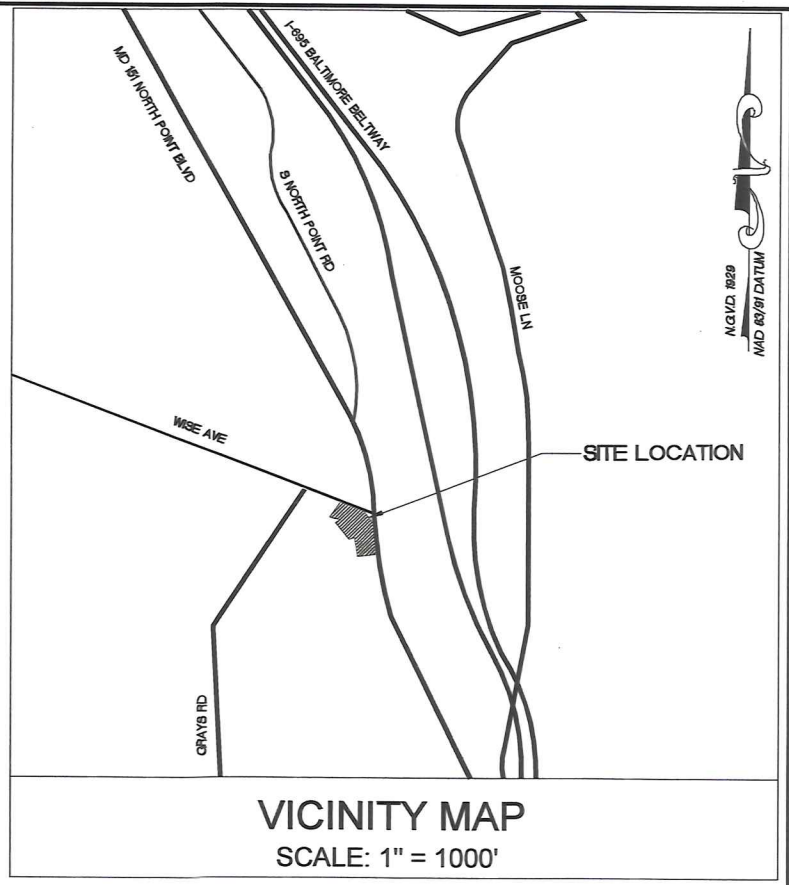


ADJOINING NEIGHBOR ON OTHER-
SIDE OF WHITE FENCE .



GENERAL NOTES

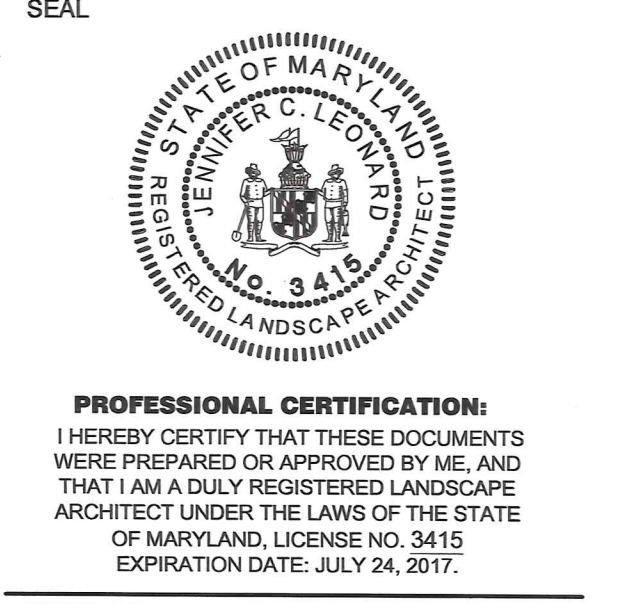
- PROPERTY OWNER/DEVELOPER: TWO FARMS INC., 3811 ROLAND AVE, BALTIMORE, MD 21022
- PARCEL NUMBER(S): P11, P28, P28, P202, P379, P433
- TAX ACCOUNT NUMBER: 1505730000, 1520300240, 1520300241, 1520300242, 1526000560, 1511470260, 2200004253
- ACREAGE: ±0.39 AC, ±0.64 AC, ±0.06 AC, ±0.31 AC, ±0.48 AC, ±0.19 AC, ±0.34 AC
- SQUARE FOOTAGE: ±17,242 SF, ±27,907 SF, ±2,552 SF, ±13,462 SF, ±21,045 SF, ±8,123 SF, ±14,711 SF
- GROSS AREA: ±105,042 SF / ±2.41 AC
- PROPOSED ROW DEDICATION: 0 SF / 0 AC
- PROPOSED NET AREA: ±105,042 SF / ±2.41 AC
- DEED REFERENCE: 37934-466
- TAX MAP: 104
- CENSUS TRACT NUMBER: 452400
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDMERE COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100440G, DATED MAY 5, 2014.
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- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TILE NUMBER: 10483
- ZONING HISTORY CASE NO: 2012-0057-SPHX FOR PARCEL P28 AND P433
- SPECIAL EXCEPTION TO PERMIT USED MOTOR VEHICLE OUTDOOR SALES AND SPECIAL HEARING FOR A MODIFIED PARKING PLAN PURSUANT TO SECTION 409.12 OF THE BCZR. TO ALSO ALLOW THE EXISTING COMMERCIAL STRUCTURE AND GARAGES WITH THE EXISTING BUILDING SETBACKS. (OCTOBER 18, 2011) (GRANTED)
- ZONING - BR-AS (BUSINESS, ROADSIDE - AUTOMOTIVE SERVICES DISTRICT)
- SETBACKS:
 - PER ZONE:
 - FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
 - PURSUANT TO BCZR 303.2, AVERAGE FRONT YARD DEPTHS MUST BE CALCULATED AND COMPLIED WITH.
 - AVERAGE FRONT YARD DEPTH = (ADJACENT BUILDING + ZONING SETBACK) / 2
 - AVERAGE FRONT YARD DEPTH = (36.77' + 25') / 2 = 30.885'
 - SIDE = 30' MIN.
 - REAR = 30' MIN.
 - PER SPECIAL REGULATION - FUEL SERVICE STATIONS
 - MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
 - FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
 - CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: AUTO SALES / SERVICE
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
 - CONVENIENCE STORE = 32.33'
 - ROLL-OVER CAR WASH = 16.30' 15' - 6' 1/8"
 - GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER:
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
 - CONVENIENCE STORE = 2,585 SF
 - CARRYOUT RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
 - SERVICE STATION USE = 705 SF
 - ROLL-OVER CAR WASH = 1,388 SF 1,248 SF
- FLOOR AREA RATIO: 7.419 SF / 105,042 SF = 9.874 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR COMBINATION USES:
 - 16 FUELING STATIONS @ 1500 SF / EACH = 24,000 SF
 - ADDITIONAL SITE AREA FACTOR:
 - 1 ATM x 1000 SF = 1000 SF
 - 4 x 2,858 = 11,432 SF SITE AREA FOR CONVENIENCE STORE USE
 - 6 x 2,740 = 16,440 SF SITE AREA FOR RESTAURANT USE
 - 52,872 SF SITE AREA REQUIRED < 105,042 SF SITE AREA PROVIDED
- PARKING REQUIRED:
 - CONVENIENCE STORE USE
 - 2,585 SF @ 5/1000 = 13
 - CARRYOUT RESTAURANT USE
 - 2,065 SF @ 5/1000 = 11
 - OUTDOOR SEATING
 - 675 SF @ 16/1000 = 11
 - SERVICE STATION USE (705 SF)
 - MAXIMUM EMPLOYEES PER SHIFT = 6
 - ATM = 1
- ROLL-OVER CAR WASH PER § 419.3
 - 1 TUNNEL @ 2 TUNNEL (DRYING) = 2
 - 2 VACUUM CLEANER UNITS @ 1/UNIT = 2
 - 2 ADDITIONAL SPACES PER TUNNEL = 2
 - TOTAL REQUIRED = 68
 - TOTAL PROVIDED = 68
- PARKING SPACE DIMENSIONS:
 - TYPICAL SPACE = 8' x 20'
 - HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
 - VACUUM CLEANER SPACE = 12' x 20'
- DRC WAS APPROVED AT MEETING ON APRIL 25, 2017
- WISE AVENUE AND NORTH POINT BOULEVARD HAVE BEEN EXPANDED TO THEIR MAXIMUM RIGHT OF WAY PER SHA
- STACKING SPACES REQUIRED FOR ROLL OVER CAR WASH
 - 9 REQUIRED
 - 9 PROVIDED
- THE PROPOSED CAR WASH MEETS ALL SPECIAL USE REQUIREMENTS FOR CAR WASHES PER SECTION 419 AND 408.10.



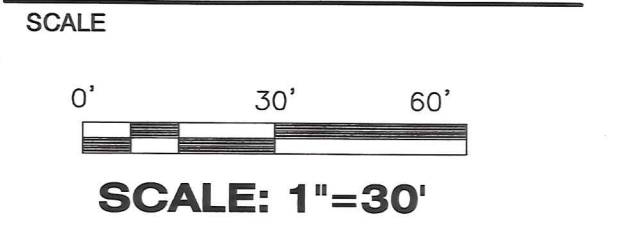
Dewberry
Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

DEVELOPER/APPLICANT
ROYAL FARMS
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS - No.179
4401 NORTH POINT BOULEVARD
BALTIMORE COUNTY
MARYLAND
ELECTION DISTRICT 15
PARCELS: P11, P28, P202, P379 & P433
TAX MAP: 104



KEY PLAN



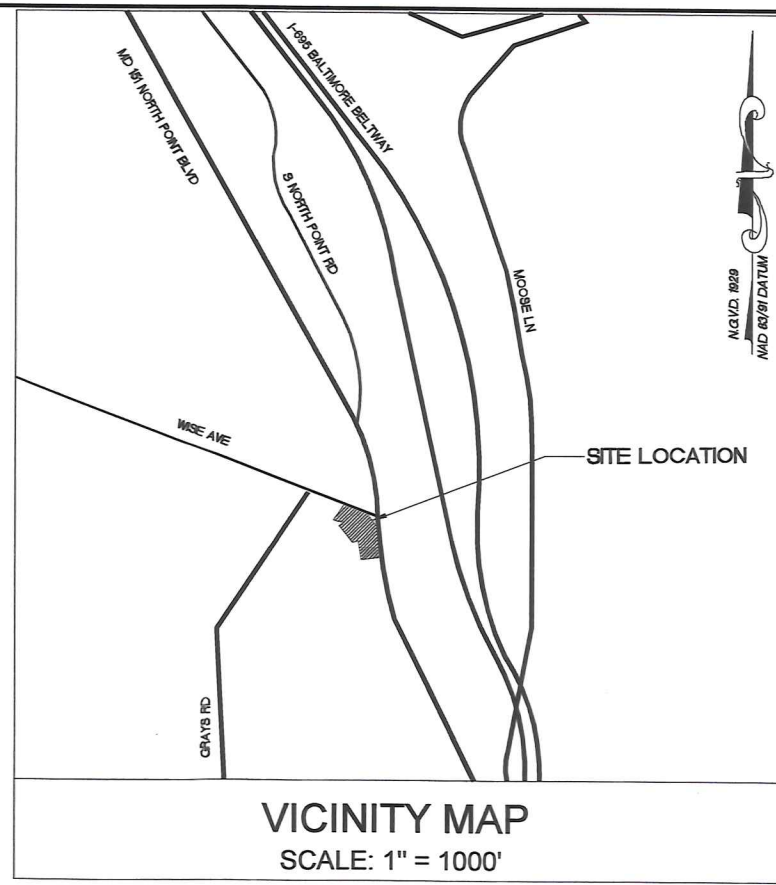
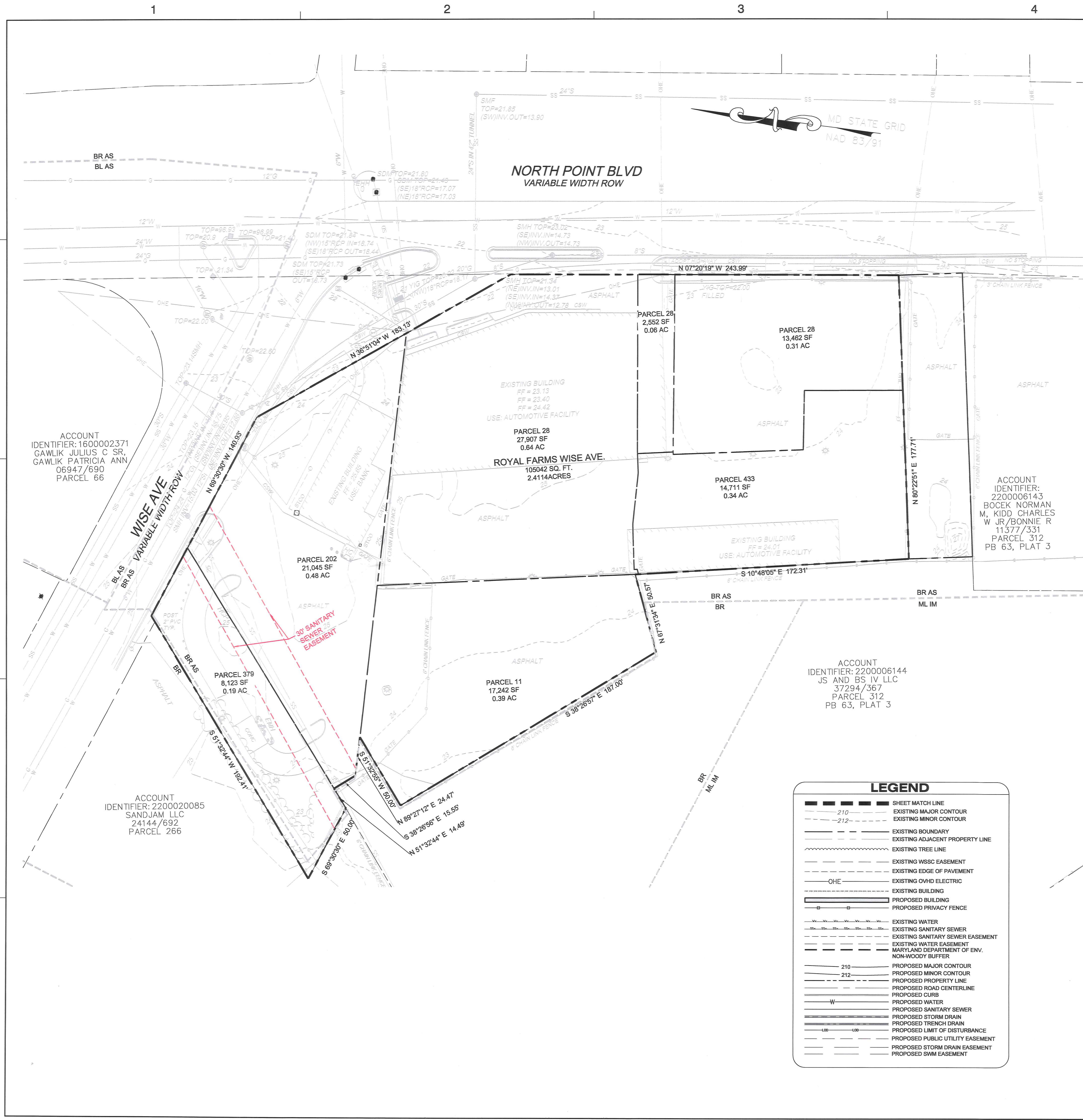
No.	DATE	BY	Description
2	9/15/17	GJA/AJM	REVISE PER COMMENTS
1	6/15/17	JDB	UPDATE PARCEL AREAS

REVISIONS			
DRAWN BY		JDB	
APPROVED BY		JCL	
CHECKED BY		JCL	
DATE		APRIL 2017	

TITLE
PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE
SITE PLAN

PROJECT NO. 50088756

38. IN THE EXHIBIT, THE ZONING RELIEF REQUESTED IN ZONING CASE NO. 2017-309-XA IS GRANTED. PETITIONER (LEGAL OWNER) ABANDONS THE ZONING RELIEF GRANTED IN CASE NO. 2012-57-SHX FOR USED VEHICLE SALES.



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Consultants LLC
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MARYLAND
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TAX MAP: 104

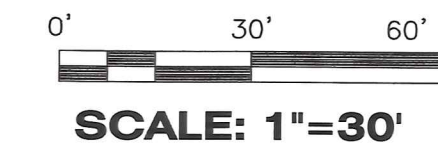
SEAL



PROFESSIONAL CERTIFICATION:
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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3415
EXPIRATION DATE: JULY 24, 2017.

KEY PLAN

SCALE

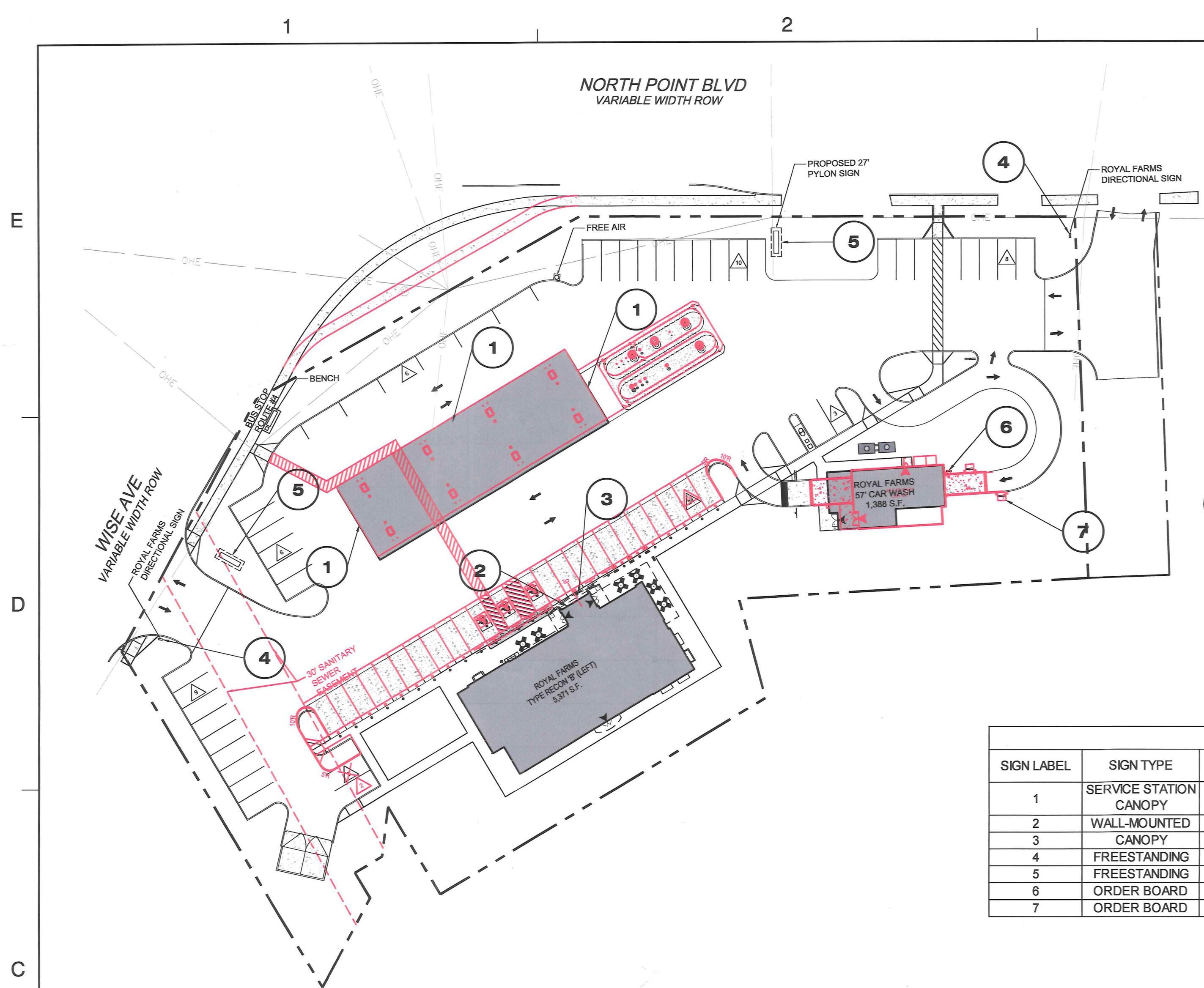


REVISIONS			
No.	DATE	BY	Description
1	6/15/17	JDB	UPDATE PARCEL AREAS

DRAWN BY JDB
APPROVED BY JCL
CHECKED BY JCL
DATE APRIL 2017

TITLE
**PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE**
EXISTING CONDITIONS PLAN

PROJECT NO. 50088756



SIGN LAYOUT DETAIL
PLAN VIEW

SCALE: 1" = 40'

4
3 **DIRECTIONAL ARROW SIGN**
PLAN VIEW SCALE: NOT TO SCALE

"ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' X 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA = 4.0 SF X 0.3 = 1.2 SF
PROPOSED TEXT/LOGO AREA = 1'-5 1/2" X 8" = 0.98 SF
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	SERVICE STATION CANOPY	3	37.85	113.55	50
2	WALL-MOUNTED	1	37.85	49.6	200
3	CANOPY	1	11.75		
4	FREESTANDING	2	0.98	1.96	2.4
5	FREESTANDING	2	50	100	75
6	ORDER BOARD	1	3.75	3.75	50
7	ORDER BOARD	1	15	15	50



PROPOSED SQUARE FOOTAGE: 37.85 SQ.FT. EACH
ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

1
3 **PROPOSED FUEL CANOPY SIGN**
ELEVATION VIEW

SCALE: NOT TO SCALE



NOTE: INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS
TOTAL SIGN SQUARE FOOTAGE: 37.85 S.F.

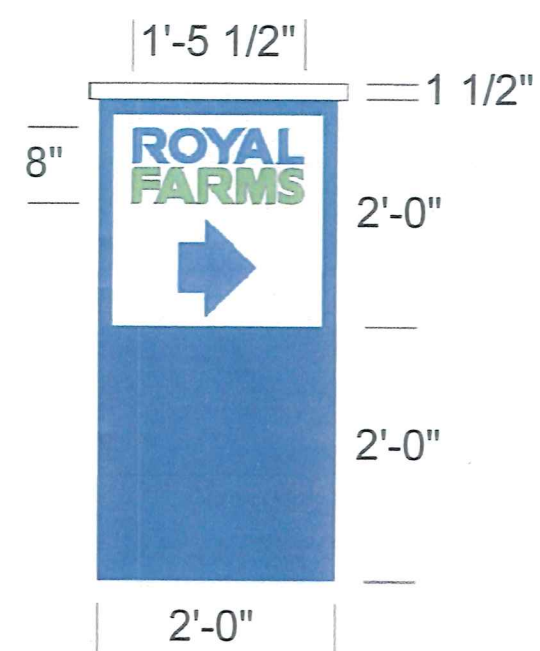
2
3 **BUILDING SIGN- CHANNEL LETTERS**
PLAN VIEW

NOT TO SCALE



3
3 **BUILDING SIGN- FRESH KITCHEN LETTERS**
PLAN VIEW

SCALE: NOT TO SCALE



4
3 **DIRECTIONAL ARROW SIGN**
PLAN VIEW SCALE: NOT TO SCALE

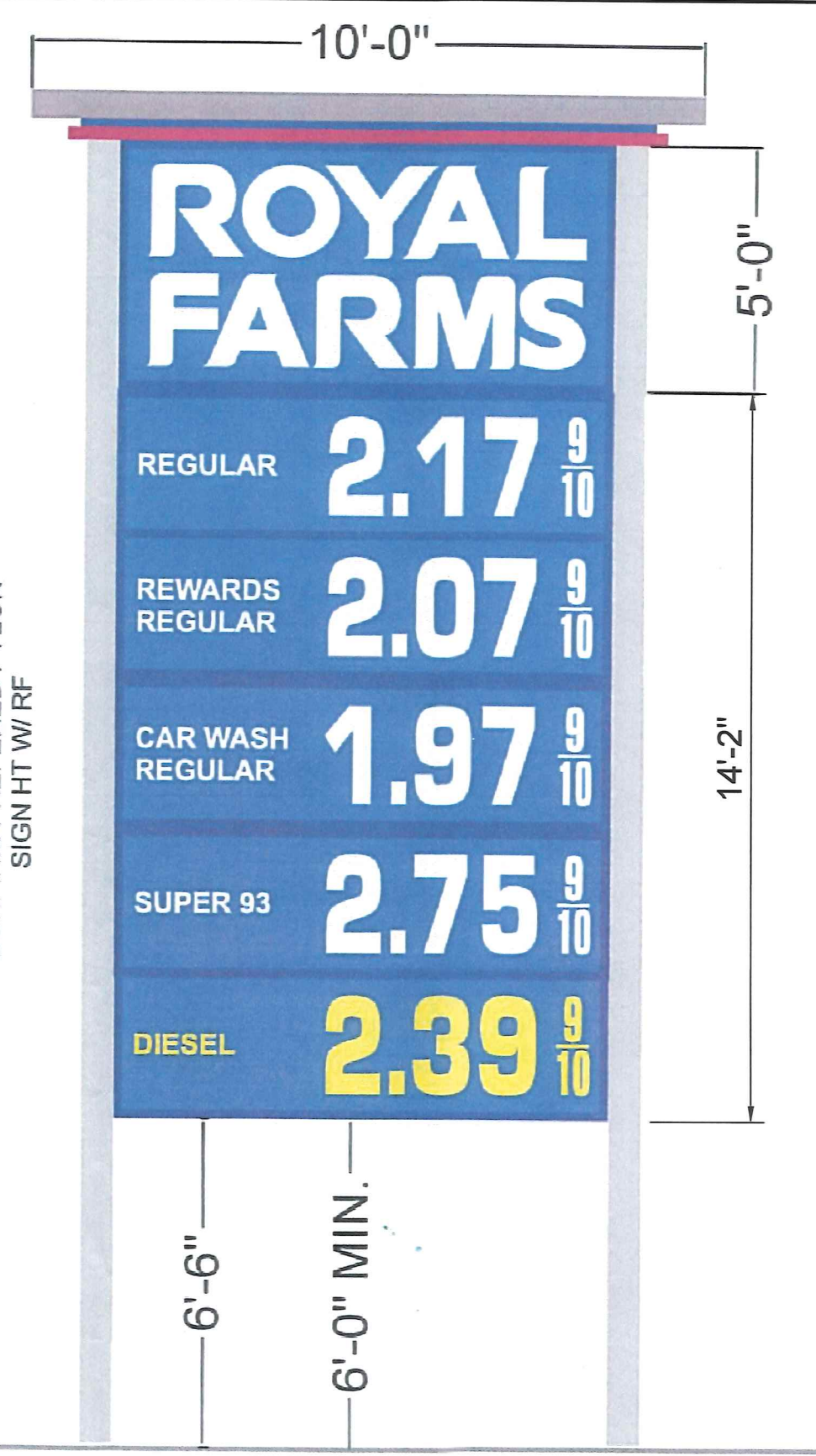
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5
3 **PYLON SIGN**
SQ. FTG.
"ROYAL FARMS" - 50 SQ. FT.
TOTAL - 50 SQ. FT.

TOTAL - 50 SQ. FT.



27'-0"
CONFIRM PREFERRED PYLON
SIGN HT W/ RF



5
3 **PROPOSED PYLON SIGN - SITE**
ELEVATION VIEW

SCALE: NOT TO SCALE

SIGN REGULATIONS								
I CLASS	II STRUCTURAL TYPE	III ZONE OR USE	IV PERMIT REQUIRED	V MAX AREA/ FACE	VI MAX NO./ PREMISES	VII HEIGHT	VIII ILLUMINATION	IX ADDITIONAL LIMITATIONS
ENTERPRISE	WALL MOUNTED; CANOPY	B.R.	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	3, NO MORE THEN 2 ON EACH FACE	N/A	YES	NO SINGLE SIGN LARGER THAN 150 SF
	FREE STANDING	B.R.	USE	75 SF	ONE PER FRONTAGE	25 FT 27 FT	YES	
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	25 SF PER SIGN	6	N/A	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL MOUNTED SIGNAGE LIMITS
DIRECTIONAL	FREESTANDING	ORDER BOARD	USE	50 SF PER BOARD	2	6 FT	YES	LOCATION PER DEVELOPMENT PLAN
	FREESTANDING	ACCESSORY	USE	8 SF	NOT REGULATED	6 FT	YES	COMPANY LOGO <30% OF SIGN AREA



TOTAL SIGN SQUARE FOOTAGE: 3.75 S.F.

6
3 **ORDER BOARD CAR WASH TRAFFIC CONTROL SIGN**
ELEVATION VIEW SCALE: NOT TO SCALE



TOTAL SIGN SQUARE FOOTAGE: 15 S.F.

7
3 **ORDER BOARD CAR WASH OPTIONS PRICING CHART**
ELEVATION VIEW SCALE: NOT TO SCALE

SEAL



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EXPIRATION DATE, JULY 24, 2017.

KEY PLAN

SCALE



SCALE: 1"=40'

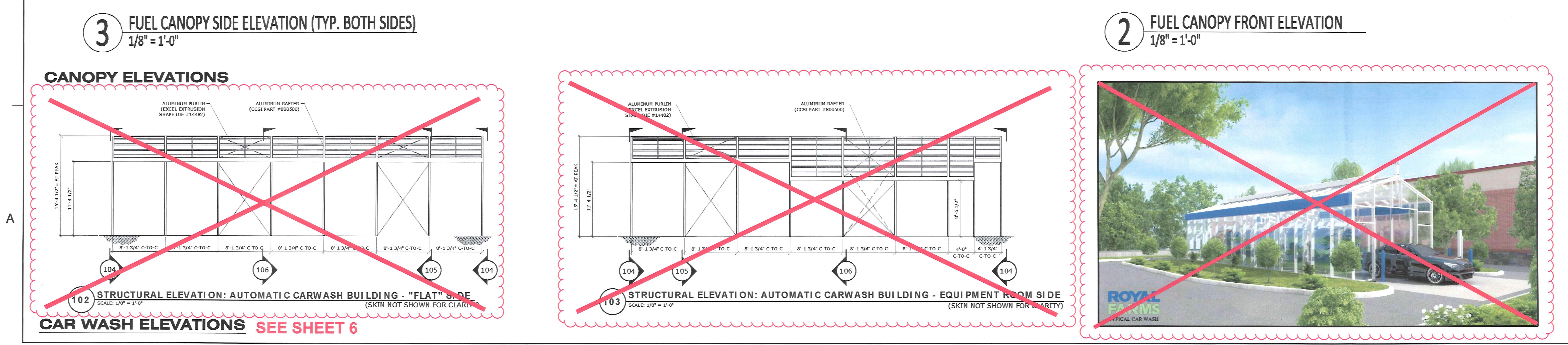
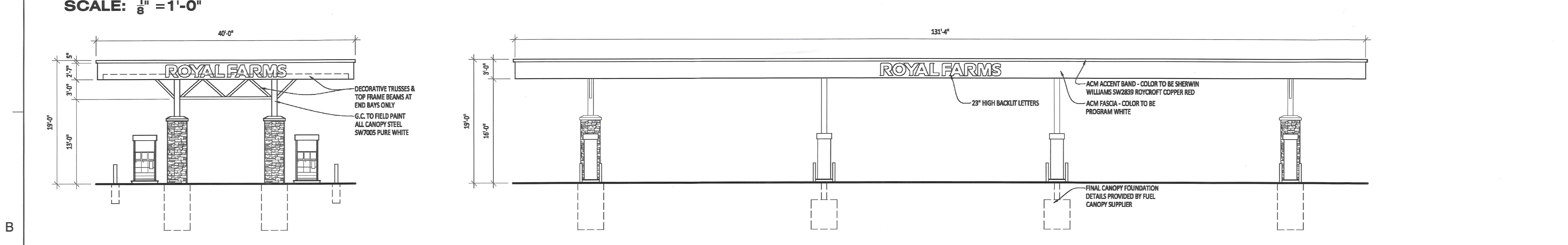
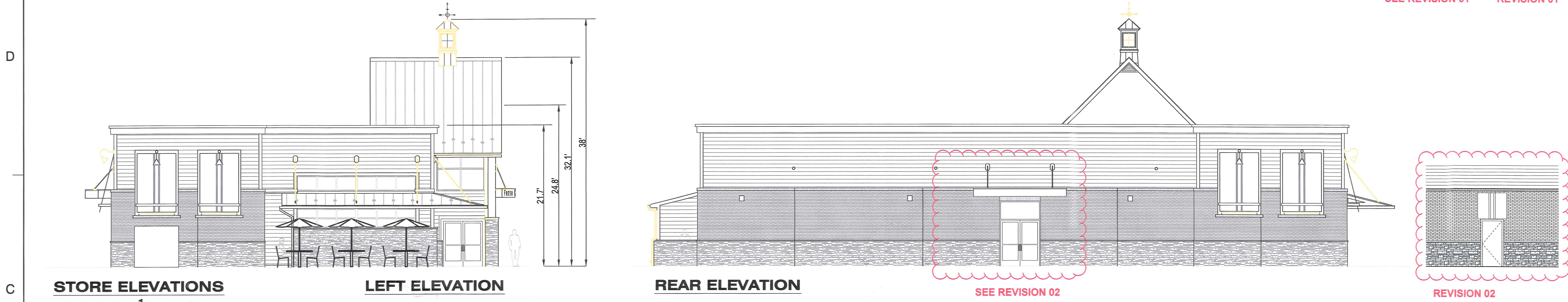
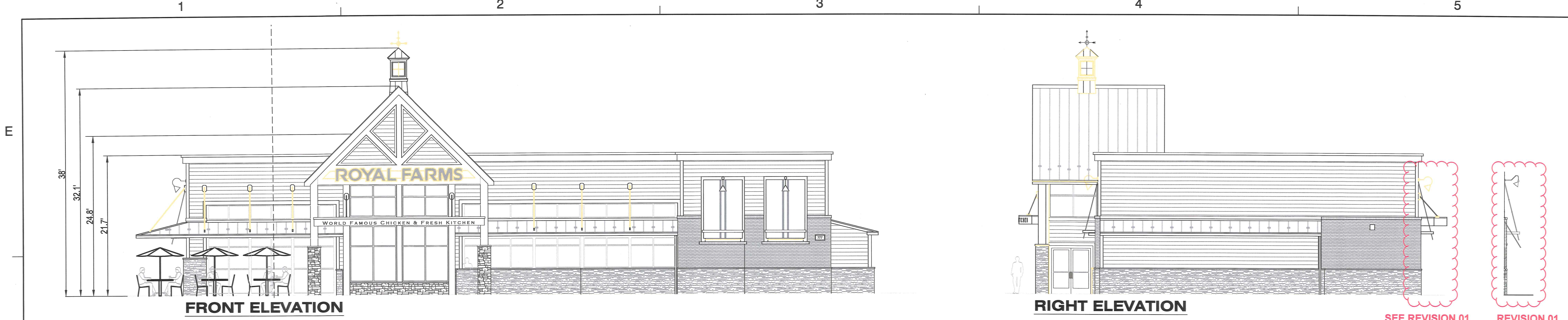
No.	DATE	BY	Description
2	9/15/17	GJA/AJM	REVISE PER COMMENTS
1	6/15/17	JDB	REMOVE REAR SIGNAGE INFO AND UPDATE PYLON SIGNAGE

REVISIONS

DRAWN BY	JDB
APPROVED BY	JCL
CHECKED BY	JCL
DATE	APRIL 2017

TITLE
PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE
SIGNAGE

PROJECT NO. 50088756





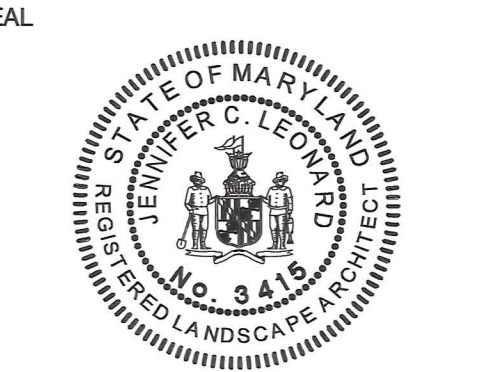
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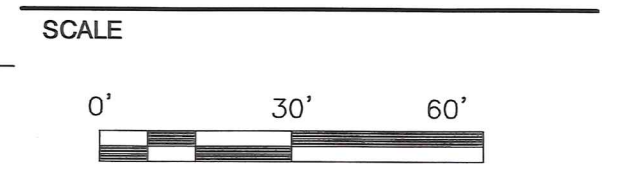
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MARYLAND
ELECTION DISTRICT 15
PARCELS: P11, P26, P202, P379 & P433
TAX MAP: 104

SEAL


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KEY PLAN


SCALE
0' 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description
2	9/15/17	GJA/AJM	REVISE PER COMMENTS
1	6/15/17	JDB	REMOVE REAR SIGNAGE

REVISIONS
DRAWN BY JDB
APPROVED BY JCL
CHECKED BY JCL
DATE APRIL 2017

TITLE
PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE
ELEVATIONS

PROJECT NO. 50088756

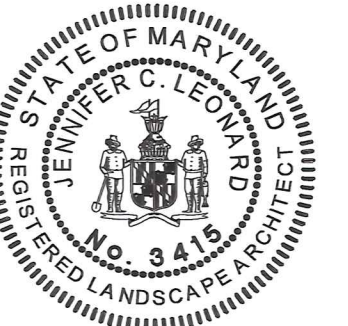
4

SHEET NO. 4 OF 5

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MARYLAND
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 TAX MAP: 104

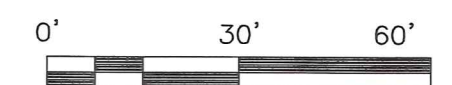
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KEY PLAN

SCALE



SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY JDB

APPROVED BY JCL

CHECKED BY JCL

DATE APRIL 2017

TITLE

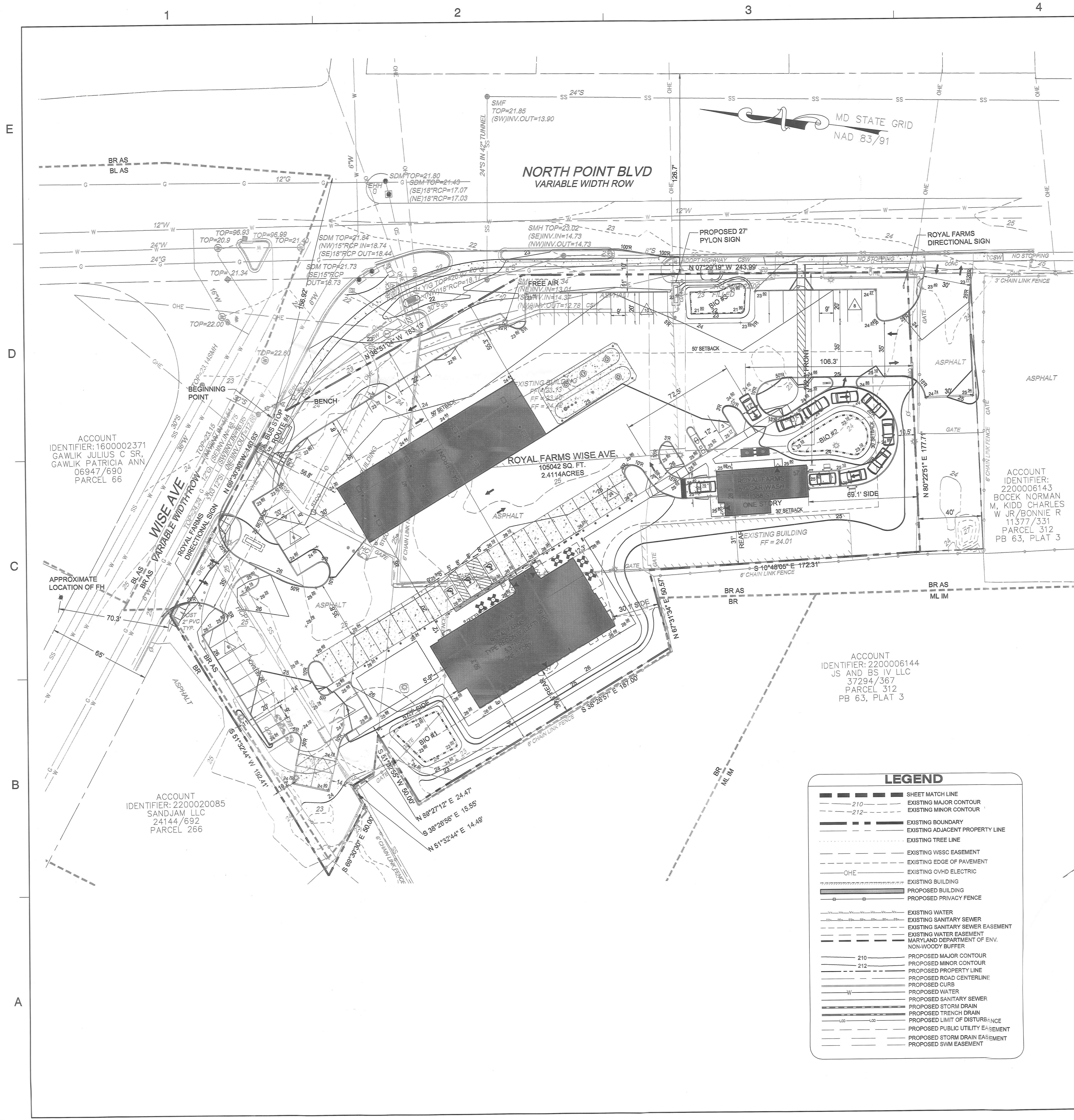
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

FLOOR PLAN

PROJECT NO. 50088756



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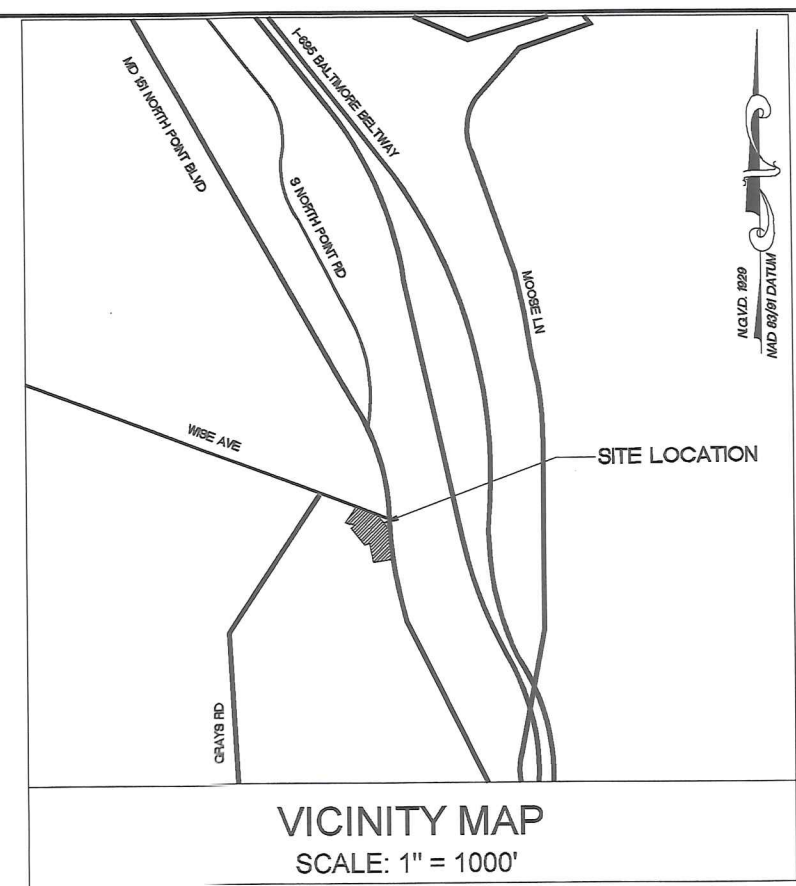


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 - PER ZONE:
 - FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
 - SIDE = 30' MIN.
 - REAR = 30' MIN.
 - PER SPECIAL REGULATION - FUEL SERVICE STATIONS
 - MAIN STRUCTURE = 35' MIN FROM STREET RIGHT OF WAY
 - FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
 - CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- BCZR 303.2 DOES NOT APPLY AS ONE OF THE ADJOINING LOTS BUILDINGS IS NOT WITHIN 100 FEET OF THE JOINT SIDE PROPERTY LINE.
- EXISTING LAND USE: AUTO SALES / SERVICE
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
 - CONVENIENCE STORE = 32.3'
 - ROLL-OVER CAR WASH = 15.3'
 - GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
 - CONVENIENCE STORE = 2,585 SF
 - CARRYOUT RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
 - SERVICE STATION USE = 705 SF
 - ROLL-OVER CAR WASH = 1,388 SF
- FLOOR AREA RATIO: 7,418 SF / 105,042 SF = 0.071 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR CARRYOUT SEATING USES:
 - 16 FUELING STATIONS @ 1500 SF / EACH = 24,000 SF
 - ADDITIONAL SITE AREA FACTOR:
 - 1 ATM x 1000 SF = 1000 SF
 - 4 x 2,885 = 11,432 SF SITE AREA FOR CONVENIENCE STORE USE
 - 5 x 2,740 = 13,700 SF SITE AREA FOR RESTAURANT USE
 - 52,872 SF SITE AREA REQUIRED < 105,042 SF SITE AREA PROVIDED
- PARKING REQUIRED:
 - CONVENIENCE STORE USE
 - 2,585 SF @ 5/1000 = 13
 - CARRYOUT RESTAURANT USE
 - 2,085 SF @ 5/1000 = 11
 - OUTDOOR SEATING
 - 675 SF @ 16/1000 = 11
 - SERVICE STATION USE (705 SF)
 - MAXIMUM EMPLOYEES PER SHIFT = 4
 - ATM = 1
 - ROLL-OVER CAR WASH PER § 419.3
 - 1 TUNNEL @ 2/TUNNEL (DRYING) = 2
 - 2 VACUUM CLEANER UNITS @ 1/UNIT = 2
 - 2 ADDITIONAL SPACES PER TUNNEL = 2
 - TOTAL REQUIRED = 68
 - TOTAL PROVIDED = 70
 - PARKING SPACE DIMENSIONS:
 - TYPICAL SPACE = 8' x 20'
 - HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
 - VACUUM CLEANER SPACE = 12' x 20'
 - DRC WAS APPROVED AT MEETING ON APRIL 25, 2017
 - WISE AVENUE AND NORTH POINT BOULEVARD HAVE BEEN EXPANDED TO THEIR MAXIMUM RIGHT OF WAY PER SHA
 - STACKING SPACES REQUIRED FOR ROLL OVER CAR WASH
 - 9 REQUIRED
 - 9 PROVIDED
 - THE PROPOSED CAR WASH MEETS ALL SPECIAL USE REQUIREMENTS FOR CAR WASHES PER SECTION 419 AND 409.10.

LEGEND

- SHEET MATCH LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING TREE LINE
- EXISTING WSSC EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING OVDH ELECTRIC
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PRIVACY FENCE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED SWM EASEMENT



321 BALLENGER CENTER
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www.dewberry.com

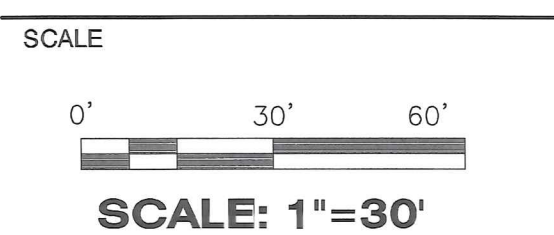
DEVELOPER/APPLICANT
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P: 410.889.0200 X 158

ROYAL FARMS - No.179
4401 NORTH POINT BOULEVARD
BALTIMORE COUNTY
MARYLAND
ELECTION DISTRICT 15
PARCELS: P11, P28, P202, P379 & P433
TAX MAP: 104



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3415
EXPIRATION DATE: JULY 24, 2017.

KEY PLAN



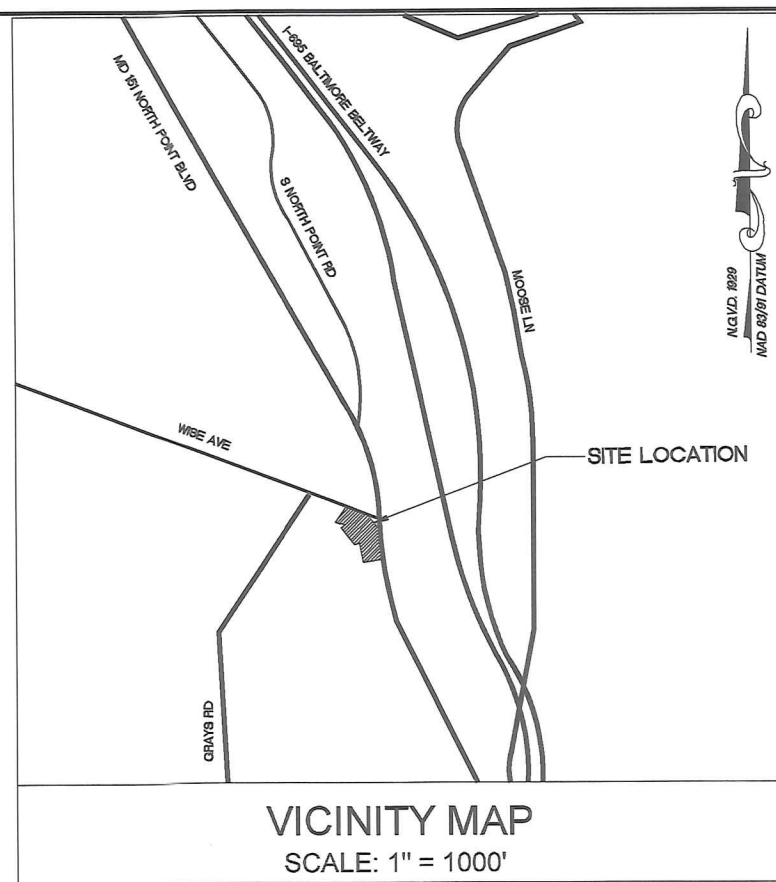
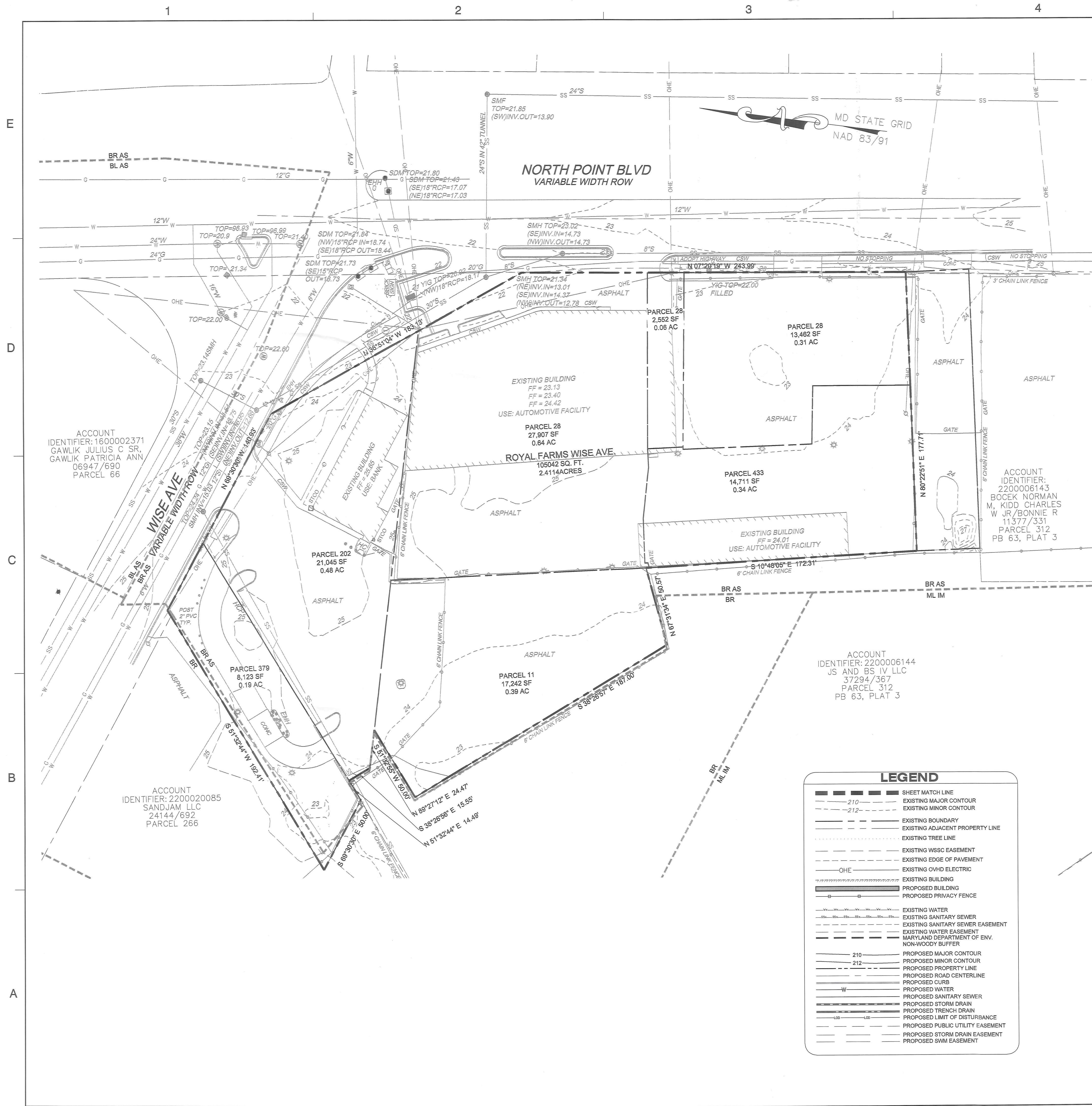
No.	DATE	BY	Description
1	8/15/17	JDB	UPDATE PARCEL AREAS

DRAWN BY: JDB
APPROVED BY: JCL
CHECKED BY: JCL
DATE: APRIL 2017

TITLE
PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE
SITE PLAN

PROJECT NO. 50088756

Revised
2017-0309XA



Dewberry Consultants LLC

Formerly known as Dewberry & Davis LLC

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ROYAL FARMS - No.179

4401 NORTH POINT BOULEVARD

BALTIMORE COUNTY

MARYLAND

ELECTION DISTRICT 15

PARCELS: P11, P28, P202, P379 & P433

TAX MAP: 104

SEAL

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KEY PLAN

SCALE

SCALE: 1"=30'

No.	DATE	BY	Description
1	6/15/17	JDB	UPDATE PARCEL AREAS

REVISIONS

DRAWN BY

JDB

APPROVED BY

JCL

CHECKED BY

JCL

DATE

APRIL 2017

TITLE

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

EXISTING CONDITIONS PLAN

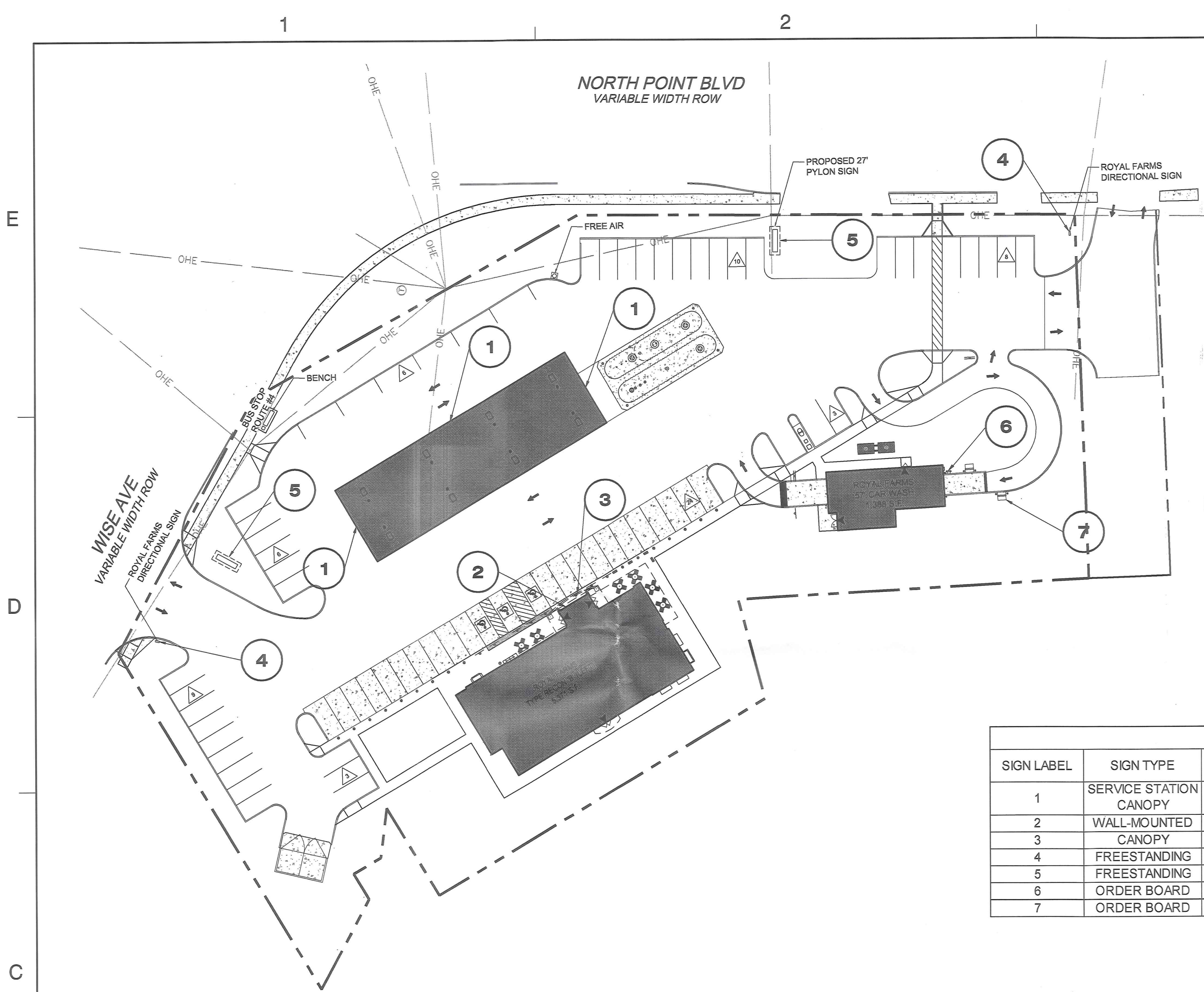
PROJECT NO.

50088756

2

2 OF 5

SHEET NO. 2 OF 5



SIGN LAYOUT DETAIL

PLAN VIEW

SCALE: 1" = 40'



PROPOSED SQUARE FOOTAGE: 37.85 SQ.FT. EACH
ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

PROPOSED FUEL CANOPY SIGN

ELEVATION VIEW

SCALE: NOT TO SCALE

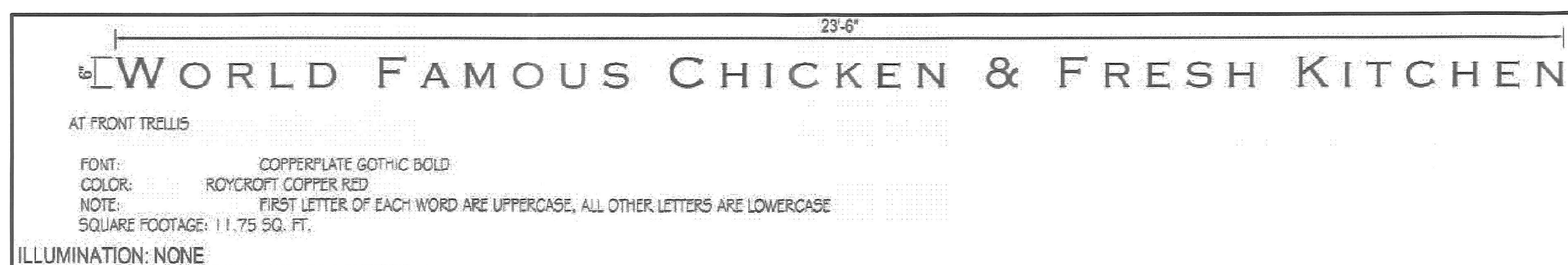


NOTE: INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS
TOTAL SIGN SQUARE FOOTAGE: 37.85 S.F.

BUILDING SIGN- CHANNEL LETTERS

PLAN VIEW

NOT TO SCALE

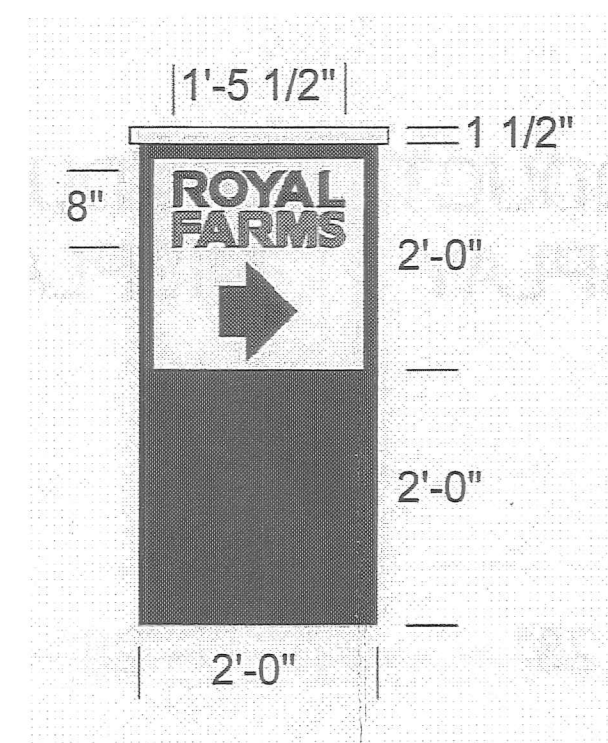


AT FRONT TRAILIS
FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYAL/COFFEE COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE, ALL OTHER LETTERS ARE LOWERCASE
SQUARE FOOTAGE: 11.75 SQ. FT.
ILLUMINATION: NONE

BUILDING SIGN- FRESH KITCHEN LETTERS

PLAN VIEW

SCALE: NOT TO SCALE



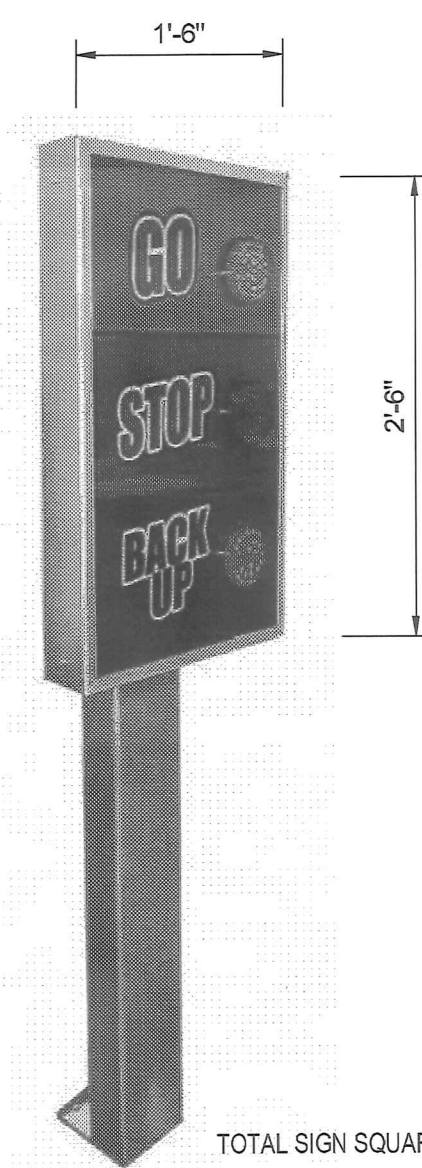
DIRECTIONAL ARROW SIGN

PLAN VIEW

SCALE: NOT TO SCALE

"ROYAL FARMS" TEXT/LOGO IS LIMITED TO
A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' X 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA = 4.0 SF X 0.3 = 1.2 SF
PROPOSED TEXT/LOGO AREA = 1'-5 1/2" X 8" = 0.98 SF
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	SERVICE STATION CANOPY	3	37.85	113.55	50
2	WALL-MOUNTED	1	37.85	49.6	200
3	CANOPY	1	11.75		
4	FREESTANDING	2	0.98	1.96	2.4
5	FREESTANDING	2	50	100	75
6	ORDER BOARD	1	3.75	3.75	50
7	ORDER BOARD	1	15	15	50

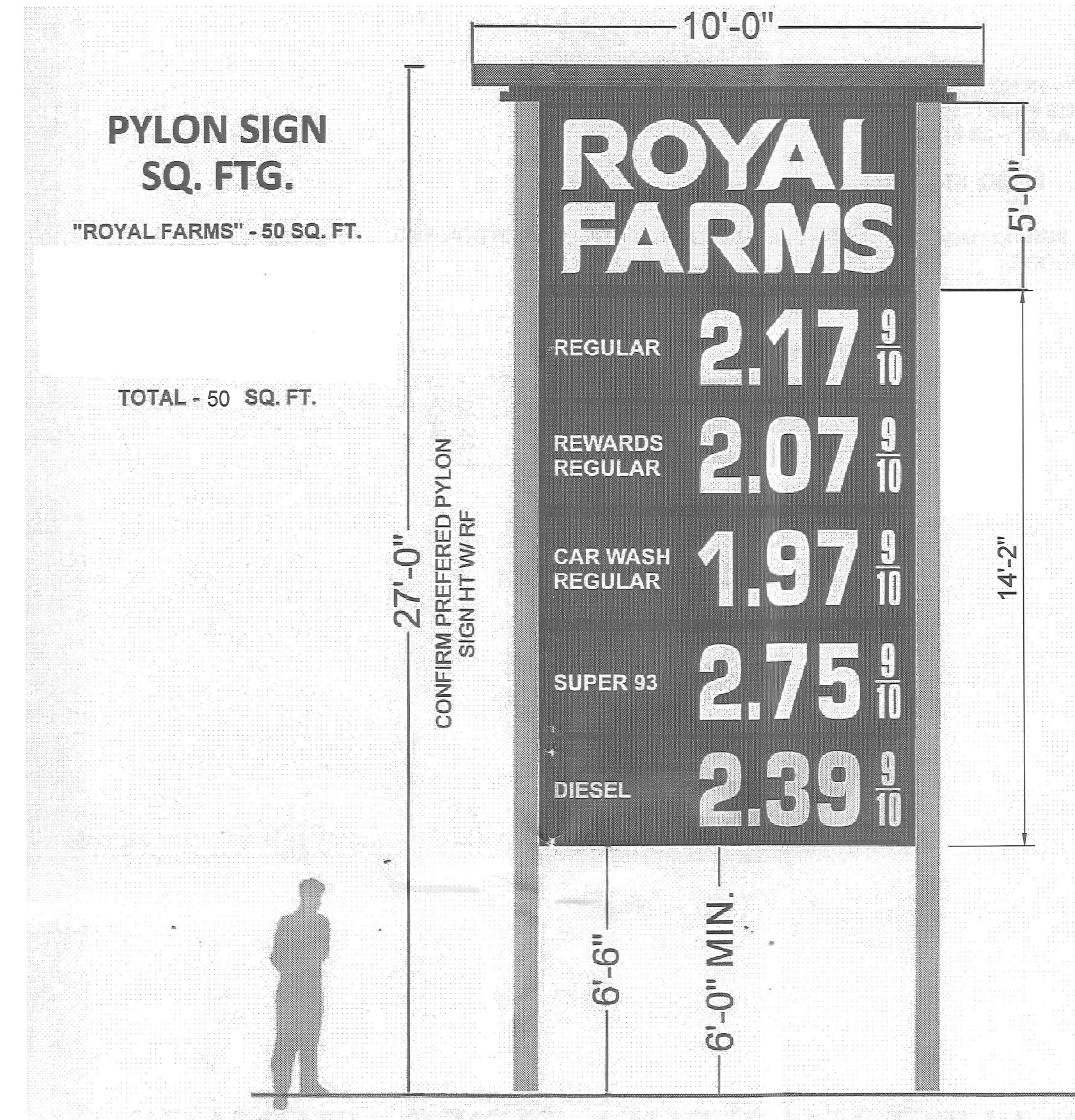


TOTAL SIGN SQUARE FOOTAGE: 3.75 S.F.

ORDER BOARD CAR WASH TRAFFIC CONTROL SIGN

ELEVATION VIEW

SCALE: NOT TO SCALE



PROPOSED PYLON SIGN - SITE

ELEVATION VIEW

SCALE: NOT TO SCALE

SIGN REGULATIONS								
I CLASS	II STRUCTURAL TYPE	III ZONE OR USE	IV PERMIT REQUIRED	V MAX AREA/ FACE	VI MAX NO./ PREMISES	VII HEIGHT	VIII ILLUMINATION	IX ADDITIONAL LIMITATIONS
ENTERPRISE	WALL MOUNTED; CANOPY	B.R.	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	3, NO MORE THEN 2 ON EACH FACE	N/A	YES	NO SINGLE SIGN LARGER THAN 150 SF
	FREE STANDING	B.R.	USE	75 SF	ONE PER FRONTAGE	25 FT	YES	
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	25 SF PER SIGN	6	N/A	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL MOUNTED SIGNAGE LIMITS
	FREESTANDING	ORDER BOARD	USE	50 SF PER BOARD	2	6 FT	YES	LOCATION PER DEVELOPMENT PLAN
DIRECTIONAL	FREESTANDING	ACCESSORY	USE	8 SF	NOT REGULATED	6 FT	YES	COMPANY LOGO <30% OF SIGN AREA



TOTAL SIGN SQUARE FOOTAGE: 15 S.F.

ORDER BOARD CAR WASH OPTIONS PRICING CHART

ELEVATION VIEW

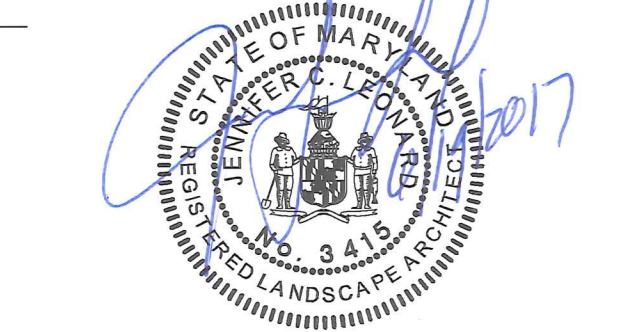
SCALE: NOT TO SCALE

DEVELOPER/APPLICANT

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TAX MAP: 104

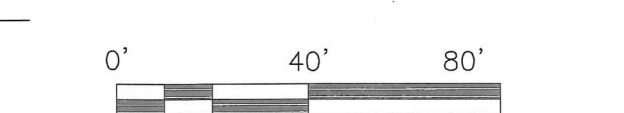
SEAL



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EXPIRATION DATE: JULY 24, 2017.

KEY PLAN

SCALE



SCALE: 1" = 40'

No.	DATE	BY	Description
1	6/15/17	JDB	REMOVE REAR SIGNAGE INFO AND UPDATE PYLON SIGNAGE.

REVISIONS

DRAWN BY JDB
APPROVED BY JCL
CHECKED BY JCL
DATE APRIL 2017

TITLE

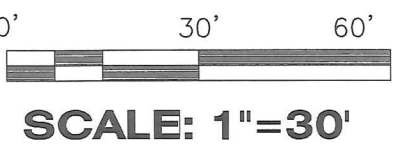
PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE
SIGNAGE

PROJECT NO. 50088756

SHEET NO. 3 OF 5



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SCALE: 1"=30'

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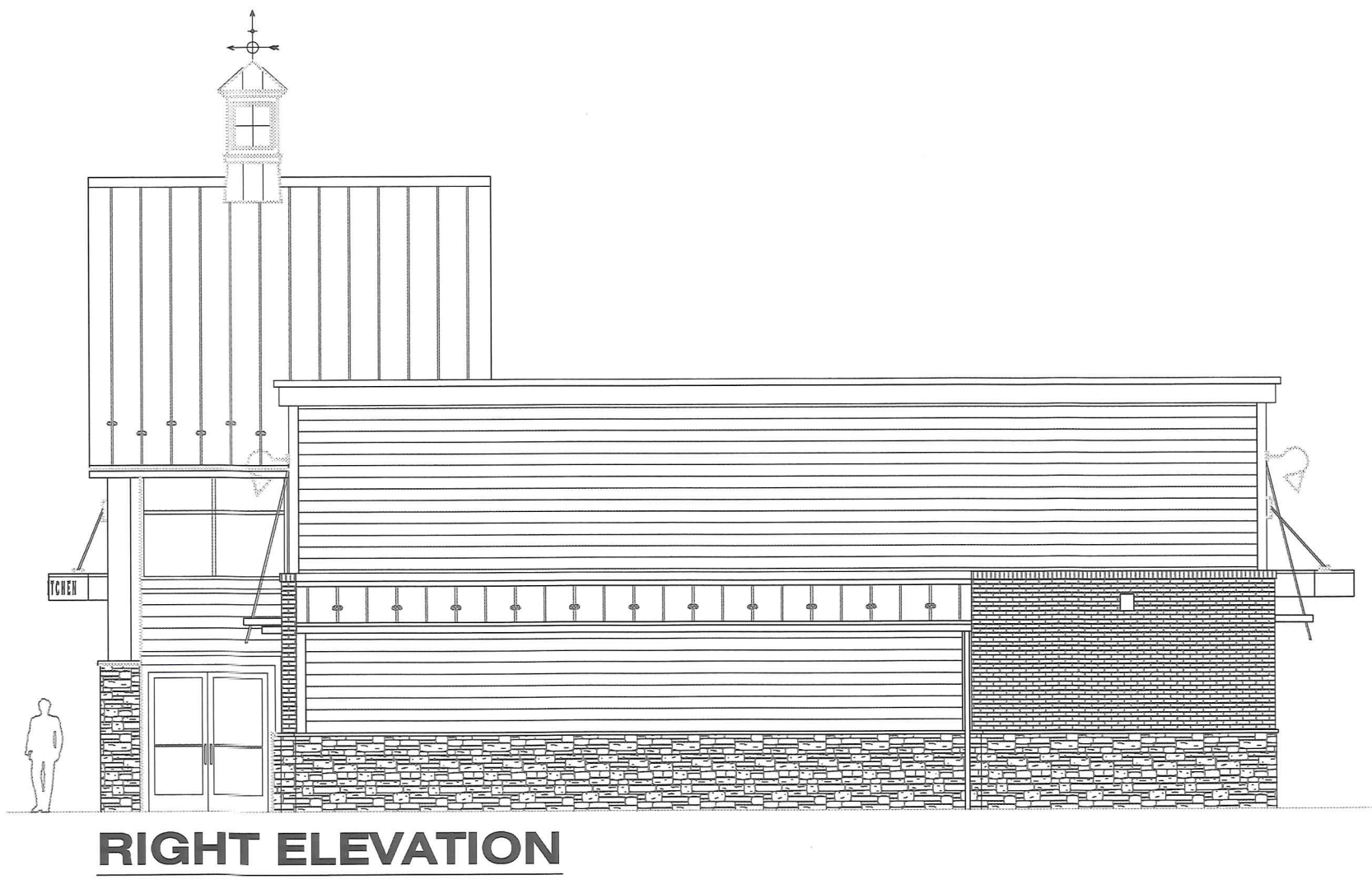
DRAWN BY JDB
APPROVED BY JCL
CHECKED BY JCL
DATE APRIL 2017

TITLE
PLAN TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION & VARIANCE
ELEVATIONS

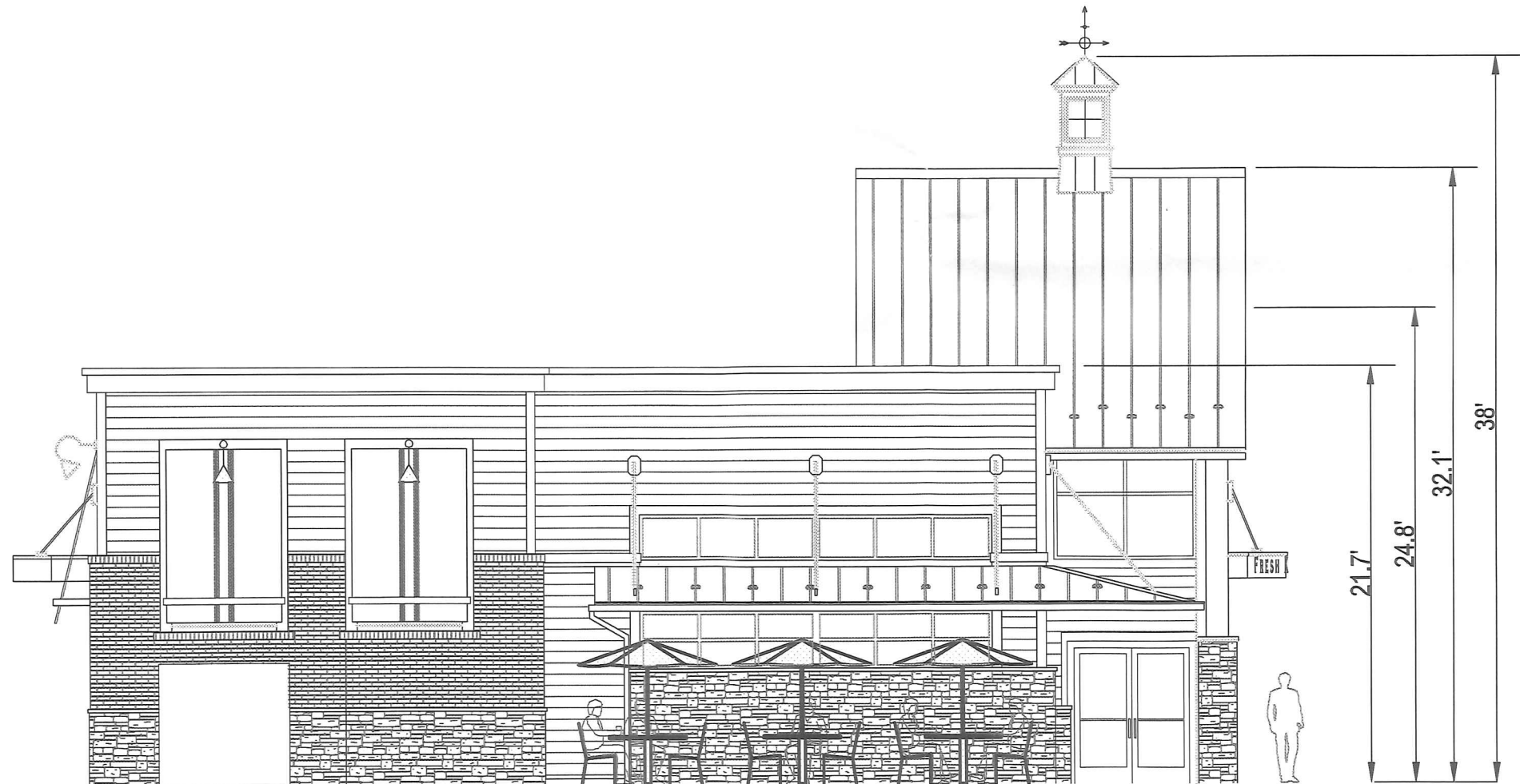
PROJECT NO. 50088756



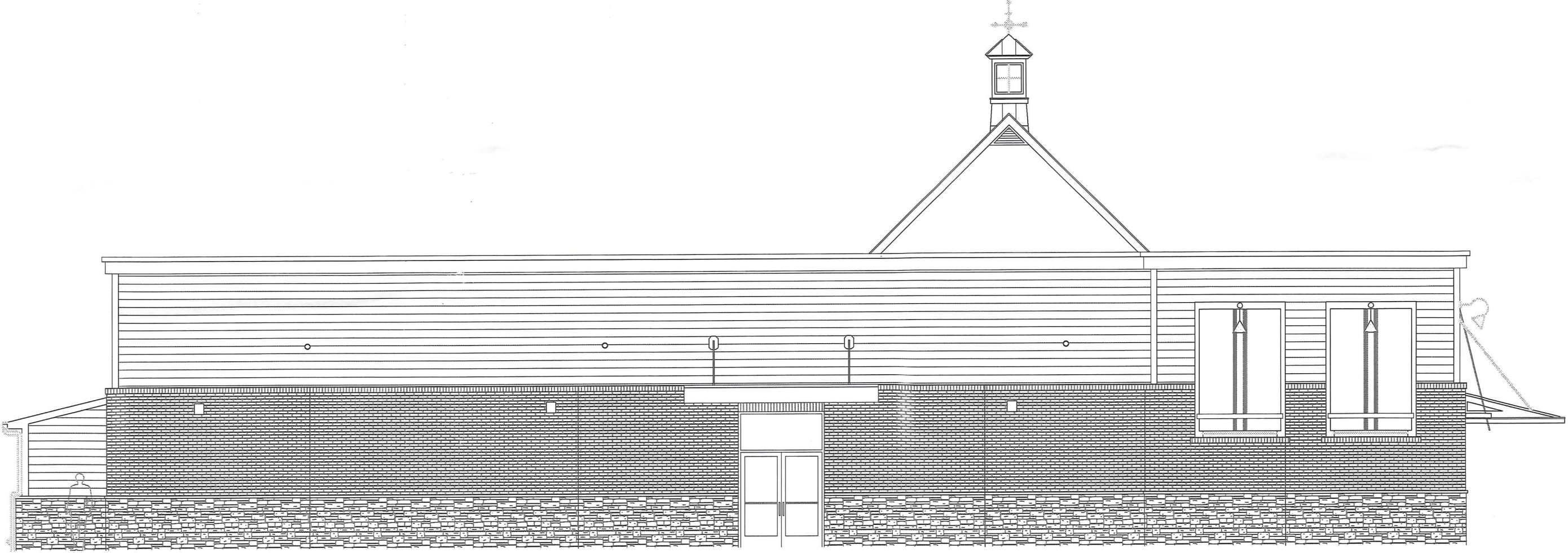
FRONT ELEVATION



RIGHT ELEVATION

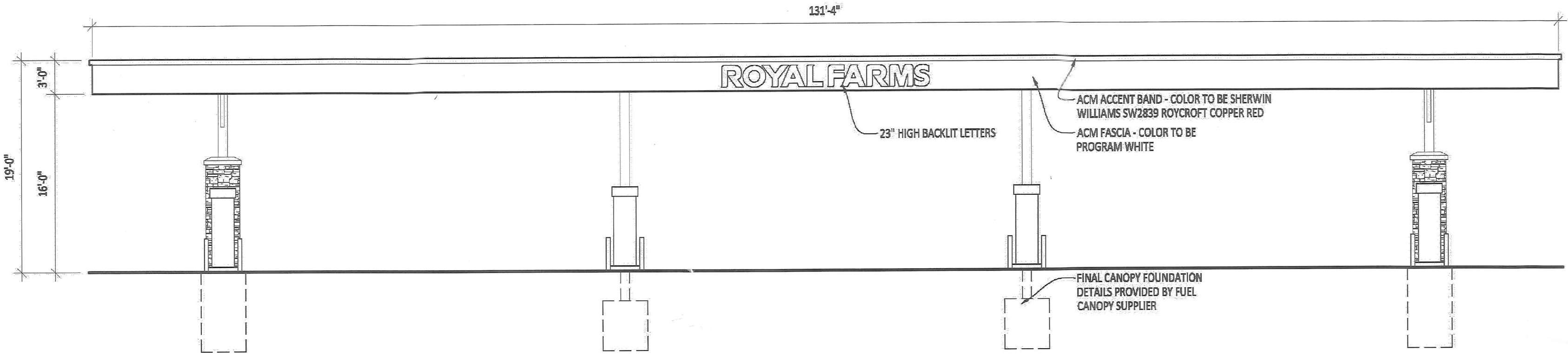
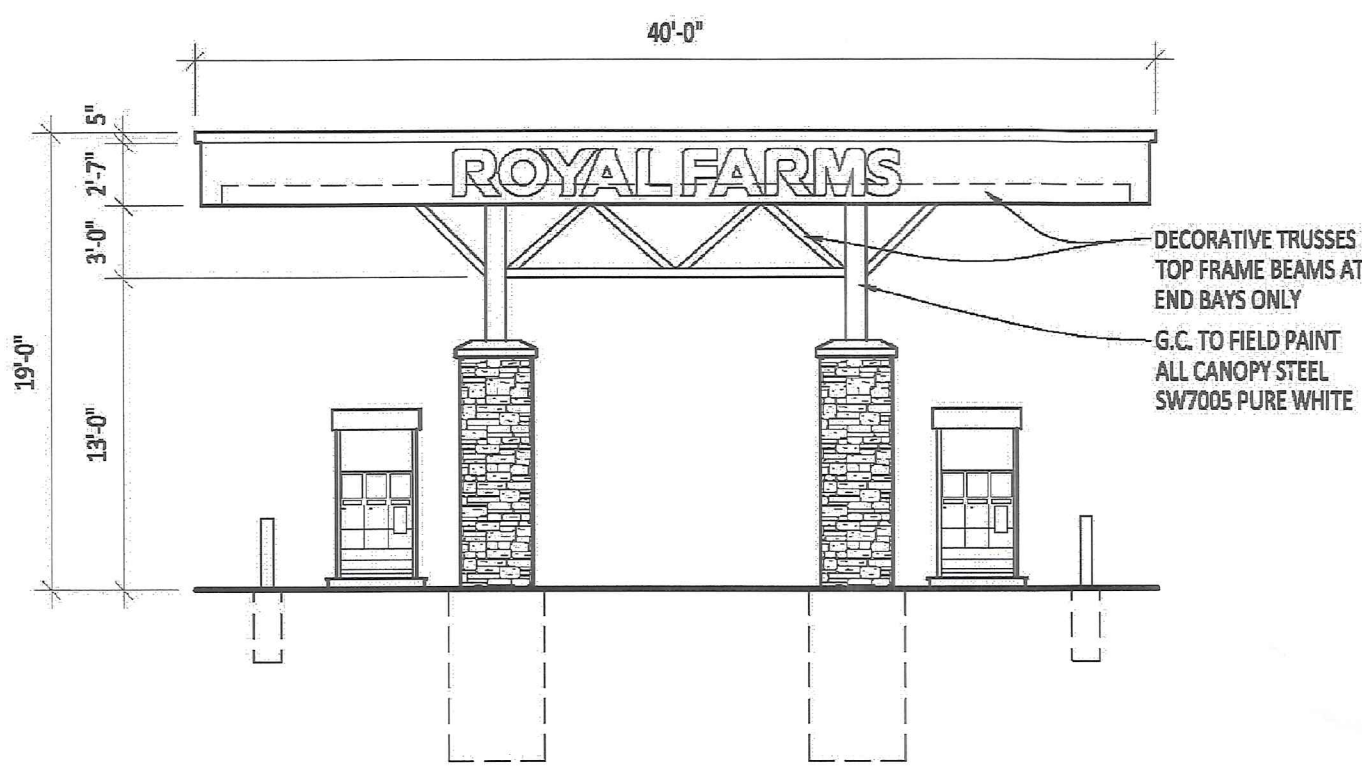


LEFT ELEVATION



REAR ELEVATION

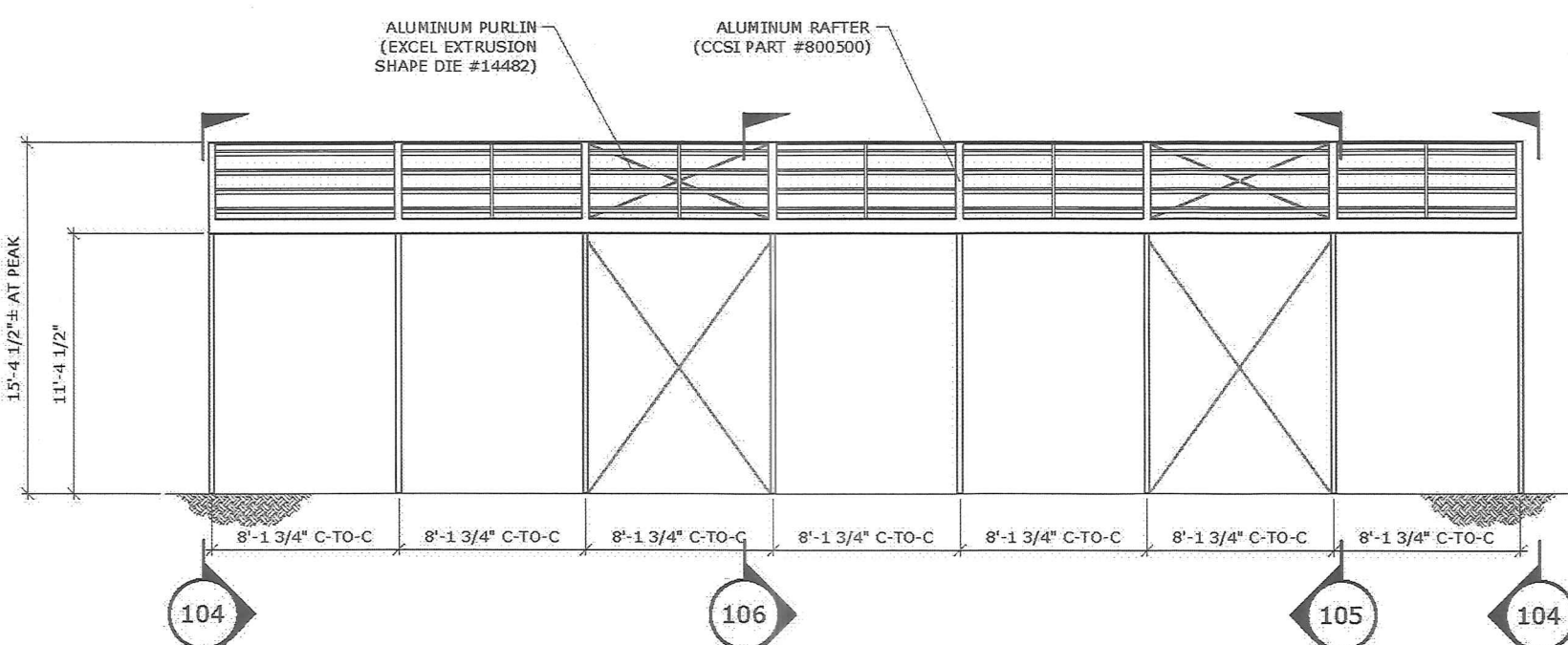
STORE ELEVATIONS
SCALE: 1/8" = 1'-0"



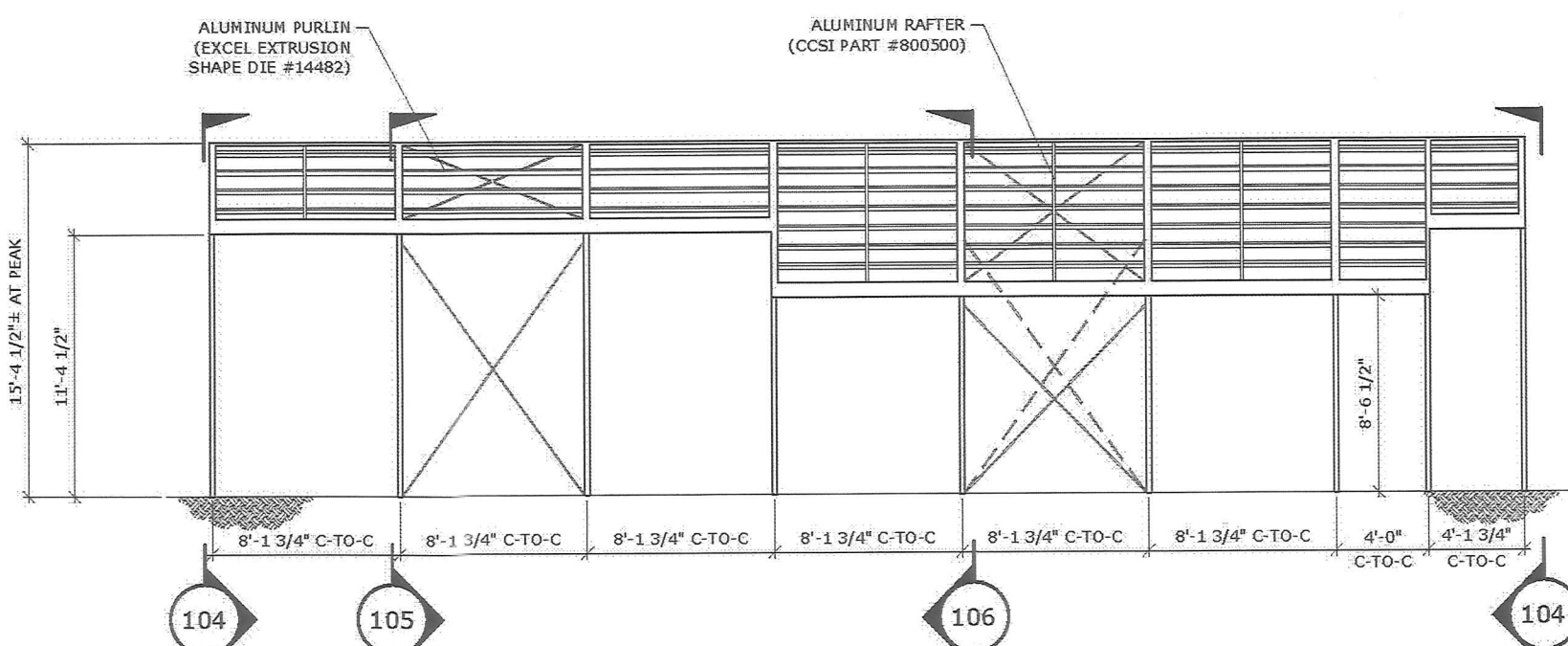
3 FUEL CANOPY SIDE ELEVATION (TYP. BOTH SIDES)
1/8" = 1'-0"

2 FUEL CANOPY FRONT ELEVATION
1/8" = 1'-0"

CANOPY ELEVATIONS

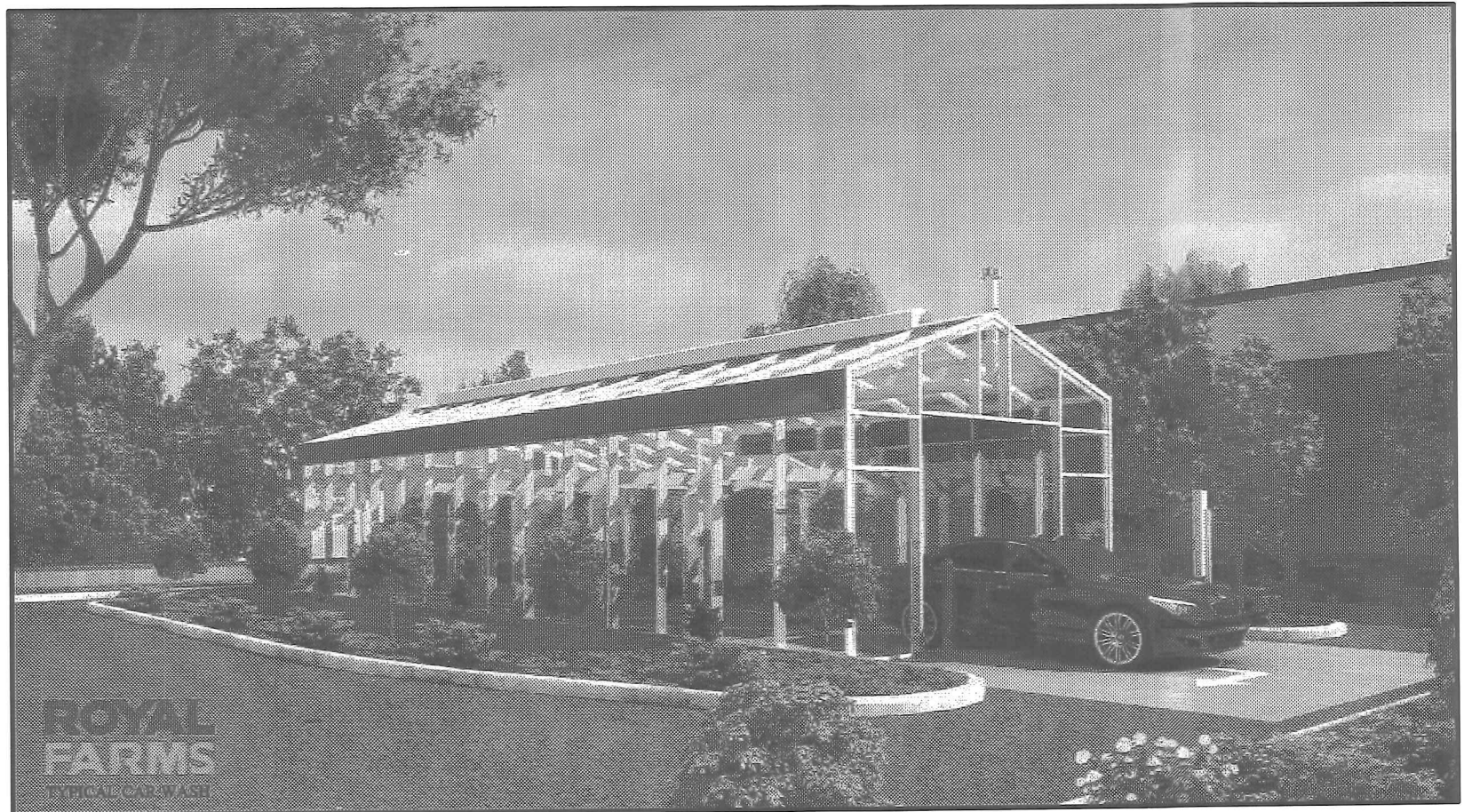


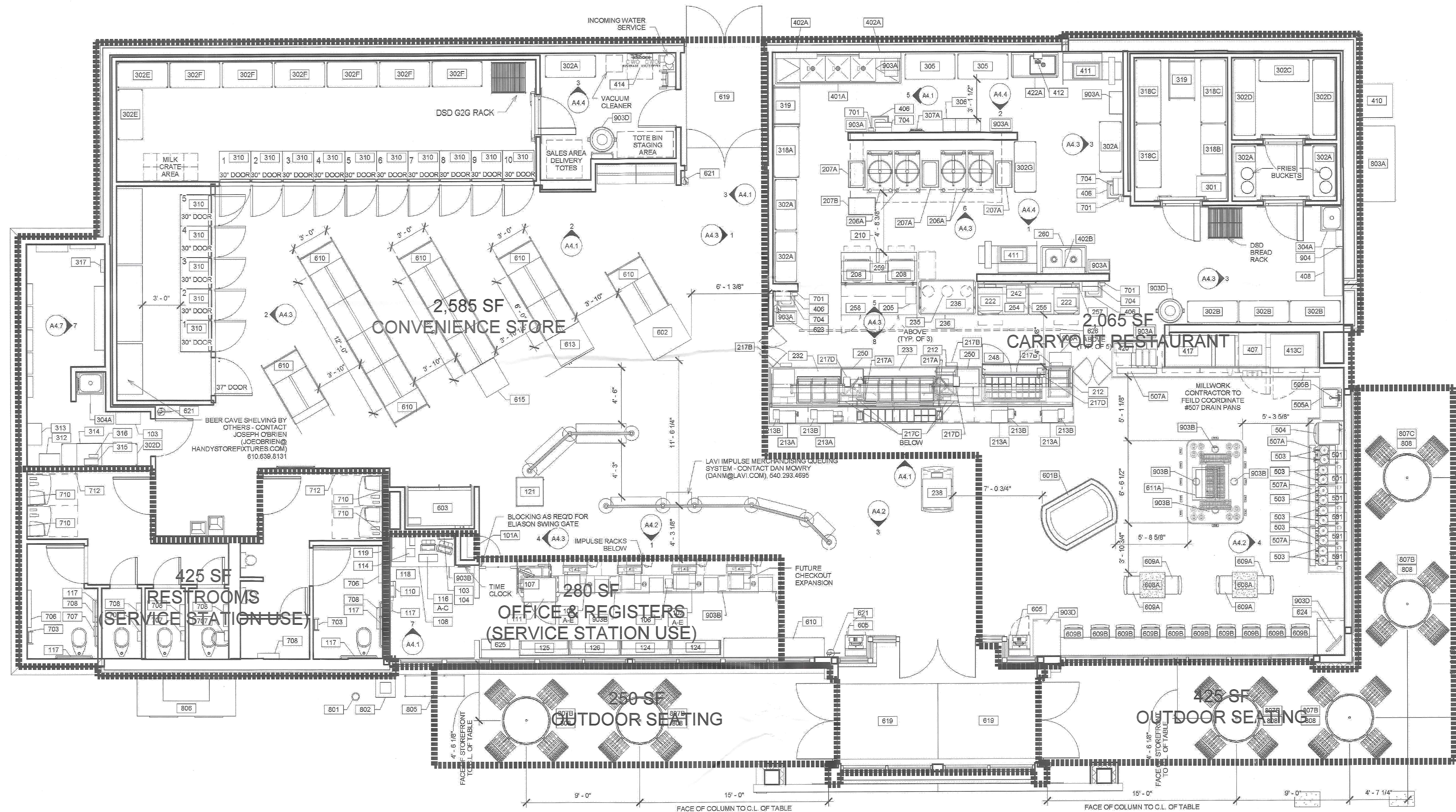
102 STRUCTURAL ELEVATION: AUTOMATIC CARWASH BUILDING - "FLAT" SIDE
SCALE: 1/8" = 1'-0"



103 STRUCTURAL ELEVATION: AUTOMATIC CARWASH BUILDING - EQUIPMENT ROOM SIDE
SCALE: 1/8" = 1'-0"

CAR WASH ELEVATIONS





SERVICE STATION USE: OFFICE & REGISTER SPACE 280 SF + 425 SF BATHROOMS = 705 SF TOTAL
CONVENIENCE STORE USE: 2,585 SF TOTAL
RESTAURANT USE: 2,065 SF + 675 SF OUTDOOR SETTING = 2,740 SF TOTAL



ROYAL FARMS

CAR WASH PROTOTYPE
RENDERED PERSPECTIVE

** FOR ILLUSTRATIVE PURPOSES ONLY*

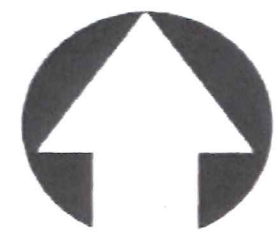
PETITIONER'S EXHIBIT **3**

R RATCLIFFE
ARCHITECTS

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ROYAL FARMS

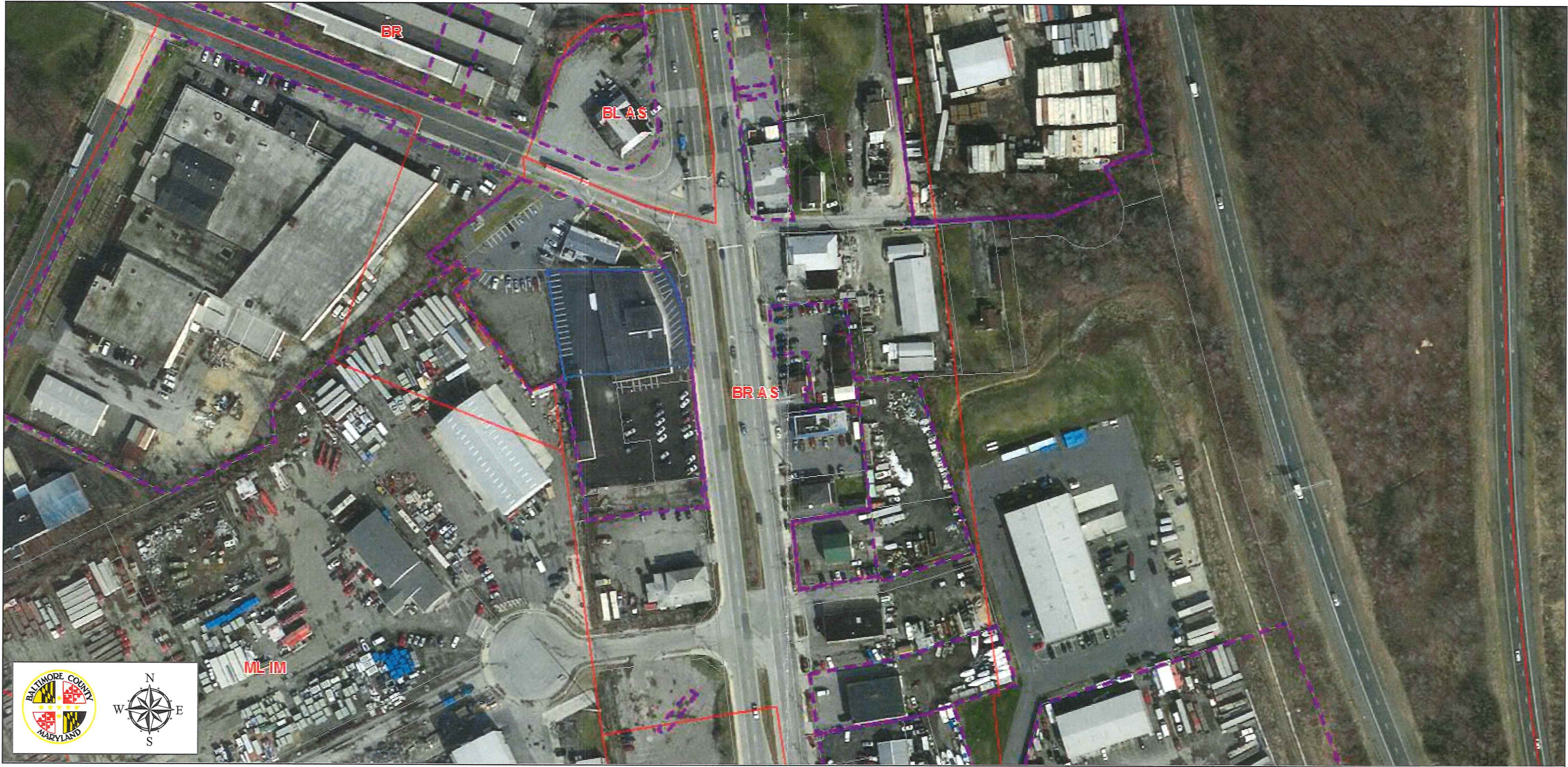
NORTH POINT BOULEVARD - STORE 179



PETITIONER'S EXHIBIT 7

0 30 60 120

Aerial



August 9, 2017

- Legend
- Zoning History Cases
 - Zoning
 - Property
 - County Boundary

0 0.015 Miles
1 inch = 188 feet

PETITIONER'S EXHIBIT 5