

## **M E M O R A N D U M**

DATE: September 12, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0351-SPHA – Appeal Period Expired

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The appeal period for the above-referenced case expired on September 11, 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: **PETITIONS FOR SPECIAL HEARING \***

**AND VARIANCE**

(9920, 9924 and 9926 York Road)) \*

8<sup>th</sup> Election District

3<sup>rd</sup> Council District \*

Church Lane Shops, LLC \*

*Legal Owner*

Petitioner \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

**Case No. 2017-0351-SPHA**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Church Lane Shops, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to approve an amendment to the site plan approved in Case No. 1992-0284-A; and (2) to approve the number and layout of the proposed off-street spaces on the subject property as indicated on the accompanying site plan. In the alternative, a Petition for Variance seeks: (1) approval of a total of 426 off-street parking spaces in lieu of the required 503 parking spaces; and (2) to permit parking spaces in a surface parking facility for a nonresidential use to be as close as 6 ft. from a public street right-of-way in lieu of the required 10 ft. A redline site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Landscape architect Matthew Bishop and professional engineer Joseph Caloggero appeared in support of the requests. David H. Karceski, Esq. and Adam Rosenblatt, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A

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Date 8/11/17

By Sen

substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

The subject property (in its entirety) is 7.809 acres in size and zoned BR. The property is improved with a shopping center, and is located at the intersection of York and Cranbrook Roads in Cockeysville. This case involves a freestanding building on the site, which sits apart from the strip shopping center. The building is vacant and was last used as a bank. A Starbucks drive thru plans to open at the location, although zoning relief is required.

### VARIANCES

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

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

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

This property is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to renovate and lease the vacant building for restaurant use. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition. Given the disposition of the variance petition, the special hearing request will be dismissed without prejudice.

THEREFORE, IT IS ORDERED this 11<sup>th</sup> day of **August, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to approve an amendment to the site plan

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Date 8/11/17

By Sen

approved in Case No. 1992-0284-A; and (2) to approve the number and layout of the proposed off-street spaces on the subject property as indicated on the accompanying site plan, be and is hereby DISMISSED without Prejudice as MOOT.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to approve a total of 426 off-street parking spaces in lieu of the required 503 parking spaces; and (2) to permit parking spaces in a surface parking facility for a nonresidential use to be as close as 6 ft. from a public street right-of-way in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 8/11/17  
By slh





# 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 9920, 9924 and 9946 York Road which is presently zoned BR  
Deed References: See Attached Sheet 10 Digit Tax Account # See Attached Sheet  
Property Owner(s) Printed Name(s) Church Lane Shops 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

**SEE ATTACHMENT No. 1**

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

3. ☒ a **Variance** from Section(s)

**SEE ATTACHMENT No. 2**

**AUG 09 2017**

OFFICE OF  
ADMINISTRATIVE HEARINGS

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

TO BE PRESENTED AT HEARING

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

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

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

**Contract Purchaser/Lessee**

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

**Attorney for Petitioner:**

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

**Legal Owners (Petitioners):**

Church Lane Shops LLC, A Maryland Limited Liability Company  
By: Beverly Dobrochowski, Vice President

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2800 Quarry Lake Drive, Suite 340, Baltimore, Maryland

Mailing Address

City

State

21209

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

REV. 10/4/11

2017 - 0351 - SPHA

**CHURCH LANE SHOPS, LLC  
9920, 9924, AND 9946 YORK ROAD**

**ATTACHMENT NO. 1  
PETITION FOR SPECIAL HEARING**

- 1) A Special Hearing pursuant to Section 500.7 of the B.C.Z.R. to determine whether the Zoning Commissioner should approve an amendment to the site plan approved in Case No. 1992-284-A.
- 2) A Special Hearing pursuant to Section 409.12.B of the B.C.Z.R. to approve the number and layout of the proposed off-street parking spaces on the subject property as indicated on the accompanying site plan.
- 3) Also, for such further relief as the Administrative Law Judge may require.

**CHURCH LANE SHOPS, LLC  
9920, 9924, AND 9946 YORK ROAD**

**ATTACHMENT NO. 2  
PETITION FOR VARIANCE**

- 1) A Variance from Section 409.6.A.2 of the B.C.Z.R. to allow a total of 426 off-street spaces in lieu of the required 502 parking spaces.
- 2) Also, for such further relief as the Administrative Law Judge may require.

CHURCH LANE SHOPS, LLC  
9920, 9924, AND 9946 YORK ROAD

ATTACHMENT NO. 2  
PETITION FOR VARIANCE

- Amended  
8/7/17*
- 1) A Variance from Section 409.6.A.2 of the B.C.Z.R. to allow a total of 426 off-street spaces in lieu of the required 502 parking spaces. *503*
  - 2) Also, for such further relief as the Administrative Law Judge may require.

*3) Variance from Section 409.8.A.4  
to allow parking spaces in a  
surface parking facility for  
a nonresidential use as close  
as 6 feet from the  
right-of-way line of York  
Road ~~in lieu of the required~~  
~~10 feet.~~ and 9 feet from  
the right-of-way line of Church  
Lane in lieu of the required  
10 feet.*





# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



June 26, 2017

## ZONING PROPERTY DESCRIPTION 9918-9926,9940,9946,9954-9958 and 9966-9978 YORK ROAD

Beginning at a point on the west side of York Road which is a 80' wide right of way, at the distance of 81.97' and bearing of S 11° 12' 26" W of the centerline of Church Lane which is a 60' wide right of way. Thence the following courses and distances:

- 1) South 18° 55' 10" East 124.03'.
- 2) South 71° 13' 16" West 192.91'.
- 3) South 18° 46' 44" East 131.00'.
- 4) North 71° 13' 16" East 193.23'.
- 5) South 18° 55' 10" East 258.28'.
- 6) South 64° 49' 07" West 174.23'.
- 7) South 05° 35' 43" West 31.30'.
- 8) South 87° 08' 23" West 63.95'.
- 9) North 18° 52' 37" West 165.00'.
- 10) South 87° 08' 23" West 242.32'.
- 11) South 81° 44' 18" West 64.92'.
- 12) South 70° 53' 31" West 138.60'.
- 13) North 00° 26' 47" West 619.23'.
- 14) South 83° 24' 07" East 308.53'.
- 15) North 06° 32' 04" East 3.64'.
- 16) South 83° 55' 50" East 75.01'.
- 17) South 06° 17' 57" West 138.82'.
- 18) South 83° 48' 30" East 55.92'.
- 19) North 05° 53' 05" East 38.27'.
- 20) North 74° 58' 05" East 70.18'.
- 21) South 15° 01' 55" East 3.00'.
- 22) North 74° 58' 05" East 61.37' back to the point of beginning as recorded in deeds Liber 36592, Folio 420 and Liber 36592 Folio 4429, containing 314,189 square feet or 7.21 acres+/-

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation. All of the surveying work reflected in said description complies with the requirements set forth in Chapter 06.12 of the Minimum Standards of Practice for Professional Land Surveyors.

Stephen J. Hall  
Professional Land Surveyor #21642



1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE  
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2600  
Visit us on the web at [www.mragta.com](http://www.mragta.com)



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 5078606

**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:

Jul 18, 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: # 2017-0351-SPHA**  
9920, 9924 & 9946 York Road  
West side of York Road, 82 ft. Northeast of Church Lane  
8th Election District - 3rd Councilmanic District  
Legal Owner(s) Church Lanes Shops, LLC

**Special Hearing 1.** To determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case # 1992-0284-A. 2. To approve the number and layout of the proposed off-street parking spaces on the subject property as indicated on the accompanying site plan. 3. Also, for such further relief as the Administrative Law Judge may require.

**Variance 1.** To allow a total of 426 off-street parking spaces in lieu of the required 502 parking spaces. 2. Also, for such further relief as the Administrative Law Judge may require.

**Hearing: Monday, August 7, 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.

JT 7/729 July 18 5078606

The Baltimore Sun Media Group

By *S. Wilkinson*  
Legal Advertising

# CERTIFICATE OF POSTING

2017-0351-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Church Lanes Shops, LLC

August 7, 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: \_\_\_\_\_

9920, 9924 & 9946 York Road

July 18, 2017

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

Sincerely,

July 18, 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)







KEVIN KAMENETZ  
County Executive

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

July 13, 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: 2017-0351-SPHA**

9920, 9924 & 9946 York Road  
West side of York Road, 82 ft. Northeast of Church Lane  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Church Lanes Shops, LLC

Special Hearing 1. To determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case # 1992-0284-A. 2. To approve the number and layout of the proposed off-street parking spaces on the subject property as indicated on the accompanying site plan. 3. Also, for such further relief as the Administrative Law Judge may require. Variance 1. To allow a total of 426 off-street parking spaces in lieu of the required 502 parking spaces. 2. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Monday, August 7, 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  
Beverly Dobrochowski, 2800 Quarry Lake Dr., Ste. 340, Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 18, 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.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, July 18, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

410-494-6200

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## 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: 2017-0351-SPHA**

9920, 9924 & 9946 York Road

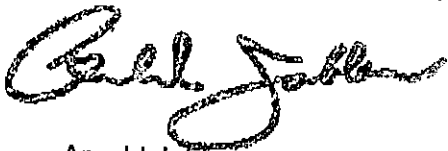
West side of York Road, 82 ft. Northeast of Church Lane

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Church Lanes Shops, LLC

Special Hearing 1. To determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case # 1992-0284-A. 2. To approve the number and layout of the proposed off-street parking spaces on the subject property as indicated on the accompanying site plan. 3. Also, for such further relief as the Administrative Law Judge may require. Variance 1. To allow a total of 426 off-street parking spaces in lieu of the required 502 parking spaces. 2. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Monday, August 7, 2017 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
AND VARIANCE \*  
9920, 9924 & 9946 York Road; W/S of York \* OF ADMINISTRATIVE  
Road, NE 82' to c/line of Church Lane \*  
8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): Church Lane Shops, LLC \* BALTIMORE COUNTY  
by Beverly Dobrochowski, V.P. \*  
Petitioner(s) \* 2017-351-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**RECEIVED**

**JUL 07 2017**

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 7th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW 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: 2017-0351-SP4A  
Property Address: 9920, 9924 and 9946 York Road  
Property Description: Southwest of the intersection of  
Church Lane and York Road  
Legal Owners (Petitioners): Church Lane Shops, LLC  
Contract Purchaser/Lessee: N/A

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Barbara Lukasevich  
Company/Firm (if applicable): Venable LLP  
Address: 210 W. Pennsylvania Ave.  
Ste. 500  
Towson, MD 21204  
Telephone Number: (410) 494-6200



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

**№ 154791**

Date: 06/28/17

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS | Acct | Amount  |
|------|------|------|----------|---------|------|------|-----|----|------|---------|
|      |      |      |          | Source/ | Rev/ |      |     |    |      |         |
| 001  | 916  | 0000 |          | 6150    |      |      |     |    |      | 1000.00 |
|      |      |      |          |         |      |      |     |    |      |         |
|      |      |      |          |         |      |      |     |    |      |         |
|      |      |      |          |         |      |      |     |    |      |         |
|      |      |      |          |         |      |      |     |    |      |         |
|      |      |      |          |         |      |      |     |    |      |         |
|      |      |      |          |         |      |      |     |    |      |         |

Total: 1000.00

Rec From: Venable

For: 2017-0351-SP/H  
9920, 9924, & 9940 York Rd

**DISTRIBUTION**

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

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRN  
6/29/2017 6/28/2017 09:29:20 3  
REG 0503 WALKIN CAM  
>>>RECEIPT # 730366 6/28/2017 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 154791

Recpt Tot \$1,000.00  
\$1,000.00 CK \$0.00 CA  
Baltimore County, Maryland

**CASHIER'S  
VALIDATION**



KEVIN KAMENETZ  
*County Executive*

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

August 2, 2017

Church Lane Shops LLC  
Beverly Dobrochowski VP  
2800 Quarry Lake Drive  
Suite 340  
Baltimore MD 21209

RE: Case Number: 2017-0351SPHA, Address: 9920, 9924, 9946 York Road

Dear Ms. Dobrochowski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 28, 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  
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 7/5/17

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 7/5/17. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0351-S.PHA

*Special Hearing Variance  
Church Lane Shops, LLC  
9920, 9924 & 9946 York Road.  
MD45*

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, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ



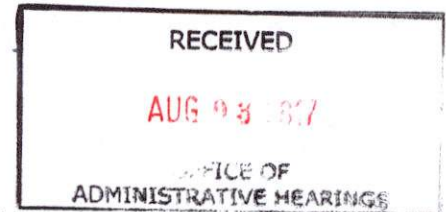
# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 8/2/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning



**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 17-351

**INFORMATION:**

**Property Address:** 9920, 9924, 9946 York Road

**Petitioner:** Church Lane Shops, LLC, Beverly Dobrochowski, V.P.

**Zoning:** BR

**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Zoning Case No. 1992-284-A and also the number and layout of the proposed off-street parking spaces on the subject property as indicated on the accompanying site plan. The Department also reviewed the petition for variance to allow 426 off-street parking spaces in lieu of the required 502 off-street parking spaces.

A site visit was conducted on July 10, 2017. The site is within the Hunt Valley/Timonium Master Plan area adopted into the Master Plan 2020 (MP 2020) on October 19, 1998 and features prominently on two main commercial corridors within the plan area. A stated goal of the MP 2020 is to "*provide form and structure to the York Road corridor to improve its visual quality.*" (pg. 7). The plan refers elsewhere to the importance of addressing signage, architecture and landscaping to improve the visual quality of York Road (pg. 28). The Comprehensive Manual of Development Policies (CMDP) re-enforces the importance of good quality design to "*provide an attractive, desirable environment in which to work, live and shop*" (pg. 257).

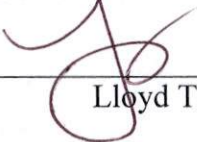
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The Petitioner has provided a revised site plan and a schematic landscape plan to the Department received August 1, 2017. The revised plans show landscaping both on the York Road frontage and within the site with amenity space located in front of the building. These features are promoted within the Hunt Valley Timonium Master Plan. The Department supports the requested variances based upon said site plan and schematic landscape plan.

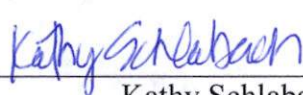


For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

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

8-7

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: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0351-SPHA  
Address 9920, 9924, 9946 York Road  
(Church Lane Shops, LLC Property)

Zoning Advisory Committee Meeting of **July 10, 2017**.

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

Reviewer: Steve Ford Date: 7-10-2017

SECRET

OFFICE OF  
ADMINISTRATIVE SERVICES

**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  
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SUBJECT: DEPS Comment for Zoning Item # 2017-0351-SPHA  
Address 9920, 9924, 9946 York Road  
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X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 7-10-2017



## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**DATE:** 8/2/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 17-351

**INFORMATION:**

**Property Address:** 9920, 9924, 9946 York Road

**Petitioner:** Church Lane Shops, LLC, Beverly Dobrochowski, V.P.

**Zoning:** BR

**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Zoning Case No. 1992-284-A and also the number and layout of the proposed off-street parking spaces on the subject property as indicated on the accompanying site plan. The Department also reviewed the petition for variance to allow 426 off-street parking spaces in lieu of the required 502 off-street parking spaces.

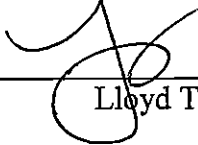
A site visit was conducted on July 10, 2017. The site is within the Hunt Valley/Timonium Master Plan area adopted into the Master Plan 2020 (MP 2020) on October 19, 1998 and features prominently on two main commercial corridors within the plan area. A stated goal of the MP 2020 is to *"provide form and structure to the York Road corridor to improve its visual quality."* (pg. 7). The plan refers elsewhere to the importance of addressing signage, architecture and landscaping to improve the visual quality of York Road (pg. 28). The Comprehensive Manual of Development Policies (CMDP) re-enforces the importance of good quality design to *"provide an attractive, desirable environment in which to work, live and shop"* (pg. 257).

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

- The Petitioner has provided a revised site plan and a schematic landscape plan to the Department received August 1, 2017. The revised plans show landscaping both on the York Road frontage and within the site with amenity space located in front of the building. These features are promoted within the Hunt Valley Timonium Master Plan. The Department supports the requested variances based upon said site plan and schematic landscape plan.

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

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

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

CASE NAME Church Lane Shopping Center  
CASE NUMBER 2017-351-SPHA  
DATE 8/7/17

[illegible]

Handwritten text at the top right, possibly a date or page number.

Handwritten text below the top right, possibly a name or address.

Handwritten text in the upper middle section, possibly a list or notes.

Handwritten text in the middle section, possibly a list or notes.

Handwritten text in the lower middle section, possibly a list or notes.

Handwritten text at the bottom of the page, possibly a signature or conclusion.



CHECKLISTComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

|        |                                                                       |                        |
|--------|-----------------------------------------------------------------------|------------------------|
| _____  | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                  |
| 7/10   | DEPS<br>(if not received, date e-mail sent _____)                     | no Comment             |
| _____  | FIRE DEPARTMENT                                                       | _____                  |
| 8/3/17 | PLANNING<br>(if not received, date e-mail sent _____)                 | no obj<br>w/ condition |
| 7/5/17 | STATE HIGHWAY ADMINISTRATION                                          | no obj                 |
| _____  | TRAFFIC ENGINEERING                                                   | _____                  |
| _____  | COMMUNITY ASSOCIATION                                                 | _____                  |
| _____  | ADJACENT PROPERTY OWNERS                                              | _____                  |

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 7/18/17

SIGN POSTING Date: 7/18/17 by SSG Block

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 - 08 Account Number - 0805063572                                        |               |                        |          |                              |        |                                            |                       |
| Owner Information                |          |                                                                                  |               |                        |          |                              |        |                                            |                       |
| Owner Name:                      |          | CHURCH LANE SHOPS LLC                                                            |               |                        |          | Use:                         |        | COMMERCIAL                                 |                       |
| Mailing Address:                 |          | MARYLAND FINANCIAL INVESTORS<br>2800 2800 LAKE DR STE 340<br>BALTIMORE MD 21209- |               |                        |          | Principal Residence:         |        | NO                                         |                       |
|                                  |          |                                                                                  |               |                        |          | Deed Reference:              |        | /36592/ 00420                              |                       |
| Location & Structure Information |          |                                                                                  |               |                        |          |                              |        |                                            |                       |
| Premises Address:                |          | 9920 YORK RD<br>0-0000                                                           |               |                        |          | Legal Description:           |        | WS YORK RD<br>.506 AC<br>440 N GALLOWAY AV |                       |
| Map:                             | Grid:    | Parcel:                                                                          | Sub District: | Subdivision:           | Section: | Block:                       | Lot:   | Assessment Year:                           | Plat No:<br>Plat Ref: |
| 0051                             | 0017     | 0418                                                                             |               | 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                                 |                       |
| 1965                             |          | 3447                                                                             |               |                        |          | 22,041 SF                    |        | 15                                         |                       |
| Stories                          | Basement | Type                                                                             |               |                        | Exterior | Full/Half Bath               | Garage | Last Major Renovation                      |                       |
|                                  |          | SHOPPING CENTER / NEIGHBORHOOD                                                   |               |                        |          |                              |        |                                            |                       |
| Value Information                |          |                                                                                  |               |                        |          |                              |        |                                            |                       |
|                                  |          | Base Value                                                                       |               | Value                  |          | Phase-in Assessments         |        |                                            |                       |
|                                  |          |                                                                                  |               | As of                  |          | As of                        |        | As of                                      |                       |
|                                  |          |                                                                                  |               | 01/01/2017             |          | 07/01/2016                   |        | 07/01/2017                                 |                       |
| Land:                            |          | 694,400                                                                          |               | 694,400                |          |                              |        |                                            |                       |
| Improvements                     |          | 298,100                                                                          |               | 297,600                |          |                              |        |                                            |                       |
| Total:                           |          | 992,500                                                                          |               | 992,000                |          | 992,500                      |        | 992,000                                    |                       |
| Preferential Land:               |          | 0                                                                                |               |                        |          |                              |        | 0                                          |                       |
| Transfer Information             |          |                                                                                  |               |                        |          |                              |        |                                            |                       |
| Seller: G J K LLC                |          |                                                                                  |               | Date: 08/28/2015       |          | Price: \$5,000,000           |        |                                            |                       |
| Type: ARMS LENGTH MULTIPLE       |          |                                                                                  |               | Deed1: /36592/ 00420   |          | Deed2:                       |        |                                            |                       |
| Seller: STRATAKIS JAMES G        |          |                                                                                  |               | Date: 06/08/2005       |          | Price: \$0                   |        |                                            |                       |
| Type: NON-ARMS LENGTH OTHER      |          |                                                                                  |               | Deed1: /22001/ 00012   |          | Deed2:                       |        |                                            |                       |
| Seller: WOODEN PAUL F,TR USTEE   |          |                                                                                  |               | Date: 04/29/1986       |          | Price: \$490,500             |        |                                            |                       |
| Type: ARMS LENGTH IMPROVED       |          |                                                                                  |               | Deed1: /08110/ 00231   |          | 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:                                                           |               |                        |          |                              |        |                                            |                       |

Case No.: 2017-0351-SPHA

Exhibit Sheet

8-11-17  
Sen

Petitioner/Developer

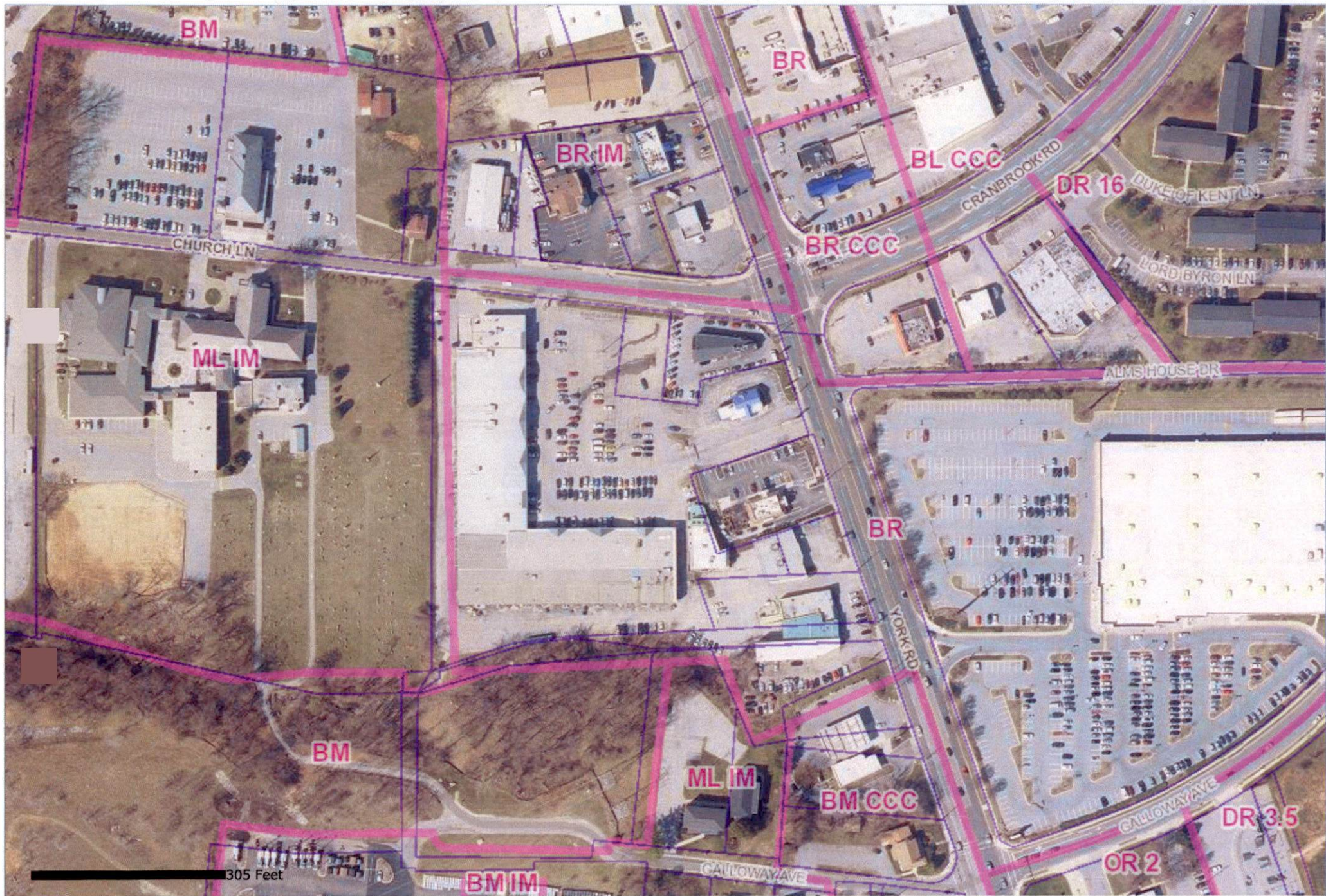
DW  
9-12-17

Protestant

|        |                                      |  |
|--------|--------------------------------------|--|
| No. 1  | Plan (redlined)                      |  |
| No. 2  | aerial photo                         |  |
| No. 3  | Bishop CV                            |  |
| No. 4  | Caloggero CV                         |  |
| No. 5  | Photos of site                       |  |
| No. 6  | <del>omitted</del><br>Landscape Plan |  |
| No. 7  | Elevation drawings                   |  |
| No. 8  | Traffic Group parking study          |  |
| No. 9  |                                      |  |
| No. 10 |                                      |  |
| No. 11 |                                      |  |
| No. 12 |                                      |  |







My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of limited to, all warranties, express or implied, of merchandise disclaims all obligation and liability for damages, including attorneys' and experts' fees, and court costs incurred in data.

Printed 6/6/2017

PETITIONER'S EXHIBIT **2**



**MATTHEW A. BISHOP, PLA,  
LEED AP**

Associate

**PROJECT ASSIGNMENT:**

Expert Witness, Landscape Architect

**YEARS OF EXPERIENCE:**

MRA: 11  
Other Firms: 5

**EDUCATION:**

B.S. Landscape Architecture / 2001 /  
University of Connecticut  
M.S. Plant Science / 2005 / University  
of Connecticut

**ACTIVE REGISTRATION:**

Landscape Architect:  
Maryland, 2006, #3365

L.E.E.D. Accredited Professional  
(2008)

**PROFESSIONAL AFFILIATIONS:**

Maryland Building Industry  
Association (MBIA), Baltimore  
County Chapter

**QUALIFICATIONS:**

Mr. Bishop is an Associate with MRA's Towson office. His experience includes a variety of projects ranging in scale from site specific to regional planning including streetscapes, neighborhood parks, mixed-use and residential development. The scope of Mr. Bishop's project involvement includes site analysis through construction documents; applications and permitting; graphic renderings; grading; and cost estimating. His experience also includes working with various government agencies, private interest groups, and project related consultants including: architects; civil engineers; traffic engineers; and City, State, and County environmental and planning agencies.

Sample projects managed by Mr. Bishop include the following:

**Firestone Auto Care Center, Baltimore County, Maryland** - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a Special Exception Plan, Development Plan, Grading Plan, Site Plan, ESC Plan, Utility Plans, and Landscape Plans. Served as expert witness at the Special Exception hearing.

**Gunpowder Overlook, Baltimore County, Maryland** - Located in Perry Hall on the east side of Belair Road, this residential community includes 48 single family detached residential homes with associated open space, stormwater management facilities, environmental conservation areas, public roads and utilities. Served as project manager in the preparation of Concept Plans, a Development Plan, a Pattern Book, and coordination of a Community Input Meeting. Provided expert witness testimony at the Administrative Law Judge Hearing.

**5737 Allender Road, Baltimore County, Maryland** - Located on the east side of Baltimore County in White Marsh this development incorporates 121 homes situated around an extensive network of community open spaces. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also provided expert witness testimony for a Variance hearing to reduce side and rear yard building setbacks.

**Red Lion Farm, Baltimore County, Maryland** - Located on the east side of Baltimore County in White Marsh this development incorporates 61 homes. Provided expert witness testimony for a variance hearing to reduce rear yard building setbacks.

**Windlass Run, Baltimore County, Maryland** - Located on the east side of Baltimore County south of White Marsh Boulevard this Planned Unit Development incorporates 424 homes situated around an extensive network of community open spaces including a clubhouse, pool, and children's play equipment. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also designed and prepared detailed landscape architecture related design products including Active Open Space areas, Passive Open Space areas, Entry features, and Club house/pool area.

**Towson Manor, Towson, Maryland** - Located south of downtown Towson, on the east side of York Road, this Planned Unit Development incorporates 109 townhouses and an assisted living facility on ±8.22 acres. The project is a redevelopment of an existing single family residential community which had fallen into disrepair. Served as project



**MORRIS & RITCHIE  
ASSOCIATES, INC.**

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**PETITIONER'S EXHIBIT**

**3**

**MATTHEW A. BISHOP, PLA, LEED AP- Page 2 of 2**

landscape architect in the design and preparation of Baltimore County required Concept Plan, Development Plan, Pattern Book, Final Development Plan, Grading Plan, Landscape Plan / Cost Estimates, and Stormwater Management Plan. Also designed and prepared landscape construction drawings for a highly visible centrally located Bio-Retention facility that will be used not only as a functional stormwater treatment facility but also as a visually appealing community open space. The design incorporated native plant species chosen for both functional and aesthetic qualities while also meeting the strict specifications of Baltimore County DEPS and the Maryland Stormwater Design Manual





**JOSEPH J. CALOGERO, P.E.,  
PTOE, PTP  
Vice President**



*Merging Innovation and Excellence®*

***"A Leader in Sustainable Transportation Solutions"***

Joe Caloggero is a professional Traffic Engineer who brings almost 30 years of both technical and academic experience to The Traffic Group, Inc. His responsibilities include, but are not limited to, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning. He has managed over 500 Land Development Projects and has testified as an expert witness for various projects in many different jurisdictions.

Previously, Mr. Caloggero served as a Traffic Engineer for Parsons Brinckerhoff Quade & Douglas, Inc. and the Maryland State Highway Administration. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning.

**Job History**

**2000 - Present**

*Vice President - The Traffic Group, Inc.*

**1998 - 2000**

*Traffic Engineer*

*Parsons, Brinckerhoff, Quade & Douglas, Inc.*

**1993 - 1998**

*Traffic Engineer*

*Maryland State Highway Administration*

**Educational Background**

- **Bachelor of Science in Civil Engineering**  
West Virginia University, Dec. 1991

**Affiliations**

- Certified Professional Transportation Planner (PTP)
- Certified Professional Traffic Operations Engineer (PTOE)
- Registered Professional Engineer (P.E.) – Florida, Hawaii, Maryland, New Jersey, South Carolina, Virginia, and West Virginia
- Institute of Transportation Engineers (I.T.E.)
- The Maryland Association of Engineers
- County Engineers' Association of Maryland (CEAM)

**Publications**

- Co-author, "*Positive Guidance in Maryland—Guidelines and Case Studies*," Maryland State Highway Administration Document, July 1997.
- Co-author, "*Highway Agency Tort Liability and Risk Management Relative to Pedestrian Facilities*," Proceedings of Conference on Risk Management and Tort Liability, Pennsylvania State University, April 1993.

**Places where Mr. Caloggero has testified as an expert witness**

**DELAWARE**

- Kent County, DE – Regional Planning Commission

**MARYLAND**

- Baltimore County – Zoning Commissioner, Board of Appeals
- Calvert County – Board of Appeals
- Carroll County – Board of Zoning Appeals, Planning and Zoning Commission
- Charles County – Board of Appeals
- City of Brunswick – Mayor and Council
- City of Frederick – Planning Commission, Board of Appeals
- City of Hagerstown – Planning Commission, Mayor & City Council
- City of Rockville – Board of Appeals
- Frederick County – Planning Commission, Board of Appeals, Board of County Commissioners
- Howard County – Hearing Examiner, Board of Appeals
- Montgomery County – Hearing Examiner, Planning Board
- Prince George's County – Hearing Examiner, Planning Board
- St. Mary's County – County Commissioners, Planning Commission
- Town of La Plata – Planning Commission
- Town of Mount Airy – Board of Zoning Appeals
- Town of Rising Sun – Planning Commission
- Town of Taneytown – Planning Commission
- Town of Thurmont – Planning Commission
- Town of Walkersville – Board of Appeals

**VIRGINIA**

- City of Manassas, VA – Planning Commission
- Town of Front Royal, VA – Planning Commission, Town Council





PETITIONER'S EXHIBIT 5

08/04/2017

LOOKING AT ENTRANCE TO SHOPPING CENTER FROM YORK ROAD





LOOKING AT FRONT OF BUILDING FROM YORK ROAD





08/04/2017

LOOKING AT SOUTH SIDE OF BUILDING





LOOKING AT WEST SIDE OF BUILDING





08/04/2017

LOOKING AT NORTH SIDE OF BUILDING





08/04/2017

LOOKING AT CHURCH LANE SHOPPING CENTER FROM REAR OF PAD SITE





08/04/2017

LOOKING NORTH ALONG YORK ROAD





08/04/2017

POPEYE'S ON EAST SIDE OF YORK ROAD





08/04/2017

NEIGHBOR TO THE NORTH





NEIGHBOR TO THE SOUTH

The Traffic Group, Inc.  
 9900 Franklin Square Drive, Suite H  
 Baltimore, Maryland 21236  
 (800) 583-8411  
[www.trafficgroup.com](http://www.trafficgroup.com)

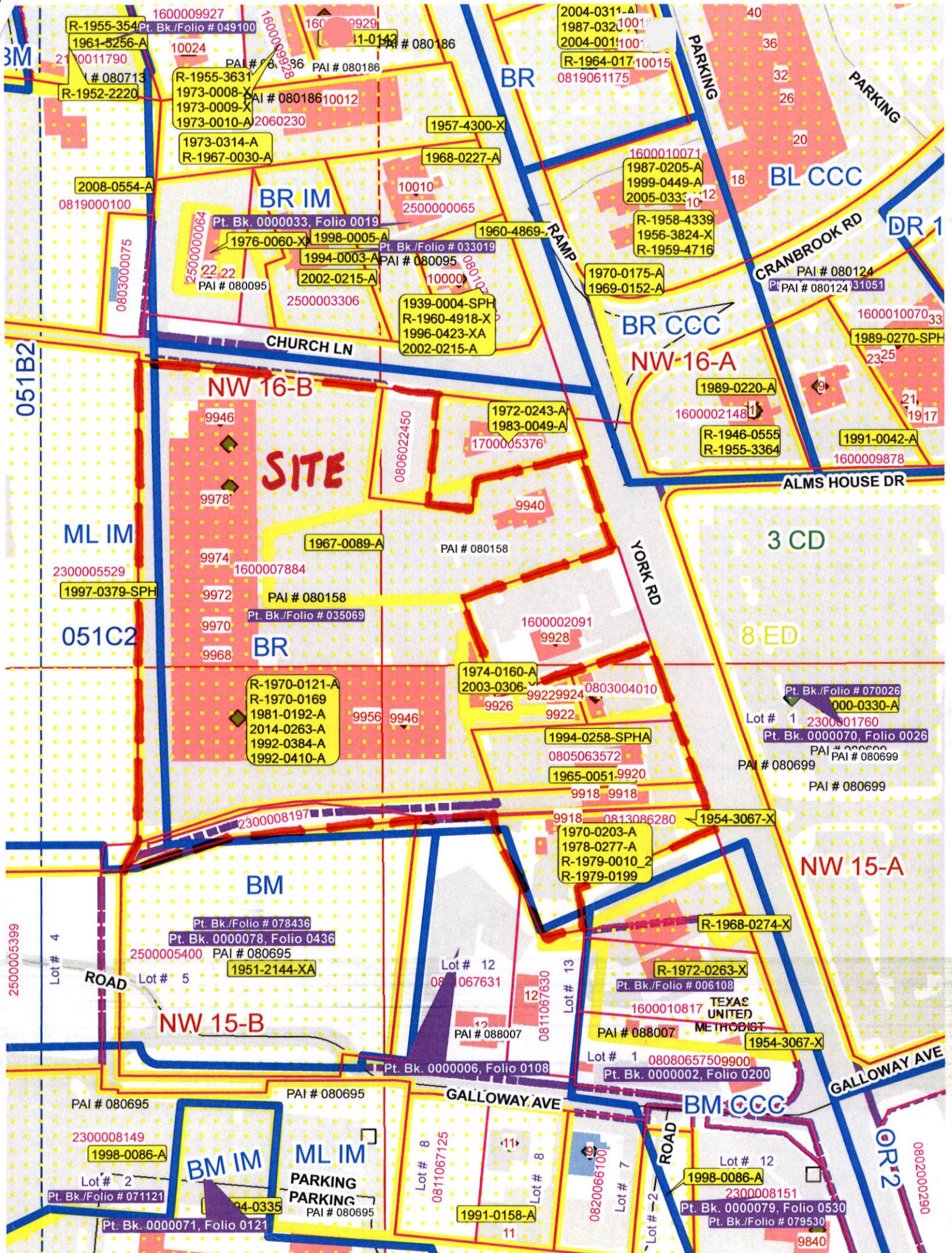


Location: Church Lane  
 County: Baltimore County, Maryland  
 Lot: Church Lane Shopping Center

Start Date: July 27, 2017  
 # of Spaces Available: 426

| <u>Date</u>             | <u>Start Time</u> | <u># of Vehicles</u> |                         |
|-------------------------|-------------------|----------------------|-------------------------|
|                         |                   | <u>In Lot</u>        | <u>Available Spaces</u> |
| 7/27/2017               | 7:00              | 33                   | 393                     |
| 7/27/2017               | 7:30              | 38                   | 388                     |
| 7/27/2017               | 8:00              | 47                   | 379                     |
| 7/27/2017               | 8:30              | 52                   | 374                     |
| 7/27/2017               | 9:00              | 59                   | 367                     |
| 7/27/2017               | 16:00             | 152                  | 274                     |
| 7/27/2017               | 16:30             | 164                  | 262                     |
| 7/27/2017               | 17:00             | 177                  | 249                     |
| 7/27/2017               | 17:30             | 183                  | 243                     |
| 7/27/2017               | 18:00             | 186                  | 240                     |
| 7/28/2017               | 7:00              | 31                   | 395                     |
| 7/28/2017               | 7:30              | 40                   | 386                     |
| 7/28/2017               | 8:00              | 48                   | 378                     |
| 7/28/2017               | 8:30              | 57                   | 369                     |
| 7/28/2017               | 9:00              | 66                   | 360                     |
| 7/28/2017               | 16:00             | 61                   | 365                     |
| 7/28/2017               | 16:30             | 63                   | 363                     |
| 7/28/2017               | 17:00             | 77                   | 349                     |
| 7/28/2017               | 17:30             | 73                   | 353                     |
| 7/28/2017               | 18:00             | 76                   | 350                     |
| 7/29/2017               | 11:00             | 126                  | 300                     |
| 7/29/2017               | 11:30             | 122                  | 304                     |
| 7/29/2017               | 12:00             | 126                  | 300                     |
| 7/29/2017               | 12:30             | 128                  | 298                     |
| 7/29/2017               | 13:00             | 124                  | 302                     |
| 7/29/2017               | 13:30             | 104                  | 322                     |
| 7/29/2017               | 14:00             | 102                  | 324                     |
| 7/29/2017               | 14:30             | 114                  | 312                     |
| 7/29/2017               | 15:00             | 119                  | 307                     |
| Average Vehicles Parked |                   |                      | 95                      |
| Minimum Vehicles Parked |                   |                      | 31                      |
| Maximum Vehicles Parked |                   |                      | 186                     |





**SITE**

**NW 16-B**

**BR CCC  
NW-16-A**

**BL CCC**

**3 CD**

**8 ED**

**NW 15-A**

**NW 15-B**

**BM**

**BM CCC**

**BM IM**

**ML IM**

**PARKING**

**PARKING**

**GALLOWAY AVE**

**GALLOWAY AVE**

**CRANBROOK RD**

**ALMS HOUSE DR**

**YORK RD**

**CHURCH LN**

**BR**

**PARKING**

**PARKING**

**DR 1**

**OR 2**

**051B2**

**ML IM**

**051C2**

**2500005399**

**Lot # 4**

**Lot # 5**

**Lot # 12**

**12**

**Lot # 13**

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## COMMERCIAL PERMIT HISTORY

|                                                                                                |                                                                                                        |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 9918 YORK ROAD<br>PERMIT # B043389                                                             | INTERIOR ALTERATIONS TO BASEMENT                                                                       |
| 9918D YORK ROAD<br>PERMIT # B247050<br>PERMIT # B340912                                        | CONSTRUCT ONE STY ADDITION WITH CANOPY<br>INTERIOR ALTERATIONS                                         |
| 9920 YORK ROAD<br>PERMIT # B128961<br>PERMIT # B157847<br>PERMIT # B224742                     | CHANGE OF OCCUPANCY AND ALTERATIONS<br>INTERIOR ALTERATIONS<br>ENTRANCE DOOR INSTALLATION WITH STEPS   |
| 9922 YORK ROAD<br>PERMIT # B204607<br>PERMIT # B221570                                         | CONSTRUCTION OF ONE-STORY BUILDING WITH BSMT<br>INTERIOR ALTERATIONS                                   |
| 9922-24 YORK ROAD<br>PERMIT # B197439<br>PERMIT # B199473                                      | RAZE TWO-STORY BUILDING AND ONE-STORY<br>DETACHED GARAGE<br>GRADE 19.540SF DISTURBED AREA              |
| 9924 YORK ROAD<br>PERMIT # B578186                                                             | CHANGE OF OCCUPANCY                                                                                    |
| 9928 YORK ROAD<br>PERMIT # B139952<br>PERMIT # B139953<br>PERMIT # B758672                     | RAZE EXISTING RESTAURANT<br>CONSTRUCTION OF NEW TACO BELL RESTAURANT<br>TACO BELL FACADE RENOVATION    |
| 9940 YORK ROAD<br>PERMIT # B343342<br>PERMIT # B343040<br>PERMIT # B626637<br>PERMIT # B686993 | INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>ALTERATIONS TO EXISTING FASCIA |

|                                                                                                |                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9946 YORK ROAD<br>PERMIT # B078487<br>PERMIT # B080141<br>PERMIT # B212243                     | INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY<br>REMOVE PART OF EXT. WALL AND CONSTRUCT NEW<br>VESTIBULE                                                            |
| 9948 YORK ROAD<br>PERMIT # B256627<br>PERMIT # B834633<br>PERMIT # B838955                     | INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY AND INTERIOR ALTERATIONS                                                                      |
| 9950 YORK ROAD<br>PERMIT # B832670<br>PERMIT # B381031                                         | INTERIOR ALTERATIONS TO EXPAND RETAIL SPACE                                                                                                                       |
| 9956 YORK ROAD<br>PERMIT # B523500<br>PERMIT # B688133                                         | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS                                                                                               |
| 9954 YORK ROAD<br>PERMIT # B32670<br>PERMIT # B381031                                          | INTERIOR ALTERATIONS TO INCLUDE PARTITIONS                                                                                                                        |
| 9958 YORK ROAD<br>PERMIT # B524469                                                             | CHANGE OF OCCUPANCY AND INTERIOR ALTERATIONS                                                                                                                      |
| 9956-58 YORK ROAD<br>PERMIT # B339143                                                          | INTERIOR ALTERATIONS TO CONSTRUCT PARTITIONS                                                                                                                      |
| 9966 YORK ROAD<br>PERMIT # B470602                                                             | CHANGE OF OCCUPANCY                                                                                                                                               |
| 9968 YORK ROAD<br>PERMIT # B289913                                                             | INTERIOR ALTERATIONS TO INSTALL TENANT<br>SEPARATION WALL<br>INTERIOR ALTERATIONS TO REMOVE DEMISING WALL                                                         |
| 9970 YORK ROAD<br>PERMIT # B326158<br>PERMIT # B499360<br>PERMIT # B499362<br>PERMIT # B505004 | CHANGE OF OCCUPANCY & INTERIOR ALTERATIONS<br>ALTERATIONS 7200SF<br>CONSTRUCT INGROUND POOL IN EXISTING BUILDING<br>ALTERATION 180SF TO INCLUDE DEMO & PARTITIONS |

|                                                                                                        |                                                                                              |                                                                     |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY<br>REMOVE PART OF EXT. WALL AND CONSTRUCT NEW<br>VESTIBULE | INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY AND INTERIOR ALTERATIONS | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS |
| INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY AND INTERIOR ALTERATIONS           | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS                          | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS |
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| CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS                                    | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS                          | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS |

## PLAN

SCALE: 1" = 40'

|                                                                            |                                                                     |
|----------------------------------------------------------------------------|---------------------------------------------------------------------|
| 9972 YORK ROAD<br>PERMIT # B648598<br>PERMIT # B831178                     | INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS                        |
| 9974 YORK ROAD<br>PERMIT # B168234<br>PERMIT # B368648<br>PERMIT # B861882 | INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY |
| 9976 YORK ROAD<br>PERMIT # B697248                                         | INTERIOR ALTERATIONS                                                |
| 9978 YORK ROAD<br>PERMIT # B141342                                         | INTERIOR ALTERATIONS                                                |

## LEGEND

|     |                                |     |              |
|-----|--------------------------------|-----|--------------|
| --- | EX. PROPERTY LINE              | --- | EX. STRIPING |
| --- | EX. ADJACENT PROPERTY LINE     | --- | PR. STRIPING |
| --- | EX. 2' CONTOUR                 | --- | PR. STRIPING |
| --- | EX. 10' CONTOUR                | --- | PR. STRIPING |
| --- | EX. BUILDING                   | --- | PR. STRIPING |
| --- | EX. CURB                       | --- | PR. STRIPING |
| --- | EX. OVER HEAD LINES            | --- | PR. STRIPING |
| --- | EX. E.O.P.                     | --- | PR. STRIPING |
| --- | EX. UNDERGROUND ELECTRIC LINES | --- | PR. STRIPING |
| --- | EX. LIGHT POLE                 | --- | PR. STRIPING |
| --- | EX. UTILITY POLE               | --- | PR. STRIPING |
| --- | EX. CONCRETE                   | --- | PR. STRIPING |

## ZONING HISTORY

- CASE NO. 1954-3067-X - PETITION FOR A SPECIAL PERMIT TO USE THE LAND FOR THE ERECTION OF TWO ILLUMINATED 12 X 25 POSTER PANELS ON THE WEST SIDE OF YORK ROAD 750 FEET SOUTH OF CHURCH LANE.
- CASE NO. 1965-0051-XA - PETITION FOR A VARIANCE FROM SECTION 238.1 TO REQUEST 19 FEET AND 20 FEET INSTEAD OF THE REQUIRED 50 FEET FROM CENTERLINE OF PROPOSED STREET FOR SOUTH SIDE OF OFFICE BUILDING AND STORAGE BUILDING RESPECTIVELY; AND FROM SECTION 238.2 TO REQUEST 20 FEET FOR SIDE YARD OF OFFICE BUILDING INSTEAD OF THE REQUIRED 30 FEET, 10 FEET FOR SIDE YARD OF STORAGE BUILDING INSTEAD OF THE REQUIRED 30 FEET, AND 0 FEET FOR REAR YARD OF STORAGE BUILDING INSTEAD OF THE REQUIRED 30 FEET.
- CASE NO. 1967-0089-A - PETITION FOR A VARIANCE FROM SECTION 238.2, 238.3 & 409.38 GRANTED ON OCTOBER 20, 1966 TO PERMIT A SIDE YARD OF 5' 8" INSTEAD OF THE REQUIRED 30 FEET; TO PERMIT A REAR YARD OF 10 FEET INSTEAD OF THE REQUIRED 30 FEET AND TO PERMIT 8 OFF-STREET PARKING SPACES INSTEAD OF THE REQUIRED 11 SPACES.
- CASE NO. R-1970-0121-A - PETITION FOR A VARIANCE FROM SECTION 405.5A, 2A TO PERMIT FIVE ENTRANCES INSTEAD OF TWO AS ALLOWED FOR A TOTAL FRONTAGE OF 735 FEET.
- CASE NO. R-1970-0169 - PETITION GRANTED ON MARCH 10, 1970 THAT ZONING STATUS OF PROPERTY BE RE-CLASSIFIED, PURSUANT TO BALT. CO. ZONING LAW, FROM R10 ZONE TO BR ZONE DUE TO CHANGE IN CONDITIONS.
- CASE NO. 1970-0203-A - PETITION FOR A VARIANCE FROM SECTION 238.2 WAS GRANTED ON MAY 13, 1970 TO REQUEST 0 FEET FOR BOTH SIDE YARDS INSTEAD OF THE REQUIRED 30 FEET.
- CASE NO. 1972-0243-A - PETITION FOR A VARIANCE FROM SECTION 238.2 TO PERMIT SIDES AND REAR YARDS OF TWO FEET INSTEAD OF THE REQUIRED THIRTY FEET WAS GRANTED APRIL 28, 1972; AND SECTION 409.2B TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED FORTY FEET WAS DENIED MAY 13, 1974.
- CASE NO. R-1972-0263-X - PETITION FOR SPECIAL EXCEPTION FOR CARWASH TO REDISTRIBUTE FROM CT TO CSA GRANTED ON JULY 10, 1972.
- CASE NO. 1974-0160-A - PETITION FOR A VARIANCE FROM SECTION 238.2 WAS GRANTED ON JANUARY 30, 1974 TO REQUEST SIDE AND REAR YARD SETBACKS OF 0 FEET INSTEAD OF THE REQUIRED 30 FEET.
- CASE NO. 1978-0277-A - PETITION FOR A VARIANCE FROM SECTION 238.2 WAS GRANTED ON SEPTEMBER 19, 1978 TO PERMIT A SIDE YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 30 FEET IN A BR ZONE.
- CASE NO. R-1979-0010-2 - PETITION FOR ZONING STATUS TO BE RECLASSIFIED FROM ML ZONE TO BR ZONE GRANTED ON JANUARY 14, 1980.
- CASE NO. R-1979-0199 - PETITION FOR ZONING STATUS TO BE RECLASSIFIED FROM ML ZONE TO BR ZONE GRANTED ON JANUARY 14, 1980.
- CASE NO. 1981-0192-A - PETITION FOR A VARIANCE FROM SECTION 409.2B TO PERMIT 318 PARKING SPACES IN LIEU OF THE REQUIRED 370 SPACES, WAS GRANTED JULY 6, 1981.
- CASE NO. 1983-0048-A - PETITION FOR A VARIANCE FROM SECTION 238.1 WAS GRANTED ON NOVEMBER 4, 1982 TO ALLOW A FRONT YARD SET BACK OF 23 FEET IN LIEU OF THE REQUIRED 25 FEET.
- CASE NO. 1992-0384-A - PETITION FOR ZONING VARIANCE WAS GRANTED ON JUNE 8, 1992 TO PERMIT 387 PARKING SPACES IN LIEU OF THE REQUIRED 396 SPACES.
- CASE NO. 1992-0410-A - PETITION FOR A VARIANCE FROM SECTION 238.2 GRANTED ON JUNE 12, 1992 TO PERMIT A SIDE YARD SETBACK OF 25 FEET BETWEEN BUILDINGS IN LIEU OF THE REQUIRED 60 FEET AND A VARIANCE FROM SECTION 409.6.A.2 TO PERMIT 48 PARKING SPACES IN LIEU OF THE REQUIRED 61 SPACES. SECTION 413.2 TO PERMIT A SECOND SHOPPING CENTER ID SIGN (#9922-24 YORK ROAD) CONTAINING 300 SQUARE FOOT (150 SQUARE FEET PER SIDE).
- CASE NO. 1997-0379-SPH - A WAIVER OF THE DEVELOPMENT REGULATIONS TO PERMIT THE DEMOLITION OF A STRUCTURE LISTED ON THE MARYLAND HISTORIC TRUST LIST AS BA-1807 WAS GRANTED ON MAY 1, 1997.
- CASE NO. 2003-0306-X - PETITION FOR SPECIAL EXCEPTION WAS GRANTED ON MARCH 26, 2003 TO PERMIT AN ARCADE WITH MORE THAN FOUR AMUSEMENT DEVICES, NAMELY 12, AS A USE IN COMBINATION WITH A RESTAURANT IN A BR ZONE PURSUANT TO SECTIONS 423.A AND 422.A OF THE BALT. CO. ZONING REGULATIONS.
- CASE NO. 2014-0263-A - PETITION FOR A VARIANCE FROM BALT. CO. ZONING REGULATIONS GRANTED ON JULY 30, 2014 TO PERMIT THE CONTINUANCE OF A PREVIOUSLY PERMITTED FREE-STANDING ENTERPRISE SIGN ERECTED ON OCTOBER 1, 1973.

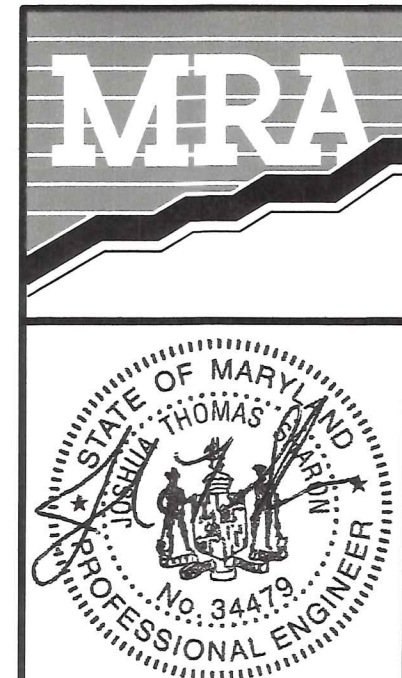
## GENERAL NOTES

- SITE DATA:  
GROSS AREA: 7,809 AC.± (340,150.8 SF ±)  
NET AREA: 7,213 AC.± (314,189.3 SF ±)  
EXISTING ZONING: BR, ML IM  
ELECTION DISTRICT: 8  
COUNCILMANIC DISTRICT: 3  
WATERSHED: 408400  
CENSUS TRACT: LOCH RAVEN RESERVOIR  
ZONING MAP: 051C2  
TAX MAP: MAP 51 GRID 17  
PARCEL: 0247, 0246, 0254, 0418, 0528  
TAX ACCOUNT NUMBERS: 08-1600007884, 08-0806022450, 08-0803004010, 08-0805063572, 08-0813086280  
DEED: 36592 / 00429  
EX. LAND USE: COMMERCIAL, RETAIL, RESTAURANT  
PROP. LAND USE: COMMERCIAL, RETAIL, RESTAURANT
- BR ZONE SETBACK REQUIREMENTS:  
FRONT YARD: 25' FROM BUILDING TO PROPERTY LINE  
REQUIRED: 50' FROM BUILDING TO STREET CENTER LINE  
EXISTING: 46'  
PROPOSED: 56'  
SIDE YARD: 30'  
REQUIRED: 31'  
EXISTING: 33'  
REAR YARD: 30'  
REQUIRED: 30'  
EXISTING: 40'  
PROPOSED: 30'  
F.A.R. PERMITTED: 2.0  
F.A.R. PROVIDED: 0.32
- ML IM ZONE SETBACK REQUIREMENTS:  
FRONT YARD: 25'  
50' FROM STREET CENTER LINE, EXCEPT 50 FEET FROM FRONT PROPERTY LINE IF ON DUAL HIGHWAY  
SIDE YARD: 30'  
REAR YARD: 30'  
F.A.R. PERMITTED: 2.0
- PARKING TABULATION:  
THIS SHOPPING CENTER, WITH 100,565 SF OF GROSS LEASABLE AREA, IS PARKED AT 5 SPACES PER 1,000 SF. PER SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS.  
REQUIRED: 100,565 SF @ 5 SPACES PER 1,000 SF = 503 SPACES  
PROPOSED: STANDARD (8.5'x18') = 415 SPACES  
HANDICAP (8.0'x18') = 11 SPACES  
TOTAL = 426 SPACES\*  
DRIVE THROUGH STACKING SPACES REQUIRED (WITH 5 BEHIND ORDER BOARD) = 7 SPACES  
PROVIDED = 9 SPACES

\* THE TOTAL AREA OF THE SHOPPING CENTER EXCEEDS 100,000 SQUARE FEET, THEREFORE THE PARKING RATE FOR THIS SITE IS 5 PER 1,000 SQUARE FEET AS PER SECTION 409.6.A.2 OF THE BALTIMORE COUNTY CODE. A VARIANCE WILL BE REQUIRED TO PERMIT 426 PARKING SPACES IN LIEU OF THE REQUIRED 503 SPACES. A PETITION FOR ZONING VARIANCE WAS GRANTED ON JUNE 8, 1992 TO PERMIT 387 PARKING SPACES IN LIEU OF THE REQUIRED 396 SPACES (CASE NO. 1992-384-A).

## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2018



## OWNER/DEVELOPER

CHURCH LANE SHOPS LLC  
2800 QUARRY LAKE DRIVE, SUITE 340  
BALTIMORE, MD 21209  
ATTN: BEVERLY DOBROCHOWSKI  
PHONE: (410)-308-0700

## MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
1220-C EAST JOPPA ROAD, SUITE 805  
TOWSON, MARYLAND 21286  
(410) 821-1690  
FAX (410) 821-1748  
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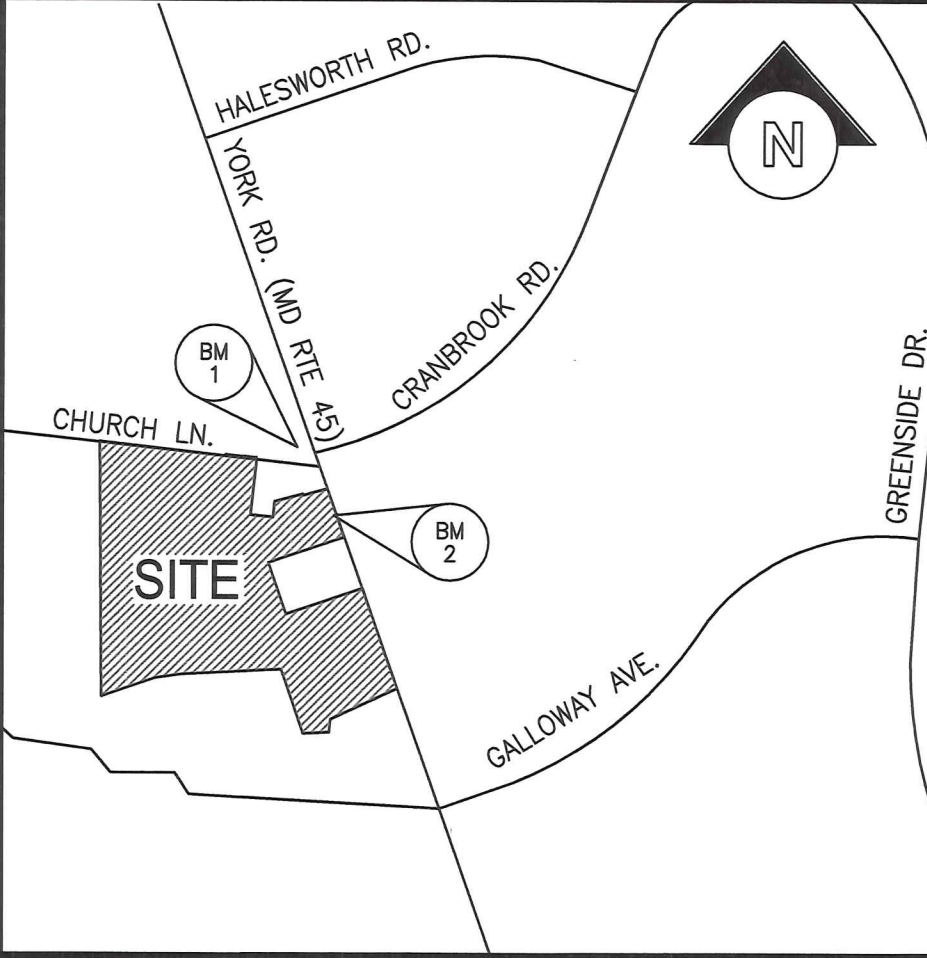
## CHURCH LANE SHOPPING CENTER

9918-9926, 9940, 9946, 9954-9958, 9966-9978 YORK ROAD

## PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE REQUEST

|            |                               |            |            |
|------------|-------------------------------|------------|------------|
| DATE       | REVISIONS                     | JOB NO.:   | 19097x01   |
| 07/25/2017 | REVISED PR. DRIVE THRU LAYOUT | SCALE:     | 1" = 40'   |
|            |                               | DATE:      | 08/04/2017 |
|            |                               | DRAWN BY:  | DTP        |
|            |                               | DESIGN BY: | THS        |
|            |                               | REVIEW BY: | THS        |
|            |                               | SHEET:     | 01 OF 01   |

2017-0351-SPHA



## VICINITY MAP

SCALE: 1" = 500'

## BENCHMARKS

|                                                                                                |           |
|------------------------------------------------------------------------------------------------|-----------|
| BM 1                                                                                           | N 6048410 |
| ELEV. 363.572                                                                                  | E 581887  |
| BOLT IN PIPE AT 'E' EDGE CONCRETE WALK AT SEAM                                                 |           |
| BM 2                                                                                           | N 6024179 |
| ELEV. 365.528                                                                                  | E 568084  |
| SET 3/4" IRON BAR AT BACK EDGE OF CURB ON NORTH SIDE OF ALMHOUSE LANE & EAST SIDE OF YORK ROAD |           |

## PARKING TABULATIONS

| STORE                                | TENANT                         | GROSS S.F. |
|--------------------------------------|--------------------------------|------------|
| 1                                    | PIZZA HUT                      | 3,625 SF   |
| 2                                    | JOANN FABRICS                  | 14,600 SF  |
| 3                                    | KUMON LEARNING PROGRAM         | 2,530 SF   |
| 4                                    | MOVING COMPANY DANCE CENTER    | 6,160 SF   |
| 5                                    | MOVING COMPANY DANCE CENTER    | 2,100 SF   |
| 6                                    | KIDS FIRST SWIM SCHOOL         | 7,200 SF   |
| 7                                    | TUESDAY MORNING                | 8,850 SF   |
| 8                                    | TRUEBEAUTY                     | 2,400 SF   |
| 9                                    | VACANT-GENERAL RETAIL          | 6,500 SF   |
| 10                                   | PARTY CITY                     | 12,500 SF  |
| 11                                   | SISTERS CLEANERS               | 2,000 SF   |
| 12                                   | CARLO'S ITALIAN BISTRO         | 5,100 SF   |
| 13                                   | SLEEPY'S                       | 4,600 SF   |
| 14                                   | DISALVO SALON                  | 1,450 SF   |
| 15                                   | ABC DRIVING SCHOOL             | 1,150 SF   |
| 16                                   | PHOENIX SALON                  | 1,200 SF   |
| 17                                   | JACK'S SHOE REPAIR             | 400 SF     |
| 18                                   | NINA'S TAILORING               | 200 SF     |
| 19                                   | NEERAN'S AUTO REFINISHING      | 2,500 SF   |
| 20                                   | VACANT-GENERAL OFFICE          | 1,000 SF   |
| 21                                   | ACE CASH EXPRESS INC           | 1,500 SF   |
| 22                                   | R & R AUTOMOTIVE               | 3,400 SF   |
| 23                                   | MEINEKE                        | 2,100 SF   |
| 24                                   | HANZON AUTOMOTIVE              | 1,350 SF   |
| 25                                   | VACANT-GENERAL RETAIL          | 2,700 SF   |
| 26                                   | VACANT-GENERAL RETAIL          | 1,200 SF   |
| 27                                   | VACANT BUILDING W/ ADDITION    | 1,950 SF   |
| 28                                   | PR. PATIO WITH OUTDOOR SEATING | 300 SF     |
| TOTAL PARKING REQUIRED = 503* SPACES |                                | 100,565 SF |
| TOTAL PARKING PROVIDED = 426 SPACES  |                                |            |

DESIGN & DRAWING BASED ON  
MARYLAND COORDINATE SYSTEM (MCS):  
HORIZONTAL: NAD 83 (1991)  
VERTICAL: NAVD 88





1 SOUTH ELEVATION  
Scale: NTS



Wall Paint - SW7018 DOVETAIL  
Roof Paint - SW6991 BLACK MAGIC

ELEVATION

CHURCH LANE

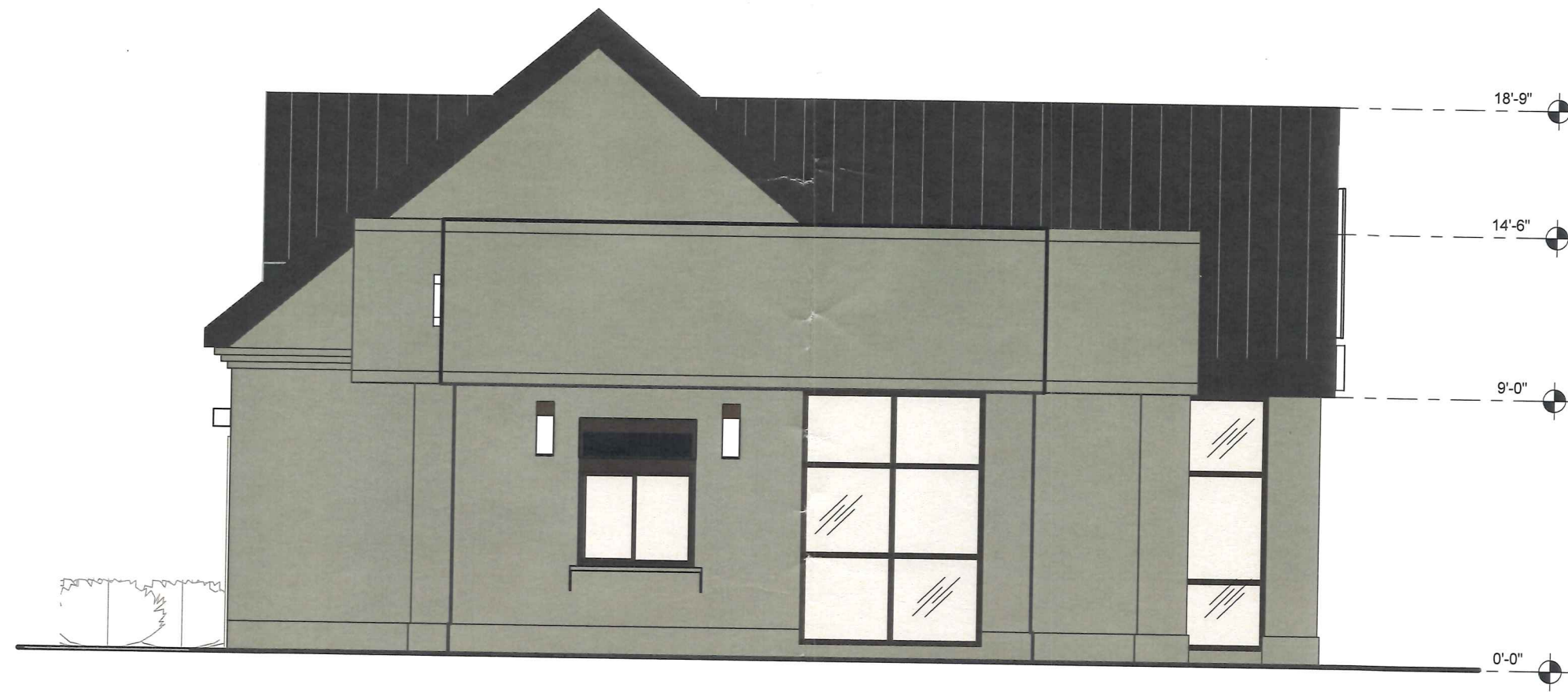
**\* FOR ILLUSTRATIVE  
PURPOSES ONLY**

PETITIONER'S EXHIBIT 7

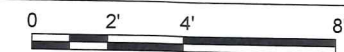
28, 2017

CURRY ARCHITECTS





2 WEST ELEVATION  
Scale: NTS



ELEVATION

CHURCH LANE

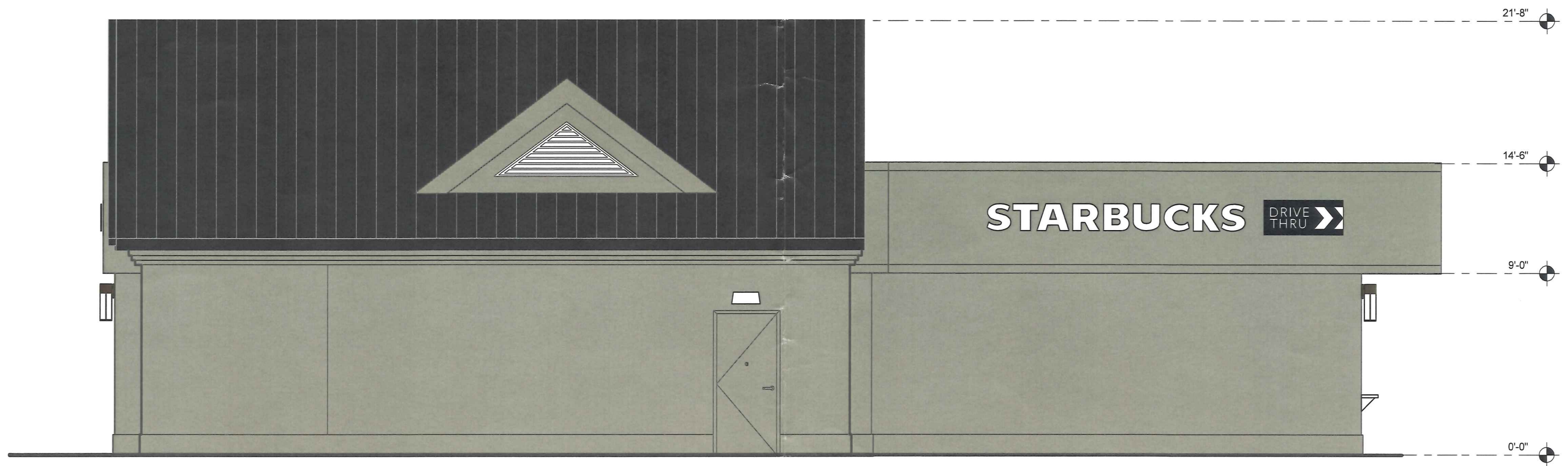
Wall Paint - SW7018 DOVETAIL  
Roof Paint - SW6991 BLACK MAGIC

July 28, 2017

CURRY ARCHITECTS







3 NORTH ELEVATION  
Scale: NTS



ELEVATION

July 28, 2017

Wall Paint - SW7018 DOVETAIL  
Roof Paint - SW6991 BLACK MAGIC

CHURCH LANE

CURRY ARCHITECTS 



4 EAST ELEVATION  
Scale: NTS

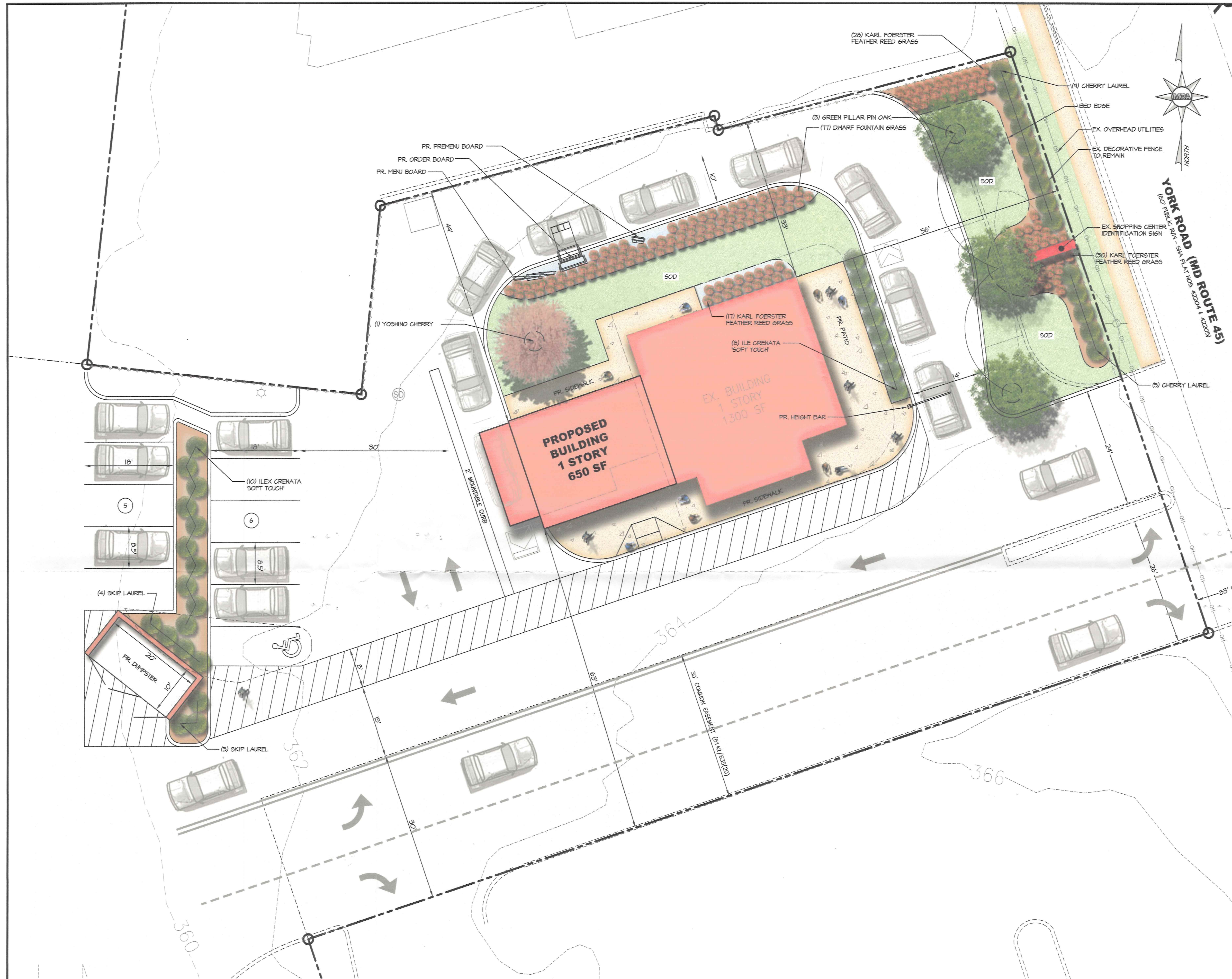
ELEVATION

CHURCH LANE

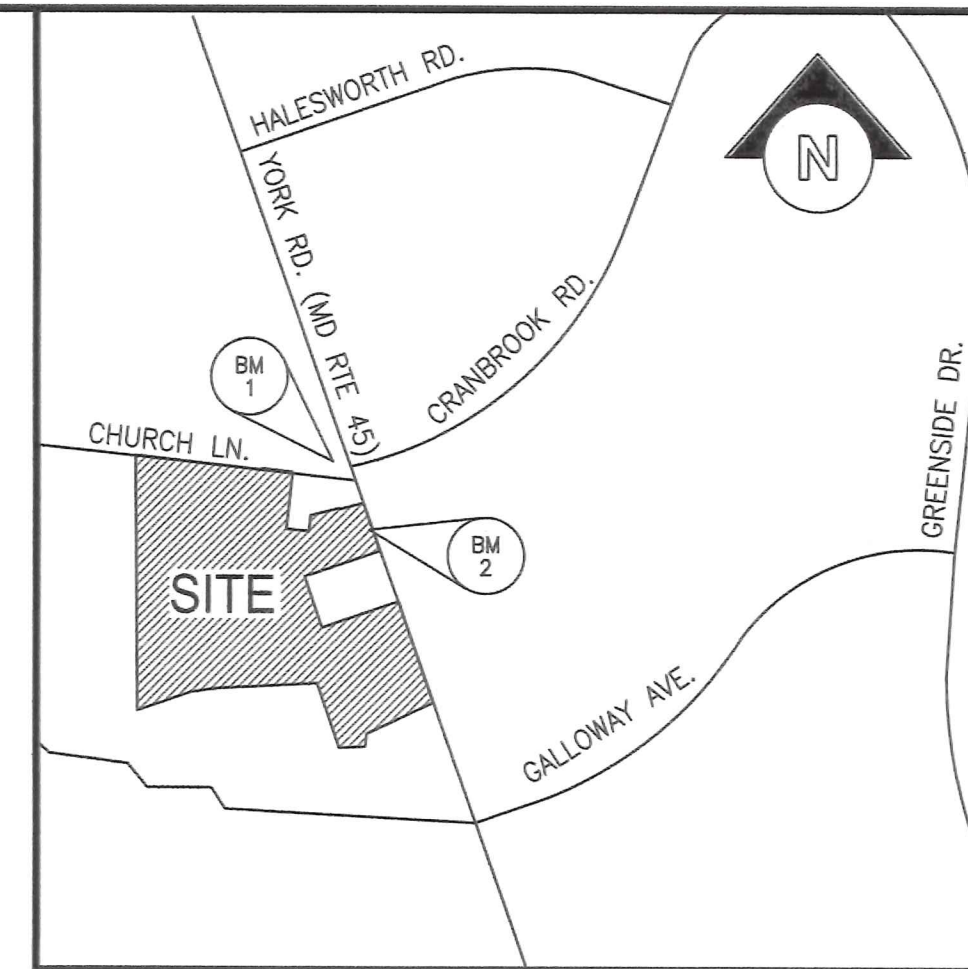
Wall Paint - SW7018 DOVETAIL  
Roof Paint - SW6991 BLACK MAGIC

July 28, 2017





**PLAN**  
SCALE: 1" = 10'



**VICINITY MAP**

SCALE: 1" = 500'

**BENCHMARKS**

BM 1 N 6048410  
ELEV. 363.572 E 581887  
BOLT IN PIPE AT 'E' EDGE CONCRETE WALK AT SEAM

BM 2 N 6024179  
ELEV. 365.528 E 586084  
SET 3/4" IRON BAR AT BACK EDGE OF CURB ON NORTH SIDE OF ALMHOUSE LANE & EAST SIDE OF YORK ROAD

| Baltimore County Planting Unit Condition      | PU Credit Requirement Rate | Quantity | Required Planting Units (PU) |
|-----------------------------------------------|----------------------------|----------|------------------------------|
| Condition A Street Frontage and Streetscape   |                            |          |                              |
| Interior Road                                 | 1 PU/20 LF                 | 200      | 10.0                         |
| Adjacent Road                                 | 1 PU/40 LF                 | 85       | 2.1                          |
| Condition B Parking Lots                      |                            |          |                              |
| Adjacent to Residential                       | 1 PU/15 LF                 | 0        | 0.0                          |
| Adjacent to Commercial                        | 1 PU/20 LF                 | 36       | 1.8                          |
| Interior Parking Lot                          | 1 PU/12 Parking Spaces     | 11       | 0.9                          |
| Condition F Service Lanes                     |                            |          |                              |
| Service Lane Adjacent to Public Right of Ways | 1 PU/15 LF                 | 70       | 4.7                          |
| Condition H Dumpster Screening                |                            |          |                              |
| Dumpster Screening                            | 1 PU/15 LF                 | 45       | 3.0                          |

Total Required Planting Units (PU) 22.9

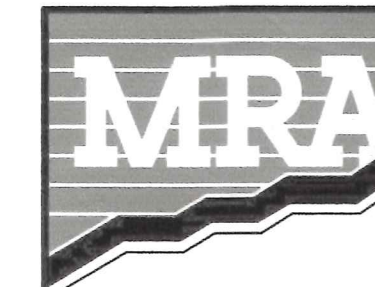
| Baltimore County Planting Unit Condition          | PU Credit Requirement Rate | Quantity | Required Planting Units (PU) |
|---------------------------------------------------|----------------------------|----------|------------------------------|
| Major Trees Provided                              | 1 PU/1 Tree                | 3        | 3.0                          |
| Minor Trees Provided                              | 1 PU/2 Trees               | 1        | 0.5                          |
| Evergreen Trees                                   | 1 PU/2 Trees               | 0        | 0.0                          |
| Shrubs                                            | 1 PU/5 Shrubs              | 35       | 7.0                          |
| Grasses and Perennials                            | 1 PU/10 Grasses/Perennials | 133      | 13.3                         |
| Existing Shrubs to Remain Adjacent to Residential | 1 PU/15 LF                 | 0        | 0.0                          |
| Total Required Planting Units (PU)                |                            |          | 23.8                         |

NOTE: THE FOLLOWING LANDSCAPE MODIFICATIONS ARE REQUIRED.

- TO PERMIT A 6' LANDSCAPE STRIP IN LIEU OF THE REQUIRED 6' LANDSCAPE STRIP BETWEEN PAVED SURFACES AND LOT LINES FOR EXISTING PAVED AREAS.
- TO RESERVE 0% OF THE EXISTING PARKING LOT AREA FOR LANDSCAPING.

**OWNER/DEVELOPER**

CHURCH LANE SHOPS LLC  
2800 QUARRY LAKE DRIVE, SUITE 340  
BALTIMORE, MD 21209  
ATTN: BEVERLY DOBROCHOWSKI  
PHONE: (410)-308-0700



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**CHURCH LANE SHOPPING CENTER**

9918-9926, 9940, 9946, 9954-9958, 9966-9978 YORK ROAD

**SCHEMATIC LANDSCAPE PLAN**

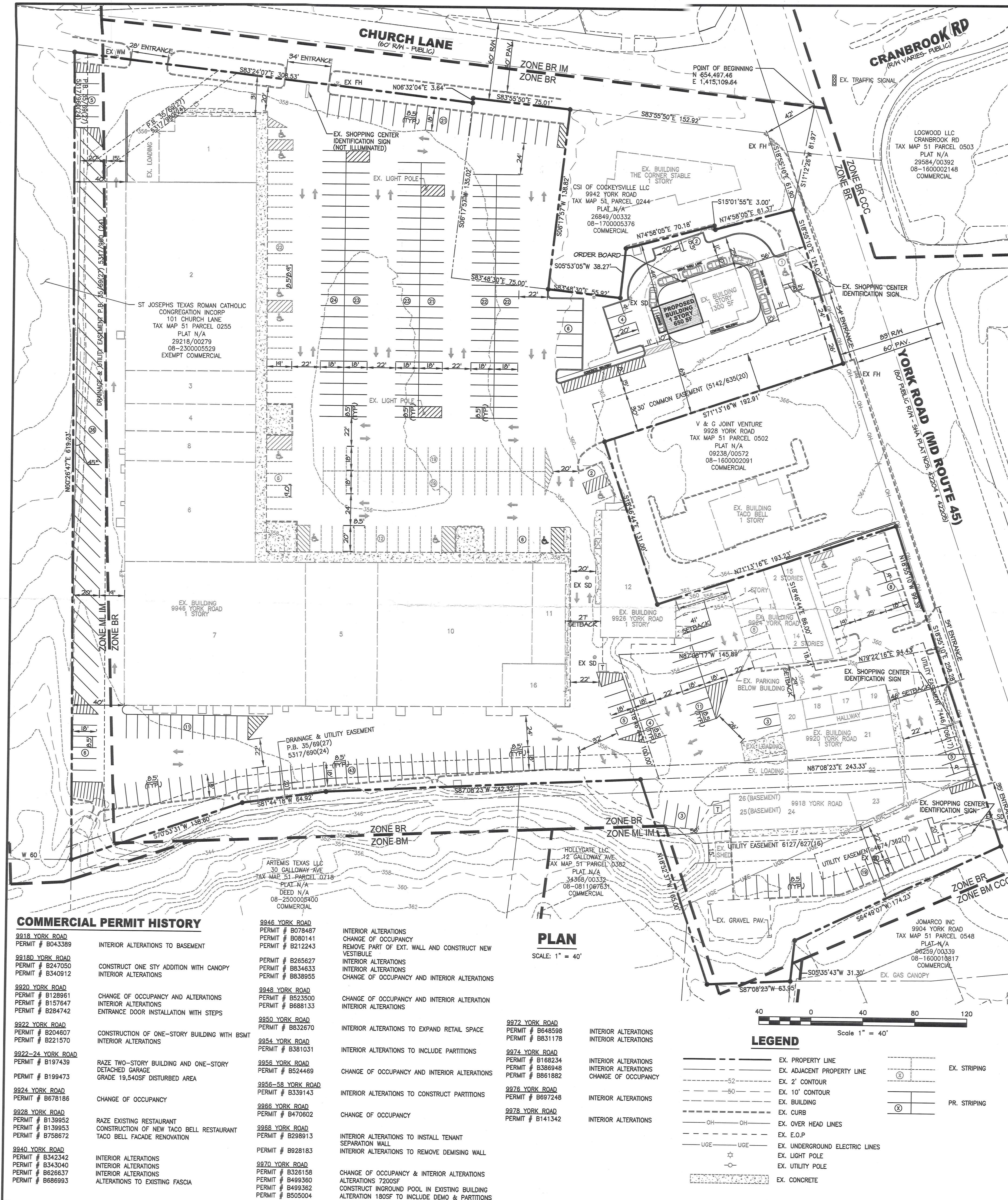
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

| DATE | REVISIONS | JOB NO.:   | 19097x01   |
|------|-----------|------------|------------|
|      |           | SCALE:     | 1" = 10'   |
|      |           | DATE:      | 07/31/2017 |
|      |           | DRAWN BY:  | THS        |
|      |           | DESIGN BY: | MAB        |
|      |           | REVIEW BY: | MAB        |
|      |           | SHEET:     | 01 OF 01   |

PETITIONER'S EXHIBIT

DESIGN & DRAWING BASED ON  
MARYLAND COORDINATE SYSTEM (MCS):  
HORIZONTAL NAD 83 (1991)  
VERTICAL NAVD 88





GENERAL NOTES

- 1. SITE DATA: GROSS AREA: 7.809 AC.± (340,150.8 SF ±) NET AREA: 7.213 AC.± (314,189.3 SF ±) BR, ML IM EXISTING ZONING: BR, ML IM ELECTION DISTRICT: 8 COUNCILMANIC DISTRICT: 3 CENSUS TRACT: 408400 WATERSHED: LOCH RAVEN RESERVOIR ZONING MAP: 05102 TAX MAP: MAP 51 GRID 17 PARCEL: 0247, 0246, 0254, 0418, 0528 TAX ACCOUNT NUMBERS: 08-1600007894, 08-0806022450, 08-0803004010, 08-0805063572, 08-0813086280 DEED: 36592 / 00429 EX. LAND USE: COMMERCIAL, RETAIL, RESTAURANT EXISTING: COMMERCIAL, RETAIL, RESTAURANT PROP. LAND USE: COMMERCIAL, RETAIL, RESTAURANT
- 2. BR ZONE SETBACK REQUIREMENTS: REQUIRED: 25' FROM BUILDING TO PROPERTY LINE 50' FROM BUILDING TO STREET CENTER LINE EXISTING: 25' 50' FROM STREET CENTER LINE, EXCEPT 50 FEET FROM FRONT PROPERTY LINE IF ON DUAL HIGHWAY PROPOSED: 48' 56'
- 3. ML IM ZONE SETBACK REQUIREMENTS: FRONT YARD: 25' 50' FROM STREET CENTER LINE, EXCEPT 50 FEET FROM FRONT PROPERTY LINE IF ON DUAL HIGHWAY SIDE YARD: 30' REAR YARD: 30' REQUIRED: 30' 31' EXISTING: 30' 31' PROPOSED: 30' 33'
- 4. PARKING TABULATION: THIS SHOPPING CENTER, WITH 100,265 SF OF GROSS LEASABLE AREA, IS PARKED AT 5 SPACES PER 1,000 SF. PER SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS. REQUIRED: 100,265 SF @ 5 SPACES PER 1,000 SF = 502 SPACES PROPOSED: STANDARD (8.5'x18') = 415 SPACES HANDICAP (8.0'x18') = 11 SPACES TOTAL = 426 SPACES\*
- 5. THERE ARE NO 100-YEAR F.E.M.A. FLOODPLAINS ON THIS SITE (F.E.M.A. PANEL NO. 240010 0235 F).
- 6. ANY FIXTURE 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. EXISTING SHOPPING CENTER IDENTIFICATION SIGNS ARE ILLUMINATED EXCEPT FOR THE ONE AT CHURCH LANE ENTRANCE.
- 7. THE MAXIMUM BUILDING HEIGHT FOR BR ZONE IS 40 FEET.
- 8. BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING CODE AND FIRE CODE REQUIREMENTS.
- 9. SIGNAGE WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTION 450, OR ANY PRIOR RELIEF GRANTED THERE FROM, OR A VARIANCE WILL BE REQUESTED.
- 10. SCREENING & LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, UNLESS OTHERWISE NOTED.
- 11. TO OUR KNOWLEDGE THERE ARE NO KNOWN EXISTING WELLS AND SEPTIC SYSTEMS ON THE PROPERTY.
- 12. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- 13. THERE ARE NO HISTORIC BUILDINGS ON SITE.
- 14. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- 15. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- 16. PROPOSED PARKING IN THE ML-IM ZONE WILL BE UTILIZED BY PIZZA HUT, CARLO'S ITALIAN BISTRO, DISALVO SALON, PHOENIX SALON AND JACK'S SHOE REPAIR.
- \* THE TOTAL AREA OF THE SHOPPING CENTER EXCEEDS 100,000 SQUARE FEET, THEREFORE THE PARKING RATE FOR THIS SITE IS 5 PER 1000 SQUARE FEET AS PER SECTION 409.6.A.2 OF THE BALTIMORE COUNTY CODE. A VARIANCE WILL BE REQUIRED TO PERMIT 426 PARKING SPACES IN LIEU OF THE REQUIRED 500 SPACES. A PETITION FOR ZONING VARIANCE WAS GRANTED ON JUNE 8, 1992 TO PERMIT 387 PARKING SPACES IN LIEU OF THE REQUIRED 396 SPACES (CASE NO. 1992-384-A).

VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

BM 1 N 6048410 E 581887 ELEV. 363.572 BOLT IN PIPE AT 'E' EDGE CONCRETE WALK AT SEAM

BM 2 N 6024179 E 566084 ELEV. 365.528 SET 3/4" IRON BAR AT BACK EDGE OF CURB ON NORTH SIDE OF ALMHOUSE LANE & EAST SIDE OF YORK ROAD

PARKING TABULATIONS

| STORE                                | TENANT                      | GROSS S.F. |
|--------------------------------------|-----------------------------|------------|
| 1                                    | PIZZA HUT                   | 3,625 SF   |
| 2                                    | JOANN FABRICS               | 14,600 SF  |
| 3                                    | KUMON LEARNING PROGRAM      | 2,530 SF   |
| 4                                    | MOVING COMPANY DANCE CENTER | 6,180 SF   |
| 5                                    | MOVING COMPANY DANCE CENTER | 2,100 SF   |
| 6                                    | KIDS FIRST SWIM SCHOOL      | 7,200 SF   |
| 7                                    | TUESDAY MORNING             | 8,850 SF   |
| 8                                    | TRUEBEAUTY                  | 2,400 SF   |
| 9                                    | VACANT-GENERAL RETAIL       | 6,500 SF   |
| 10                                   | PARTY CITY                  | 12,500 SF  |
| 11                                   | SISTERS CLEANERS            | 2,000 SF   |
| 12                                   | CARLO'S ITALIAN BISTRO      | 5,100 SF   |
| 13                                   | SLEEPY'S                    | 4,600 SF   |
| 14                                   | DISALVO SALON               | 1,450 SF   |
| 15                                   | ABC DRIVING SCHOOL          | 1,150 SF   |
| 16                                   | PHOENIX SALON               | 1,200 SF   |
| 17                                   | JACK'S SHOE REPAIR          | 400 SF     |
| 18                                   | NINA'S TAILORING            | 200 SF     |
| 19                                   | NEERAN'S AUTO REFINISHING   | 2,500 SF   |
| 20                                   | VACANT-GENERAL OFFICE       | 1,000 SF   |
| 21                                   | ACE CASH EXPRESS INC        | 1,500 SF   |
| 22                                   | R & R AUTOMOTIVE            | 3,400 SF   |
| 23                                   | MEINEKE                     | 2,100 SF   |
| 24                                   | HANZON AUTOMOTIVE           | 1,350 SF   |
| 25                                   | VACANT-GENERAL RETAIL       | 2,700 SF   |
| 26                                   | VACANT-GENERAL RETAIL       | 1,200 SF   |
| 27                                   | VACANT BUILDING W/ ADDITION | 1,950 SF   |
| TOTAL PARKING REQUIRED = 502* SPACES |                             | 100,265 SF |
| TOTAL PARKING PROVIDED = 426 SPACES  |                             |            |

ZONING HISTORY

- 1. CASE NO. 1954-3067-X - PETITION FOR A SPECIAL PERMIT TO USE THE LAND FOR THE ERECTION OF TWO ILLUMINATED 12 X 25 POSTER PANELS ON THE WEST SIDE OF YORK ROAD 750 FEET SOUTH OF CHURCH LANE.
- 2. CASE NO. 1955-0051-XA - PETITION FOR A VARIANCE FROM SECTION 238.1 TO REQUEST 19 FEET AND 20 FEET INSTEAD OF THE REQUIRED 50 FEET FROM CENTERLINE OF PROPOSED STREET FOR SOUTH SIDE OF OFFICE BUILDING AND STORAGE BUILDING RESPECTIVELY; AND FROM SECTION 238.2 TO REQUEST 20 FEET FOR SIDE YARD OF OFFICE BUILDING INSTEAD OF THE REQUIRED 30 FEET, 10 FEET FOR SIDE YARD OF STORAGE BUILDING INSTEAD OF THE REQUIRED 30 FEET, AND 0 FEET FOR REAR YARD OF STORAGE BUILDING INSTEAD OF THE REQUIRED 30 FEET.
- 3. CASE NO. 1967-0089-A - PETITION FOR A VARIANCE FROM SECTION 238.2, 238.3 & 409.3B GRANTED ON OCTOBER 20, 1966 TO PERMIT A SIDE YARD OF 5' 8" INSTEAD OF THE REQUIRED 30 FEET; TO PERMIT A REAR YARD OF 10 FEET INSTEAD OF THE REQUIRED 30 FEET; AND TO PERMIT 8 OFF-STREET PARKING SPACES INSTEAD OF THE REQUIRED 11 SPACES.
- 4. CASE NO. R-1970-0121-A - PETITION FOR A VARIANCE FROM SECTION 405.5A, 2A TO PERMIT FIVE ENTRANCES INSTEAD OF TWO AS ALLOWED FOR A TOTAL FRONTAGE OF 735 FEET.
- 5. CASE NO. R-1970-0169 - PETITION GRANTED ON MARCH 10, 1970 THAT ZONING STATUS OF PROPERTY BE RE-CLASSIFIED, PURSUANT TO BALT. CO. ZONING LAW, FROM R10 ZONE TO BR ZONE DUE TO CHANGE IN CONDITIONS.
- 6. CASE NO. 1970-0203-A - PETITION FOR A VARIANCE FROM SECTION 238.2 WAS GRANTED ON MAY 13, 1970 TO REQUEST 0 FEET FOR BOTH SIDE YARDS INSTEAD OF THE REQUIRED 30 FEET.
- 7. CASE NO. 1972-0243-A - PETITION FOR A VARIANCE FROM SECTION 238.2 TO PERMIT SIDES AND REAR YARDS OF TWO FEET INSTEAD OF THE REQUIRED THIRTY FEET WAS GRANTED APRIL 28, 1972; AND SECTION 409.2B TO PERMIT 31 PARKING SPACES INSTEAD OF THE REQUIRED FORTY FEET WAS DENIED MAY 13, 1974.
- 8. CASE NO. R-1972-0263-X - PETITION FOR SPECIAL EXCEPTION FOR CARWASH TO REDISTRICT FROM CT TO CSA GRANTED ON JULY 10, 1972.
- 9. CASE NO. 1974-0160-A - PETITION FOR A VARIANCE FROM SECTION 238.2 WAS GRANTED ON JANUARY 30, 1974 TO REQUEST SIDE AND REAR YARD SETBACKS OF 0 FEET INSTEAD OF THE REQUIRED 30 FEET.
- 10. CASE NO. 1978-0227-A - PETITION FOR A VARIANCE FROM SECTION 238.2 WAS GRANTED ON SEPTEMBER 19, 1978 TO PERMIT A SIDE YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 30 FEET IN A BR ZONE.
- 11. CASE NO. R-1978-0010-2 - PETITION FOR ZONING STATUS TO BE RECLASSIFIED FROM ML ZONE TO BR ZONE GRANTED ON JANUARY 14, 1980.
- 12. CASE NO. R-1978-0198 - PETITION FOR ZONING STATUS TO BE RECLASSIFIED FROM ML ZONE TO BR ZONE GRANTED ON JANUARY 14, 1980.
- 13. CASE NO. 1981-0192-A - PETITION FOR A VARIANCE FROM SECTION 409.2B TO PERMIT 318 PARKING SPACES IN LIEU OF THE REQUIRED 370 SPACES, WAS GRANTED JULY 6, 1981.
- 14. CASE NO. 1983-0049-A - PETITION FOR A VARIANCE FROM SECTION 238.1 WAS GRANTED ON NOVEMBER 4, 1982 TO ALLOW A FRONT YARD SET BACK OF 23 FEET IN LIEU OF THE REQUIRED 25 FEET.
- 15. CASE NO. 1992-0384-A - PETITION FOR ZONING VARIANCE WAS GRANTED ON JUNE 8, 1992 TO PERMIT 387 PARKING SPACES IN LIEU OF THE REQUIRED 396 SPACES.
- 16. CASE NO. 1992-0410-A - PETITION FOR A VARIANCE FROM SECTION 238.2 GRANTED ON JUNE 12, 1992 TO PERMIT A SIDE YARD SETBACK OF 22 FEET IN LIEU OF THE REQUIRED 30 FEET AND A SETBACK OF 25 FEET FROM SECTION 409.6.A.2 TO PERMIT 48 PARKING SPACES IN LIEU OF THE REQUIRED 61 SPACES. SECTION 413.2 TO PERMIT A SECOND SHOPPING CENTER ID SIGN (#9922-24 YORK ROAD) CONTAINING 300 SQUARE FOOT (150 SQUARE FEET PER SIDE).
- 17. CASE NO. 1994-0258-SPHA - PETITION FOR A VARIANCE FROM SECTION 238.2 & 102.2 GRANTED ON FEBRUARY 23, 1994 TO PERMIT A SIDE YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 30 FEET AND A SETBACK OF 25 FEET FROM SECTION 409.6.A.2 TO PERMIT 48 PARKING SPACES IN LIEU OF THE REQUIRED 61 SPACES. SECTION 413.2 TO PERMIT A SECOND SHOPPING CENTER ID SIGN (#9922-24 YORK ROAD) CONTAINING 300 SQUARE FOOT (150 SQUARE FEET PER SIDE).
- 18. CASE NO. 1997-0378-SPH - A WAIVER OF THE DEVELOPMENT REGULATIONS TO PERMIT THE DEMOLITION OF A STRUCTURE LISTED ON THE MARYLAND HISTORIC TRUST LIST AS BA-1807 WAS GRANTED ON MAY 1, 1997.
- 19. CASE NO. 2003-0306-X - PETITION FOR SPECIAL EXCEPTION WAS GRANTED ON MARCH 26, 2003 TO PERMIT AN ARCADE WITH MORE THAN FOUR AMUSEMENT DEVICES, NAMELY 12, AS A USE IN CONJUNCTION WITH A RESTAURANT IN A BR ZONE PURSUANT TO SECTIONS 423.A AND 422.A OF THE BALT. CO. ZONING REGULATIONS.
- 20. CASE NO. 2014-0263-A - PETITION FOR A VARIANCE FROM BALT. CO. ZONING REGULATIONS GRANTED ON JULY 30, 2014 TO PERMIT THE CONTINUANCE OF A PREVIOUSLY PERMITTED FREE-STANDING ENTERPRISE SIGN ERECTED ON OCTOBER 1, 1973.

COMMERCIAL PERMIT HISTORY

|                                                                                                |                                                                                                        |                                                                              |                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9918 YORK ROAD<br>PERMIT # B043369                                                             | INTERIOR ALTERATIONS TO BASEMENT                                                                       | 9946 YORK ROAD<br>PERMIT # B078487<br>PERMIT # B080141<br>PERMIT # B212243   | CHANGE OF OCCUPANCY<br>REMOVE PART OF EXT. WALL AND CONSTRUCT NEW VESTIBULE                                                                                       |
| 9918D YORK ROAD<br>PERMIT # B247050<br>PERMIT # B340912                                        | CONSTRUCT ONE STY ADDITION WITH CANOPY<br>INTERIOR ALTERATIONS                                         | PERMIT # B265627<br>PERMIT # B834633<br>PERMIT # B838955                     | INTERIOR ALTERATIONS<br>CHANGE OF OCCUPANCY AND INTERIOR ALTERATIONS                                                                                              |
| 9920 YORK ROAD<br>PERMIT # B128961<br>PERMIT # B157647<br>PERMIT # B284742                     | CHANGE OF OCCUPANCY AND ALTERATIONS<br>INTERIOR ALTERATIONS<br>ENTRANCE DOOR INSTALLATION WITH STEPS   | 9950 YORK ROAD<br>PERMIT # B523500<br>PERMIT # B688133                       | CHANGE OF OCCUPANCY AND INTERIOR ALTERATION<br>INTERIOR ALTERATIONS                                                                                               |
| 9922 YORK ROAD<br>PERMIT # B204607<br>PERMIT # B221570                                         | CONSTRUCTION OF ONE-STORY BUILDING WITH BSMT<br>INTERIOR ALTERATIONS                                   | 9954 YORK ROAD<br>PERMIT # B381031                                           | INTERIOR ALTERATIONS TO EXPAND RETAIL SPACE                                                                                                                       |
| 9922-24 YORK ROAD<br>PERMIT # B197439<br>PERMIT # B199473                                      | RAZE TWO-STORY BUILDING AND ONE-STORY<br>DETACHED GARAGE<br>GRADE 19.540SF DITCHED AREA                | 9958 YORK ROAD<br>PERMIT # B524469                                           | INTERIOR ALTERATIONS TO INCLUDE PARTITIONS                                                                                                                        |
| 9924 YORK ROAD<br>PERMIT # B878186                                                             | CHANGE OF OCCUPANCY                                                                                    | 9976 YORK ROAD<br>PERMIT # B339143                                           | CHANGE OF OCCUPANCY AND INTERIOR ALTERATIONS                                                                                                                      |
| 9928 YORK ROAD<br>PERMIT # B139952<br>PERMIT # B139953<br>PERMIT # B759672                     | RAZE EXISTING RESTAURANT<br>CONSTRUCTION OF NEW TACO BELL RESTAURANT<br>TACO BELL FACADE RENOVATION    | 9978 YORK ROAD<br>PERMIT # B470602                                           | INTERIOR ALTERATIONS TO CONSTRUCT PARTITIONS                                                                                                                      |
| 9940 YORK ROAD<br>PERMIT # B342342<br>PERMIT # B343040<br>PERMIT # B626637<br>PERMIT # B686993 | INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>INTERIOR ALTERATIONS<br>ALTERATIONS TO EXISTING FASCIA | 9988 YORK ROAD<br>PERMIT # B298913                                           | CHANGE OF OCCUPANCY                                                                                                                                               |
|                                                                                                |                                                                                                        | PERMIT # B928183                                                             | INTERIOR ALTERATIONS TO INSTALL TENANT SEPARATION WALL                                                                                                            |
|                                                                                                |                                                                                                        | PERMIT # B326158<br>PERMIT # B499360<br>PERMIT # B499362<br>PERMIT # B505004 | CHANGE OF OCCUPANCY & INTERIOR ALTERATIONS<br>ALTERATIONS 7200SF<br>CONSTRUCT INGROUND POOL IN EXISTING BUILDING<br>ALTERATION 180SF TO INCLUDE DEMO & PARTITIONS |

PLAN

SCALE: 1" = 40'

LEGEND

|     |                                |     |              |
|-----|--------------------------------|-----|--------------|
| --- | EX. PROPERTY LINE              | --- | EX. STRIPING |
| --- | EX. ADJACENT PROPERTY LINE     | --- | PR. STRIPING |
| --- | EX. 2' CONTOUR                 |     |              |
| --- | EX. 10' CONTOUR                |     |              |
| --- | EX. BUILDING                   |     |              |
| --- | EX. CURB                       |     |              |
| --- | EX. OVER HEAD LINES            |     |              |
| --- | EX. E.O.P.                     |     |              |
| --- | EX. UNDERGROUND ELECTRIC LINES |     |              |
| --- | EX. LIGHT POLE                 |     |              |
| --- | EX. UTILITY POLE               |     |              |
| --- | EX. CONCRETE                   |     |              |

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2018



OWNER/DEVELOPER

CHURCH LANE SHOPS LLC  
2800 QUARRY LAKE DRIVE, SUITE 340  
BALTIMORE, MD 21209  
ATTN: BEVERLY DOBROCHOWSKI  
PHONE: (410)-308-0700

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CHURCH LANE SHOPPING CENTER

9918-9926, 9940, 9946, 9954-9958, 9966-9978 YORK ROAD

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE REQUEST

| DATE | REVISIONS | JOB NO.:   | 19097x01   |
|------|-----------|------------|------------|
|      |           | SCALE:     | 1" = 40'   |
|      |           | DATE:      | 06/28/2017 |
|      |           | DRAWN BY:  | DTP        |
|      |           | DESIGN BY: | THS        |
|      |           | REVIEW BY: | THS        |
|      |           | SHEET:     | 01 OF 01   |