

M E M O R A N D U M

DATE: October 20, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0023-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 19, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

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

(6100, 6102 & 6104 Old Frederick Road) *
15th Election District
7th Council District *

Avadhut Donuts, LLC, *
Legal Owner
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0023-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 Avadhut Donuts, 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 a modified parking plan as shown on the site plan: (a) To permit 33 spaces in lieu of the required 53 spaces; (b) To allow certain modifications to landscape manual standards, if determined to be necessary; (c) To allow certain modification to allow parking spaces from public street right-of-way lines of 8 ft. in lieu of the required 10 ft.; (d) To permit 4 stacking spaces behind the menu board in lieu of the required 5 spaces; (e) To permit the drive-thru lane to cross principal pedestrian access to the facility; and (f) To allow a modified parking lot which does not provide a separate area for loading/unloading. A Petition for Variance seeks to permit two directional signs of 11.08 ft. height in lieu of the permitted 6 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Mark Keeley, John C. Povalac, P.E., and David Roberson appeared in support of the requests. Lawrence E. Schmidt, Esq. represented the Petitioner. Three neighbors attended the hearing and expressed concern with congested traffic conditions in the area. The Petition was

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Date 9-19-17

By 120

advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency opposed the requests.

SPECIAL HEARING

The petition for special hearing seeks approval of a modified parking plan for the site. Most of the proposed modifications are quite modest (i.e., 4 stacking spaces in lieu of 5, parking spaces within 8 ft. of public street in lieu of 10 ft.), and Petitioner will provide landscaping, fencing and an earthen berm along the east side of the site which will mitigate to some extent the potential off-site impacts. Petitioner satisfies each of the requirements set forth in B.C.Z.R. § 409.12, and the special hearing request will be granted.

VARIANCES

As with the special hearing requests, the variance requests are also modest, and concern only the height of two directional signs at the site. 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 has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to install the necessary signs to direct patrons to the appropriate areas of the site. 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.

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By 192

As noted earlier, the DOP opposed the requests, believing the proposed use would have a detrimental impact upon the adjacent dwellings. This is always a concern along busy commercial corridors like York Road or Baltimore National Pike. In such locations there are numerous commercial uses adjacent to dwellings, and there certainly is the potential for noise and traffic which accompany most commercial or retail operations.

But the Baltimore County Council rezoned this site in 2008, and a Dunkin Donuts (or numerous other commercial uses) are permitted by right. The DOP's concerns are valid ones, but they are presumably the same ones considered by the Baltimore County Council before it rezoned the site. In addition, Petitioner reduced by 35% the size of the commercial building as originally proposed, and will also upgrade and enhance the building façade facing Old Frederick Road, which represents a significant investment.

I am also mindful of the concerns expressed by the neighbors, which primarily focused on the congested traffic conditions in the area. Of course, this is becoming a fact of modern life: our roadways and infrastructure are overcrowded and overburdened. That, of course, is not the Petitioner's problem to solve. Even so, I believe the site is well planned and the ingress and egress should facilitate a high volume of customers without creating significant delays. Mark Keeley, a traffic engineer accepted as an expert, opined the use would not cause congestion in area roadways. He also noted his firm would prepare a traffic study for the State Highway Administration, which controls Rt. 40. That agency will no doubt investigate whether any additional improvements are required in this area to improve the safety and efficiency of the roadways.

THEREFORE, IT IS ORDERED this 19th day of **September, 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 a modified parking plan as shown

ORDER RECEIVED FOR FILING

Date 9-19-17

By [Signature]

on the site plan: (a) To permit 33 spaces in lieu of the required 53 spaces; (b) To allow certain modifications to landscape manual standards, if determined to be necessary; (c) To allow certain modification to allow parking spaces from public street right-of-way lines of 8 ft. in lieu of the required 10 ft.; (d) To permit 4 stacking spaces behind the menu board in lieu of the required 5 spaces; (e) To permit the drive-thru lane to cross principal pedestrian access to the facility; and (f) To allow a modified parking lot which does not provide a separate area for loading/unloading, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit two directional signs of 11.08 ft. height in lieu of the permitted 6 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.
2. Petitioner must submit for approval by Baltimore County a landscape and lighting plan for the site.
3. Deliveries to the site are permitted only during hours the business is closed to the public, and all deliveries must take place on the north side of the site adjacent to Route 40.
4. The dumpster enclosure must be approved by the Baltimore County landscape architect.
5. Building elevations shall be submitted to the DOP at the time of building permit application.
6. No signage, whether freestanding or wall-mounted, shall be permitted along the Old Frederick Road side of the site.
7. All roof top mechanical equipment shall be screened, to the extent practicable, so that it is not visible from any public street or residential property.

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Date 9-19-17

By [Signature]

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-19-17

By DLW



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 6100, 6102 & 6104 Old Frederick Rd which is presently zoned BL
Deed References: 38536/282 10 Digit Tax Account #0119510740; 0113201910; 0113204810
Property Owner(s) Printed Name(s) Avadhut Donuts, LLC

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

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

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

Please see attached.

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

3. X a **Variance** from Section(s)

Please see attached.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Nitesh V. Patel Authorized Rep. of Avadhut Donuts, LLC
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

1100 Cromwell Bridge Road Towson MD

Mailing Address City State

21286 410-598-5990

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0023-SP4 Filing Date 7/18/17

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO PETITION FOR ZONING HEARING

6100, 6102, & 6104 Old Frederick Road

Special Hearing Relief:

1. To approve a modified parking plan as shown on the attached Site Plan pursuant to BCZR § 409.12.B, modifying the following BCZR § 409 provisions:
 - a. § 409.6.A.2 of the BCZR to permit 33 spaces in lieu of the required 53 spaces.
 - b. § 409.8.A.1 of the BCZR to allow certain modifications to landscape manual standards, if determined to be necessary.
 - c. § 409.8.A.4 to allow certain modifications to allow parking spaces from public street right-of-way lines of 8 ft. in lieu of the required 10 ft.
 - d. § 409.10.A of the BCZR to permit 4 stacking spaces behind the menu board in lieu of the required 5 spaces.
 - e. § 409.10.B of the BCZR to permit the drive-thru lane to cross the principal pedestrian access to the facility.
 - f. § 409.11 of the BCZR to allow a modified parking lot which does not provide a separate area for loading/unloading.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Variance Relief:

1. § 450.4 of the BCZR, Attachment 1.3(a)(VII) to permit two Directional Signs of 11.08 ft. height in lieu of the permitted 6 ft., if necessary.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
6100 OLD FREDERICK ROAD
BALTIMORE COUNTY, MARYLAND
15TH ELECTION DISTRICT; 7TH COUNCILMANIC DISTRICT**

July 17, 2017

Beginning at the point located on the western side of Pine Street having a 40 foot wide right-of-way, said point being located northerly 31 feet, more or less, from the intersection of centerlines of Pine Street with Old Frederick Road, thence running the following courses and distances:

1. North $87^{\circ} 30' 07''$ West, 137.68 feet; thence,
2. North $02^{\circ} 29' 53''$ East, 187.12 feet; thence,
3. Along the curve to right having a radius of 3,894.72 feet, 42.48 feet; thence,
4. South $87^{\circ} 30' 07''$ East, 9.55 feet; thence,
5. North $02^{\circ} 29' 53''$ East, 3.13 feet; thence,
6. Along the curve to right having a radius of 3,894.72 feet, 89.80 feet; thence,
7. South $01^{\circ} 08' 45''$ East, 221.44 feet; thence
8. South $47^{\circ} 29' 53''$ West, 16.04 feet to the point of beginning.

Containing 29,877 square feet or 0.686 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



7/17/2017



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 5135711

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

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

Aug 24, 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: # 2018-0023-SPHA
6100, 6102 & 6104 Old Frederick Road
NW corner of Old Frederick Road and Pine Street
15th Election District - 7th Councilmanic District
Legal Owner(s) Avadhut Donuts, LLC

Special Hearing 1. To approve a modified parking plan as shown on the attached Site Plan. a. To permit 33 spaces in lieu of the required 53 spaces. b. To allow certain modifications to landscape manual standards, if determined to be necessary. c. To allow certain modification to allow parking spaces from public street right-of-way lines of 8 ft. in lieu of the required 10 ft. d. To permit 4 stacking spaces behind the menu board in lieu of the required 5 spaces. e. To permit the drive-thru lane to cross principal pedestrian access to the facility. f. To allow a modified parking lot which does not provide a separate area for loading/unloading. 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Variance 1. To permit two Directional Signs of 11.08 ft. height in lieu of the permitted 6 ft., if necessary. 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, September 14, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/093 Aug. 24 5135711

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/25/2017

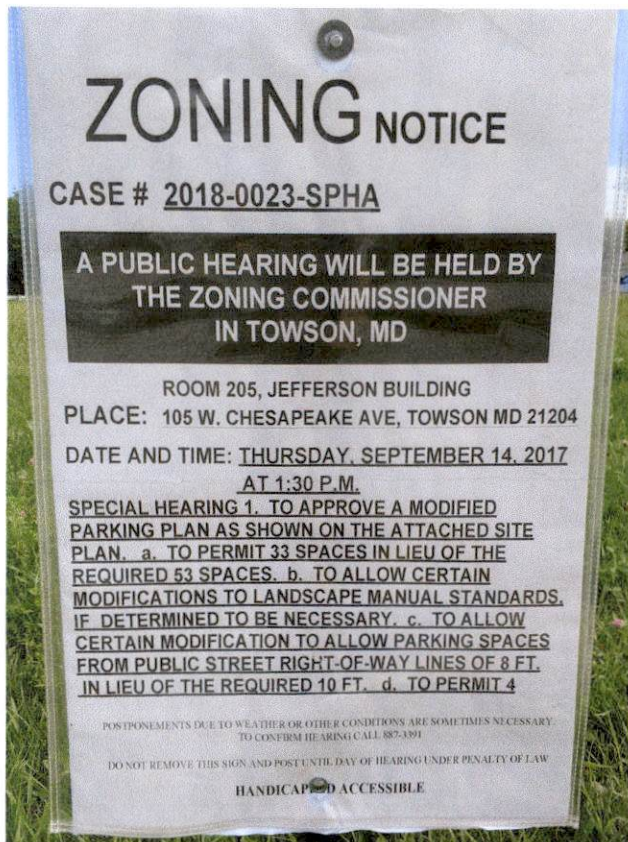
Case Number: 2017-0023-SPHA

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ HITESH PATEL

Date of Hearing (Closing): SEPTEMBER 14, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
6100, 6102 & 6104 OLD FREDERICK ROAD – (ON-SITE)

The sign(s) were posted on: AUGUST 24, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

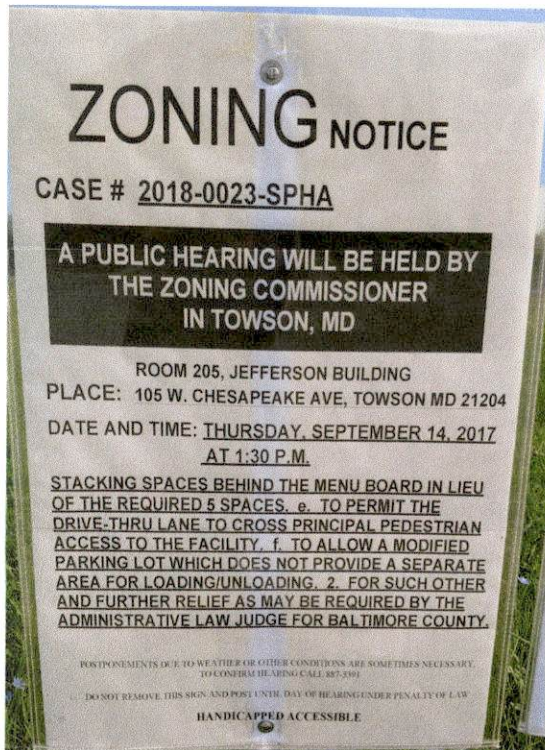
Figure 1 shows a 2D hexagonal lattice of atoms, represented by solid black circles. A central atom is labeled '1'. A dashed line connects atom '1' to atom '2'. A solid line connects atom '1' to atom '3'. Atom '4' is also shown in the lattice. The diagram illustrates the arrangement of atoms in a 2D hexagonal lattice and the specific bonds being discussed in the text.

[illegible]

1. The first step is to identify the problem. This involves understanding the situation, gathering information, and defining the problem clearly.

1. *Chlorophyll *a** and *Chlorophyll *b** were determined by the method of Arar and Collins (1971). The *Chlorophyll *a** and *Chlorophyll *b** contents were expressed as $\mu\text{g/g}$ of dry weight.

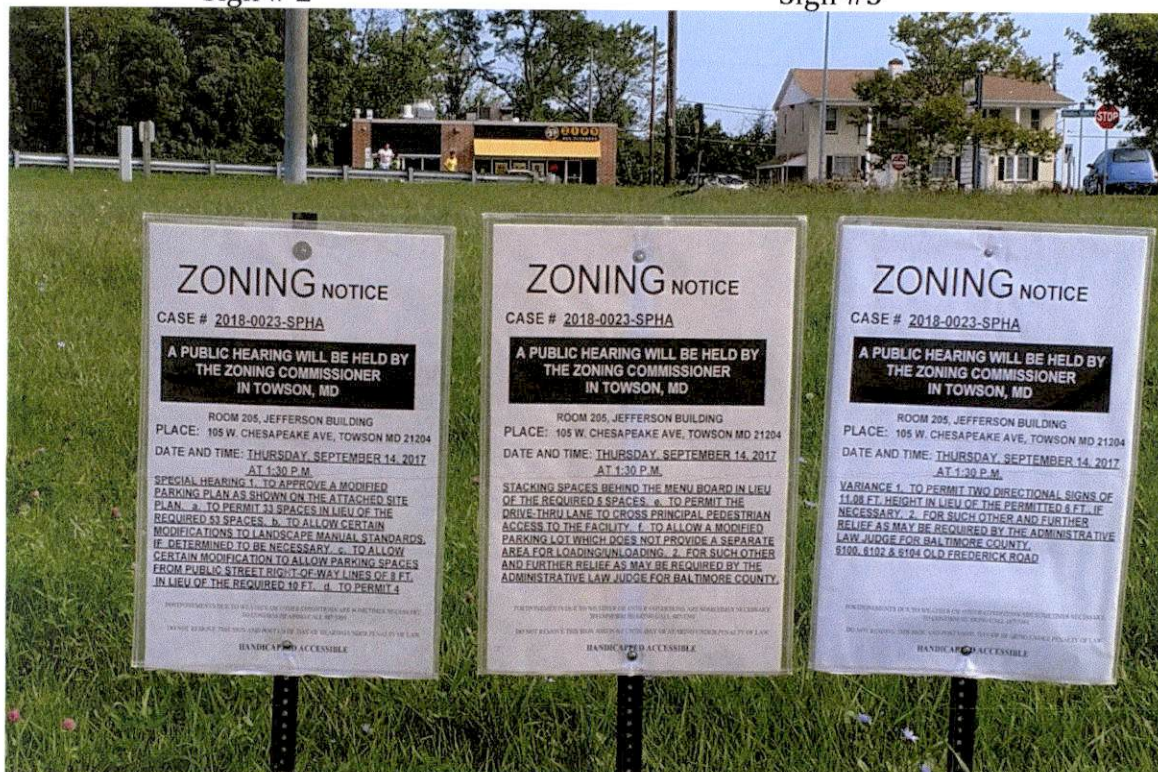
Journal of Management Studies, 19(1), 67-80.



Sign # 2



Sign #3



Group Photo 6100, 6102 & 6104 Old Frederick Road



KEVIN KAMENETZ
August 2, 2017
Deputy Executive

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

NOTICE OF ZONING HEARING

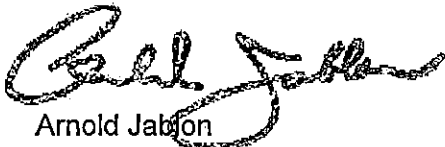
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0023-SPHA

6100, 6102 & 6104 Old Frederick Road
NW corner of Old Frederick Road and Pine Sreet
15th Election District – 7th Councilmanic District
Legal Owners: Avadhut Donuts, LLC

Special Hearing 1. To approve a modified parking plan as shown on the attached Site Plan. a. To permit 33 spaces in lieu of the required 53 spaces. b. To allow certain modifications to landscape manual standards, if determined to be necessary. c. To allow certain modification to allow parking spaces from public street right-of-way lines of 8 ft. in lieu of the required 10 ft. d. To permit 4 stacking spaces behind the menu board in lieu of the required 5 spaces. e. To permit the drive-thru lane to cross principal pedestrian access to the facility. f. To allow a modified parking lot which does not provide a separate area for loading/unloading. 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. **Variance** 1. To permit two Directional Signs of 11.08 ft. height in lieu of the permitted 6 ft., if necessary. 2. For such other and further relief as may be required by the Administrative Law judge for Baltimore County.

Hearing: Thursday, September 14, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Hitesh Patel, 1100 Cromwell Bridge Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 25, 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
Thursday, August 24, 2017 Issue - Jeffersonian

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

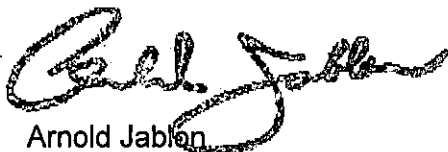
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0023-SPHA

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NW corner of Old Frederick Road and Pine Sreet
15th Election District – 7th Councilmanic District
Legal Owners: Avadhut Donuts, LLC

Special Hearing 1. To approve a modified parking plan as shown on the attached Site Plan.
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Hearing: Thursday, September 14, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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 *
6100, 6102 & 6104 Old Frederick Road; * OF ADMINISTRATIVE
NW corner of Old Frederick Road & Pine Street * HEARINGS FOR
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Avadhut Donuts, LLC
Petitioner(s)* BALTIMORE COUNTY
* 2018-023-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 25 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea, Schmidt, LLC, 600 Washington Avenue, Suite 200, 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: 2018 - 0023 - 3 PHA

Property Address: 6100, 6102 and 6104 Old Frederick Road

Property Description: _____

Legal Owners (Petitioners): Avadhut Donuts, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015

№ 154856

Date:

7/18/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
7/19/2017	7/18/2017	10:16:07	3

REG MSD3 WALKIN CAN
 >>RECEIPT # 733180 7/19/2017 OFLN
 Dept. 5 538 ZONING VERIFICATION
 CR NO. 154956

Recpt Tot \$1,000.00
 \$1,000.00 CR \$1.00 CA
 Baltimore County, Maryland

[illegible]

Total: 1,000.00

Rec
From: Smith, Gilman & Schmidt LLC

For 3PH + Var. Case # 2018-0023-SM-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 6, 2017

Avadhut Donuts LLC
Hitesh V Patel
1100 Cromwell Bridge Road
Towson MD 21286

RE: Case Number: 2018-0023 SPHA, Address: 6100, 56102, 6104 Old Frederick Road

Dear Mr. Patel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/24/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.

2018-0023-SPHA
Special Hearing Variance
Aradhut Donuts, LLC. Hitesh V. Patel
6100, 6102 & 6104 Old Frederick Road.

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

Sincerely,



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: 9/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-023



INFORMATION:

Property Address: 6100, 6102, & 6104 Old Frederick Road
Petitioner: Avadhut Donuts, LLC
Zoning: BL
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan as listed on the attachment submitted in support of the petition and also the petition for a variance to permit two directional signs of 11.08 feet height in lieu of the permitted 6 feet.

A site visit was conducted on 8/1/17. The site is located within the Baltimore National Pike Commercial Revitalization District.

The Department objects to granting the petitioned zoning relief.

The development is proposed to be situated within an established neighborhood. Single family residential uses exist on three sides of the subject site. The Department recommends that any modified parking plan resulting in less than the minimum 10' wide landscape strip required by the Baltimore County Landscape Manual unnecessarily impacts the surrounding residential properties in an adverse way. Reducing the width of the landscape strip adjacent to the drive-thru lane and therefore the effectiveness of any vegetative buffer to mitigate light and noise presents an inferior layout. Locating a two-way access onto Old Frederick Road brings the intense commercial use deep into the residential neighborhood in a way that negatively impacts the two attractive properties situated directly opposite with headlight glare and noise. As the design provides no dedicated loading/unloading area, the clamorous activity of parking and unloading large trucks could occur anywhere on-site at any time. Said trucks would then exit onto an established residential street day or night.

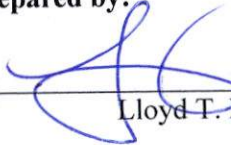
In theory the Department does not oppose reducing the required parking provided the petitioners can demonstrate that in doing so no detrimental issues are created. That notwithstanding, the Department finds that the proposal is too intensive for this site. Staff recommends that a reduction in building square footage with a rollback of the intensity of the commercial program, coupled with a redesigned layout that maintains or increases buffering adjacent to the residential properties and that does not propose access onto Old Frederick Road represents an improvement of the site and beneficial addition to the community.

Augmenting the Department's position as stated above, the following is also recommended:

- No drive-through speaker shall not be audible from the surrounding residential properties.
- No freestanding enterprise sign to be permitted along Old Frederick Road and no enterprise sign shall be permitted on the building façade facing Old Frederick Road.
- The dumpster enclosure shall be approved by the Baltimore County Landscape Architect. The proposed chain link fence with slats shall be prohibited.
- All roof top mechanical equipment shall be screened so that it is not visible from any public street and any residential property.
- Building elevations shall be submitted to the Department of Planning at the attention of the contact person listed below at the time of building permit application.

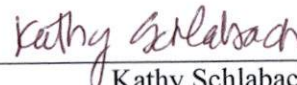
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-14

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 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0023-SPHA
Address 6100, 6102, & 6104 Frederick Road
(Avadhut Donuts, LLC Property)

Zoning Advisory Committee Meeting of **July 31, 2017**.

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

Reviewer: Steve Ford Date: 7-25-2017

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 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0023-SPHA
Address 6100, 6102, & 6104 Frederick Road
(Avadhut Donuts, LLC Property)

Zoning Advisory Committee Meeting of **July 31, 2017**.

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

Reviewer: Steve Ford Date: 7-25-2017

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-023

INFORMATION:

Property Address: 6100, 6102, & 6104 Old Frederick Road
Petitioner: Avadhut Donuts, LLC
Zoning: BL
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan as listed on the attachment submitted in support of the petition and also the petition for a variance to permit two directional signs of 11.08 feet height in lieu of the permitted 6 feet.

A site visit was conducted on 8/1/17. The site is located within the Baltimore National Pike Commercial Revitalization District.

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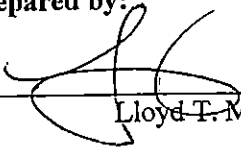
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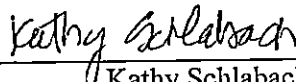
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County



J. MARK KEELEY, PTP
6533 Green Mount Drive • Elkridge, MD 21075
410-615-0067 (cell) 410-670-2911 (Office)

PROFESSIONAL SKILLS

Thorough knowledge of transportation planning principals and practices, including the relationship between transportation, environmental, economic, and social factors that influence urban and rural land use patterns. Computer software Packages: Microsoft software packages, TP +, MINUTP, Highway Capacity Software (HCS), SIDRA, Critical Lane Volume Analysis

EDUCATION

TOWSON UNIVERSITY
8000 York Road
Towson, MD 21252
M.A. Degree - Geography and Planning, 1993

SALISBURY UNIVERSITY
1101 Camden Avenue
Salisbury, MD 21801
B.A. Degree - Political Science, 1987

MT. ST. JOSEPH HIGH SCHOOL
4403 Frederick Avenue
Baltimore, MD 21229
Graduated May 1983

PETITIONER'S
EXHIBIT NO. 11

PROFESSIONAL EXPERIENCE

TRAFFIC CONCEPTS, INC
7525 Connelley Drive, Suite B Hanover, Maryland 21076

Project Manager/Transportation Planner, July 2005-Present

- Project Manager for Traffic Impact Studies and Planning/Traffic Engineering Services Division.
- Develop price proposals and budgets for the preparation of traffic engineering services.
- Develop business relationships to advance business products and services.
- Provide expert testimony at public hearings.
- Develop complex master planning studies, traffic impact analyses and parking studies for private and public sector clients.
- Address technical comments received from reviewing agencies and provide traffic mitigation strategies and solutions for clients.
- Represent clients at project Scoping Meetings, Planning Commission Meetings, Board of Appeals Hearings, and Community Input Meetings.

J. MARK KEELEY, PTP

Page 2 of 4

**QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS /
DEPARTMENT OF PLANNING & ZONING**

312 Safety Dr Centreville MD 21617/160 Coursevall Dr. Centreville, MD 21617

Transportation/Land Use Planner IV, September 2002 – July 2005

- Managed the County Adequate Public Facilities Ordinance program.
- Provided staff support to the Planning Commission and County Council on transportation issues.
- Reviewed approximately 100 traffic impact studies for Queen Anne's County and recommended traffic mitigation measures to meet the APFO requirements.
- Reviewed major and minor subdivision/site plans for compliance with the County's Zoning Ordinance and the Comprehensive Plan.
- Generated technical subdivision/site plan comments and made presentations at County Council and Planning Commission Meetings.
- Initiated and directed general and specialized land use studies, which included vacant land inventories, site impact analysis, corridor studies, and school impact studies.
- Appointed liaison to Federal and State Agencies for Maryland's Smart Growth initiatives and the Federal Clean Air Act Amendment (Air Quality Conformity).

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING

220 South Main Street Bel Air, Maryland 21014

Administrator, Office of Transportation, July 1999 – September 2002

- Developed the 2000 Transportation Plan, An Element of the Harford County Master Plan.
- Reviewed of more than 400 traffic impact studies and recommended various traffic mitigation measures.
- Initiated and directed complex planning studies relating to land use and transportation planning, which included computer modeling, transit planning, and traffic impact analysis.
- Developed Transportation Demand Management Strategies for the County.
- Managed the County Traffic Count Program.
- Managed the County Rideshare Program.
- Developed the Unified Planning Work Program for each fiscal year.
- Developed the Transportation Improvement Program (TIP).
- Baltimore Metropolitan Council's Transportation Technical Committee Member.
- Baltimore Metropolitan Council's Bicycle and Pedestrian Advisory Group Member.
- Baltimore Metropolitan Council's Travel Analysis Advisory Group Member.

J. MARK KEELEY, PTP

Page 3 of 4

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
220 South Main Street Bel Air, Maryland 21014

Transportation Planner I & II, September 1993 – July 1999

- Planner assigned to the Edgewood Community Planning Council.
- Conducted transit-planning studies and transit rider-ship surveys for Harford Transit.
- Coordinated with the Harford Transit to develop rural transit routes.
- Organized a Bicycle and Pedestrian Task Force to select bike routes and to promote non-motorized transportation.
- Managed the Commuter Assistance Grant and submitted quarterly reports to the MTA.
- Developed a Regional Employees Commuter Option (ECO) Program for both the public sector and private sector businesses as mandated by the MDE.
- Prepared and reviewed Traffic Impact Studies for the County.
- Managed the Regional Travel Demand Model.
- Performed intersection analysis and recommended traffic mitigation measures.

PROFESSIONAL ASSOCIATIONS

Certifications

- PTP (Professional Transportation Planner Certification), ITE
2008 – Present Certificate Number 122

Inactive Certifications

- AICP (American Institute of Certified Planners)
2006 – 2010 Certificate Number 020927

Active Member 2006 - Present

- American Planning Association, Member since 1993

MASTER PLAN WRITINGS

- Co-authored the 2000 Transportation Plan, An Element of the Harford County Master Plan.

AWARDS & OUTREACH SERVICE

- Harford County Department of Planning and Zoning Employee of the Month Award, December 2001

J. MARK KEELEY, PTP

Page 4 of 4

EXPERT WITNESS EXPERIENCE:

Baltimore County, MD	City of Easton , MD
Carroll County, MD	City of Elkton, MD
Harford County, MD	City of Salisbury, MD
Howard County, MD	Town of Bel Air, MD
Queen Anne's County, MD	Town of Centreville, MD
Montgomery County, MD	City of Frederick, MD
	Town of Denton, MD

Pet's 12A



Ref's 12 B

ZONING NOTICE

CASE # 2018-0023-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON, MD 21204

DATE AND TIME: THURSDAY, SEPTEMBER 14, 2017
AT 1:30 P.M.

SPECIAL HEARING 1. TO APPROVE A MODIFIED
PARKING PLAN AS SHOWN ON THE ATTACHED
PLAN. 2. TO PERMIT 33 SPACES IN LIEU OF THE
REQUIRED 53 SPACES. 3. TO ALLOW CERTAIN
MODIFICATIONS TO LANDSCAPE MANUAL STANDARDS
IF DETERMINED TO BE NECESSARY. 4. TO ALLOW
CERTAIN MODIFICATION TO ALLOW PARKING SPACE
FROM PUBLIC STREET RIGHT-OF-WAY LINES OF 8 FT.
IN LIEU OF THE REQUIRED 10 FT. 5. TO PERMIT 4

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOME TIMES NECESSARY.
FOR MORE INFORMATION, PLEASE CALL 410-386-1000.

DO NOT REMOVE THIS SIGN AND POST UNTIL DATE OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2018-0023-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: THURSDAY, SEPTEMBER 14, 2017
AT 1:30 P.M.

STACKING SPACES BEHIND THE MENU BOARD IN LIEU
OF THE REQUIRED 5 SPACES. 2. TO PERMIT THE
DRIVE-THRU LANE TO CROSS PRINCIPAL PEDESTRIAN
ACCESS TO THE FACILITY. 3. TO ALLOW A MODIFIED
PARKING LOT WHICH DOES NOT PROVIDE A SEPARATE
AREA FOR LOADING/UNLOADING. 4. FOR SUCH OTHER
AND FURTHER RELIEF AS MAY BE REQUIRED BY THE
ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOME TIMES NECESSARY.
FOR MORE INFORMATION, PLEASE CALL 410-386-1000.

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ZONING NOTICE

CASE # 2018-0023-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: THURSDAY, SEPTEMBER 14, 2017
AT 1:30 P.M.

VARIANCE 1. TO PERMIT TWO DIRECTIONAL SIGNS OF
11.08 FT. HEIGHT IN LIEU OF THE PERMITTED 6 FT. IF
NECESSARY. 2. FOR SUCH OTHER AND FURTHER
RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE
LAW JUDGE FOR BALTIMORE COUNTY.
6100, 6102 & 6104 OLD FREDERICK ROAD

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOME TIMES NECESSARY.
FOR MORE INFORMATION, PLEASE CALL 410-386-1000.

DO NOT REMOVE THIS SIGN AND POST UNTIL DATE OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE



visit

8214128





Pine ST
Old Frederick
Beaumont AVE

Pet 12 E

9-21-20

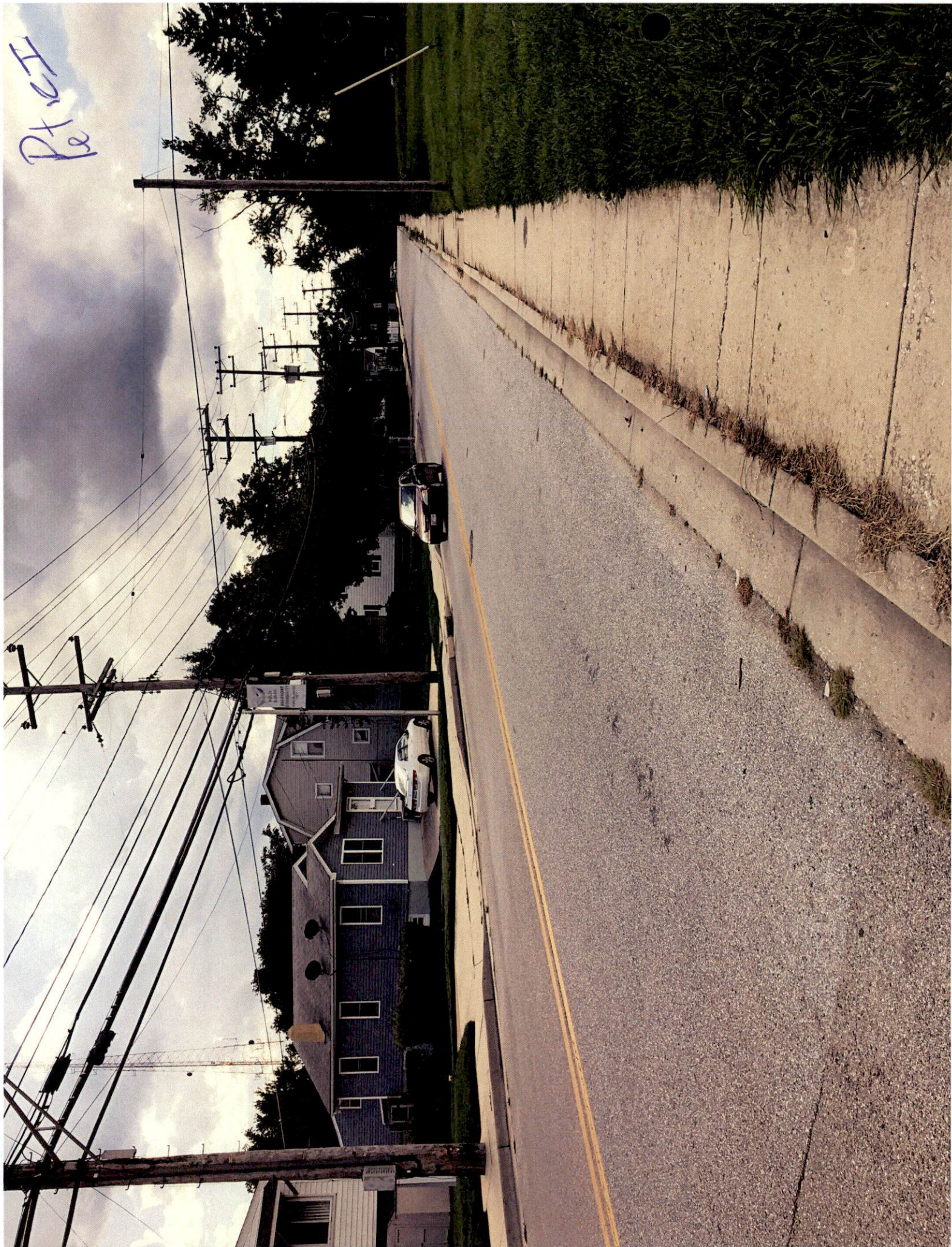


02-12-05





Petrich



Box II



off 125

Pet rock





Refill

Ref 1cm

NORTH SOUTH
Towson Glen Burnie
LEFT 3/4 MILE ONLY

DO NOT
BLOCK
INTERSECTION

EXXON
Tiger Mart
Diesel
2.94
2.89

at&t
hhgregg
TABLES







TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony

August 11, 2017

Mr. David L. Roberson
Greater Potomac Associates, LTD
15916 Luann Drive
Gaithersburg, Maryland 20877

PETITIONER'S
EXHIBIT NO. DE 13

Re: Dunkin Donuts (National Pike Center) – 6100 Old Frederick Road
Baltimore County, Maryland 21228
Parking Lot Occupancy Study
T/C 3354

Dear Mr. Roberson:

As requested, Traffic Concepts, Inc. conducted a parking study to determine the actual number of parking spaces needed for the proposed Dunkin Donuts to be located at 6100 Old Frederick Road. The concept plan shows the proposed uses as a 2,250 gsf Dunkin Donuts store with drive-thru service and 3,250 gsf of retail space. The total parking spaces provided on the concept plan is 33.

This parking lot survey determined the actual parking usage patterns of a Dunkin Donuts store during the peak time periods. The peak parking demand periods were determined with data contained in the Institute of Transportation Engineers; Parking Generation, 4th Edition. The survey time periods and dates are listed below.

➤ Thursday	7/20/17	(7 a.m. – 9 a.m.)
➤ Thursday	7/20/17	(11 a.m. – 1 p.m.)
➤ Saturday	7/22/17	(7 a.m. – 1 p.m.)

The parking lot counts were conducted at a Dunkin Donuts/Baskin Robbins store located at 1614 Annapolis Road. The existing store size is approximately 3,450 gross square feet and provides 44 total parking spaces.

The peak hour parking demand was determined with actual counts and the existing building size. The table on the following page shows the actual parked vehicle count and parking demand. The complete parking occupancy counts were conducted in 15-minute intervals. The parking count data are included as an attachment.

Mr. David L. Roberson
August 11, 2017
Page 2 of 2

Table I
Existing Peak Period Parking Demand

DATE	Peak 15 Minute Time Period	Actual Count/ Existing Building Size (ksf)	Calculated Parking Demand per 1.0 ksf (parking spaces)
Thursday 7/20/17	7:00-9:00 AM	14/3.45	4
Thursday 7/20/17	11:00 AM-1:00 PM	13/3.45	4
Saturday 7/22/17	7:00 AM -1:00 PM	20/3.45	6

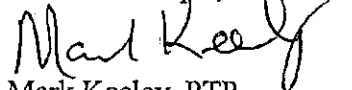
During the surveyed time periods at the Annapolis Road Dunkin Donuts store, the peak parking demand occurred during Saturday morning between 10:15 AM and 10:30 AM. As shown in the table, the peak hour Saturday demand was 20 occupied spaces or 6 parking spaces per 1.0 ksf.

Using this parking rate, the proposed 2,250 gsf Dunkin Donuts would require a maximum of 14 parking spaces (6 parking spaces x 2.25 ksf). The concept plan for the proposed Dunkin Donuts store shows 17 are assigned to the 3,259 gsf of retail space. Therefore, a total of 31 parking spaces would be needed for the proposed new Dunkin Donuts store location.

If you should wish to discuss this in more detail, please do not hesitate to contact our office. Thank you.

Sincerely,

Traffic Concepts, Inc.



Mark Keeley, PTP

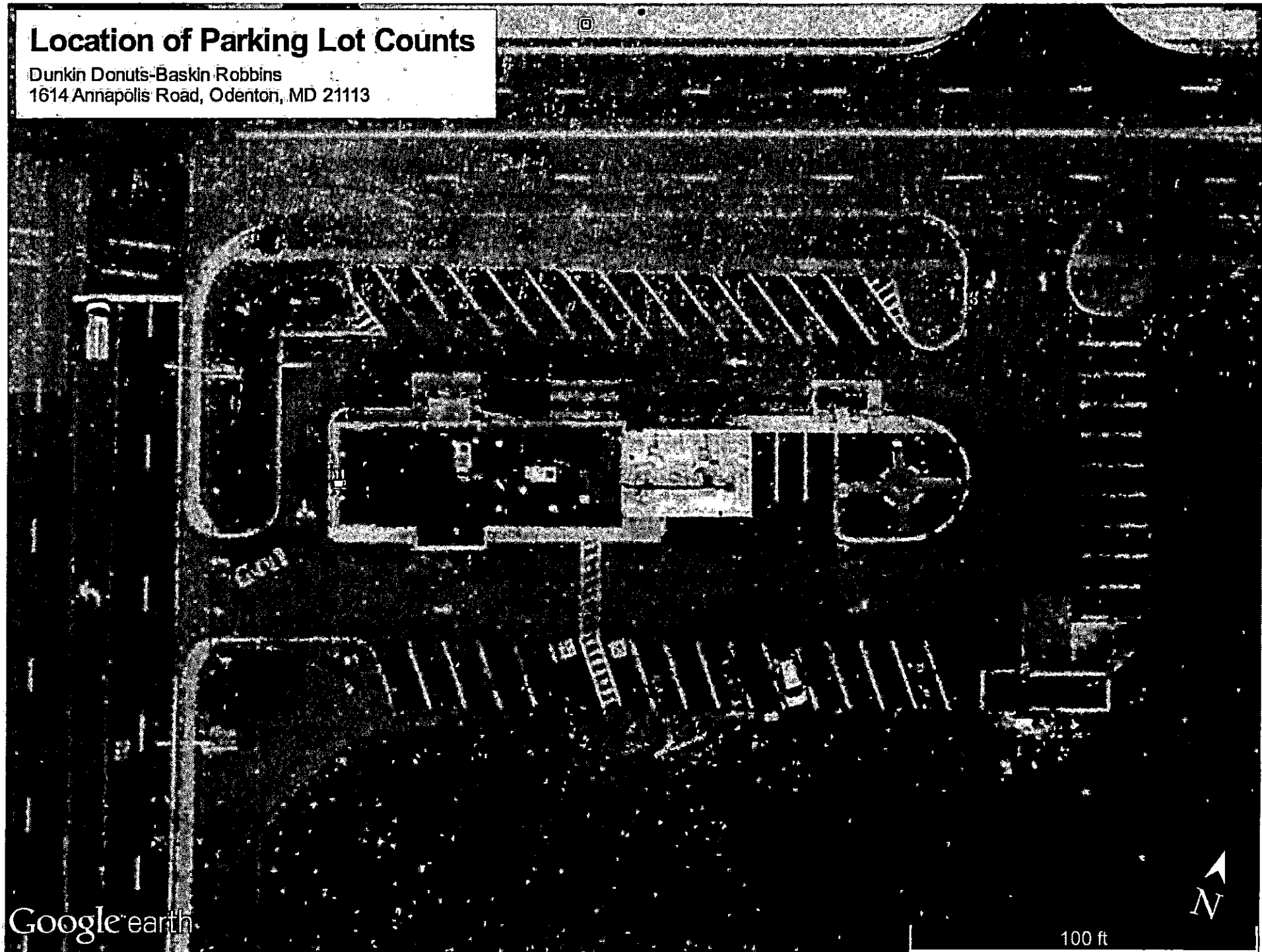
Project Manager

MKeeley@Traffic-Concepts.com

Enclosures: Parking Lot Occupancy Count Sheets
Aerial Photo (Site Count Location)
Concept Plan for Proposed Site

Location of Parking Lot Counts

Dunkin' Donuts-Baskin-Robbins
1614 Annapolis Road, Odenton, MD 21113



PARKING LOT OCCUPANCY COUNT

PARKING LOT: DUNKIN DONUTS
1614 ANNAPOLIS ROAD

COUNTY: ANNE ARUNDEL

COUNT BY: J. ROBERTSON

DATE: JULY 22, 2017

WEATHER: CLEAR

DAY: SATURDAY

TIME	CARS IN LOT	% OF LOT FILLED (44 TOTAL SPACES)
7:00-7:15	6	14%
7:15-7:30	9	20%
7:30-7:45	9	20%
7:45-8:00	8	18%
8:00-8:15	9	20%
8:15-8:30	10	23%
8:30-8:45	9	20%
8:45-9:00	13	30%
9:00-9:15	9	20%
9:15-9:30	8	18%
9:30-9:45	10	23%
9:45-10:00	10	23%
10:00-10:15	11	25%
10:15-10:30	20	45%
10:30-10:45	15	34%
10:45-11:00	14	32%
11:00-11:15	11	25%
11:15-11:30	12	27%
11:30-11:45	11	25%
11:45-12:00	13	30%
12:00-12:15	15	34%
12:15-12:30	10	23%
12:30-12:45	9	20%
12:45-1:00	9	20%

TRAFFIC CONCEPTS, INC.
7525 CONNELLEY DRIVE, SUITE B
HANOVER, MARYLAND 21076
(410) 760-2911 FAX (410) 760-2915
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

PARKING LOT OCCUPANCY COUNT

PARKING LOT: DUNKIN DONUTS
1614 ANNAPOLIS ROAD

COUNTY: ANNE ARUNDEL

COUNT BY: P. PIRMAN

DATE: JULY 20, 2017

WEATHER: CLEAR

DAY: THURSDAY

TIME	CARS IN LOT	% OF LOT FILLED (44 TOTAL SPACES)
7:00-7:15	9	20%
7:15-7:30	11	25%
7:30-7:45	12	27%
7:45-8:00	9	20%
8:00-8:15	14	32%
8:15-8:30	9	20%
8:30-8:45	12	27%
8:45-9:00	11	25%
11:00-11:15	10	23%
11:15-11:30	10	23%
11:30-11:45	13	30%
11:45-12:00	9	20%
12:00-12:15	11	25%
12:15-12:30	8	18%
12:30-12:45	6	14%
12:45-1:00	7	16%

TRAFFIC CONCEPTS, INC.
7525 CONNELLEY DRIVE, SUITE B
HANOVER, MARYLAND 21076
(410) 760-2911 FAX (410) 760-2915
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

BLDG

Baltimore Land Design Group, Inc.
Consulting Engineers

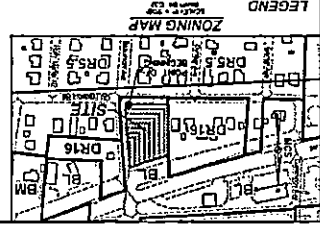
PETITIONS FOR ZONING HEARING FOR VARIANCES

THE FOLLOWING PETITIONERS ARE REQUESTING VARIANCES FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT THE VARIANCES REQUESTED FOR THE PROJECTS DESCRIBED BELOW.

- SECTION 1. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 2. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 3. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 4. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
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- SECTION 6. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 7. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 8. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 9. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.
- SECTION 10. THE PETITIONERS REQUEST THAT THE ZONING BOARD GRANT A VARIANCE FROM THE ZONING ORDINANCES OF BALTIMORE COUNTY, MARYLAND, FOR THE PROPOSED PROJECTS DESCRIBED BELOW.

ZONING HISTORY

DATE	DESCRIPTION
1960	RECEIVED
1961	RECEIVED
1962	RECEIVED
1963	RECEIVED
1964	RECEIVED
1965	RECEIVED
1966	RECEIVED
1967	RECEIVED
1968	RECEIVED
1969	RECEIVED
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2020	RECEIVED
2021	RECEIVED
2022	RECEIVED
2023	RECEIVED
2024	RECEIVED
2025	RECEIVED



PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me by the petitioner.

DATE: 10/10/2024
SIGNATURE: [Signature]
TITLE: PROFESSIONAL ENGINEER

OWNER

AVADHUT DONUTS, LLC
100 CHATELAIN BLVD. #100
BETHESDA, MD 20814
PHONE: 301-291-5800
FAX: 301-291-5801

DEVELOPER / APPLICANT

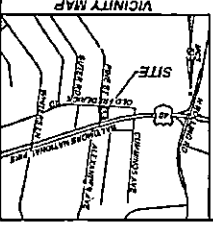
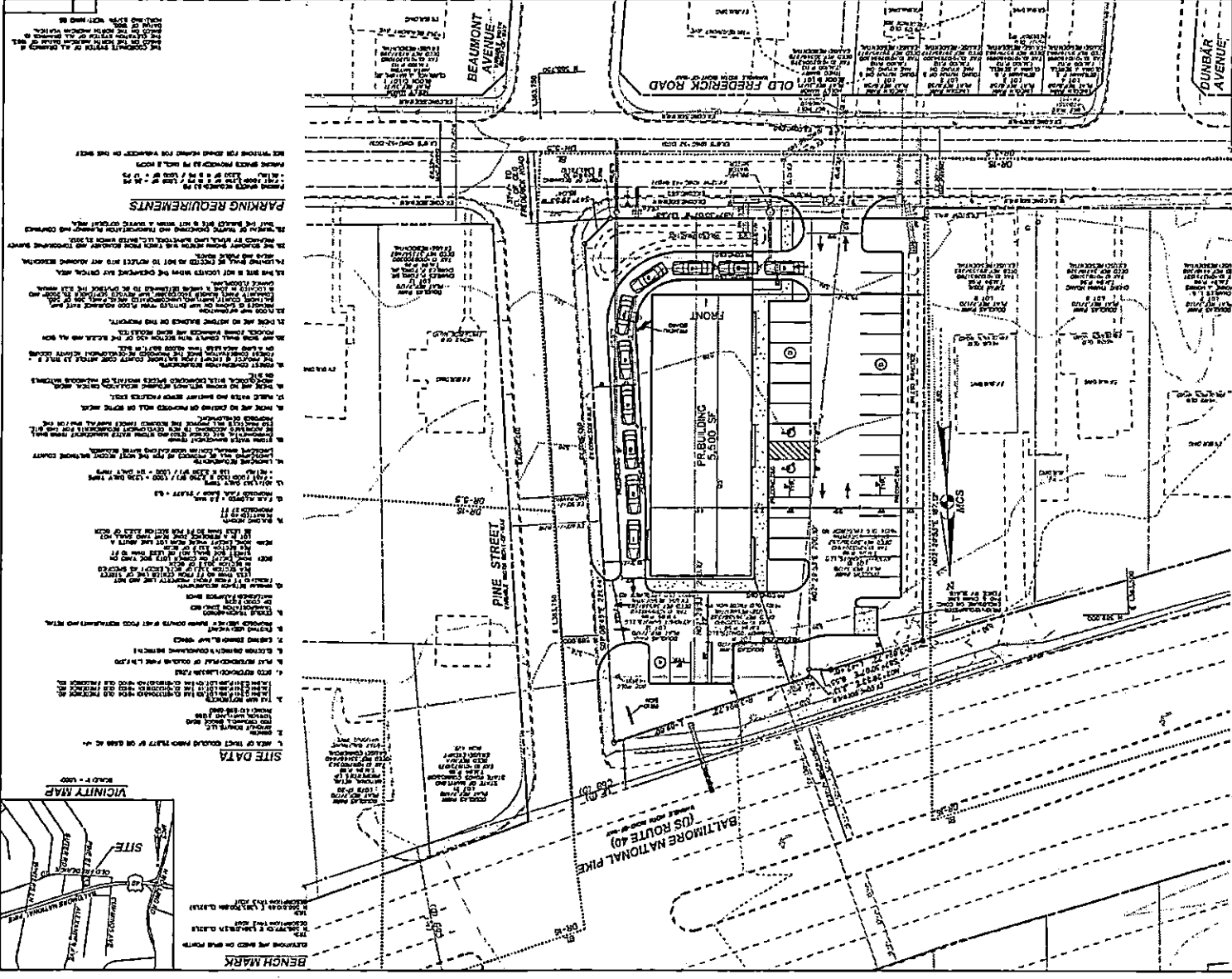
AVADHUT DONUTS, LLC
100 CHATELAIN BLVD. #100
BETHESDA, MD 20814
PHONE: 301-291-5800
FAX: 301-291-5801

PLAN TO ACCOMPANY PETITIONS FOR ZONING HEARING FOR VARIANCES

NATIONAL PIKE CENTER

SHEET 1 OF 1

DATE: 10/10/2024
DRAWN BY: [Name]
CHECKED BY: [Name]



SITE DATA

DATE: 10/10/2024
DRAWN BY: [Name]
CHECKED BY: [Name]

John C. Povalac, P.E.

4587 Rolling Meadows Way
Ellicott City, Maryland 21043
410-672-6693

Professional Registration

Licensed Professional Engineer in the State of Maryland (2002)
PE 27742

Education

Bachelor of Science in Engineering, Civil Engineering Systems with minor in Environmental Studies, University of Pennsylvania, School of Engineering and Applied Sciences, Philadelphia, PA, May 1996.

Summary of Qualifications

- Licensed professional engineer with over 21 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, project coordination with department staff and supervision of design team, preparation of proposal, budget management, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
- Strengths in site planning and design, grading design and analysis, storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, water and wastewater system design, and roadway design.
- Knowledge and experience with preparation of drawings using CADD.

Work Experience:

December 2010 - present

Project Manager. Baltimore Land Design Group, Inc.,
Hunt Valley, Maryland.

Responsible for overall engineering and administrative tasks including project coordination with department staff and supervision of design team, preparation of proposals and budget management. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.

July 2009 – December 2010	Project Manager. Patton Harris Rust and Associates, pc, Columbia, Maryland. Responsible for project coordination with department staff and supervision of design team, preparation of proposals and budget management. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
June 2007 – July 2009	Project Manager. John E. Harms, Jr. & Associates, Inc., Pasadena, Maryland. Responsible for project coordination with department staff and supervision of design team. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
March 2001 – June 2007	Project Engineer, Baltimore Land Design Group, Inc., Hunt Valley, Maryland. Responsible for obtaining regulatory land-use plan approvals and permits, project coordination with clients and design consultant teams, and construction supervision. Performed site planning and design, grading design and analysis, storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, water and wastewater system design, and roadway design.
July 1996 - March 2001	Engineer, George William Stephens, Jr. and Associates, Inc., Towson, Maryland. Responsible for storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, and grading design and analysis. Duties included obtaining regulatory land-use plan approvals and permits.
June 1996 - July 1998	Engineer / Inspection Supervisor, Ferriero Engineering, Inc. Chester, New Jersey. Responsible for site planning and design, grading design, and water and wastewater system design. Performed and supervised inspection crew for various municipal and private construction projects.

Case No.:

2018-0023-SPHA

Exhibit Sheet

Petitioner/Developer

DW
9-19-17

Protestant

DW
10-20-17

No. 1	Plan	
No. 2	Letter dated 7-25-17 Sally Malena	
No. 3	Email 8-9-2017 Lloyd Moxley	
No. 4	Decibel readings for microphone/speaker	
No. 5	Signage detail	
No. 6	6A > Elevations 6B	
No. 7	Color exhibit - proposed conditions	
No. 8	Schematic landscape plan	
No. 9	Lighting plan	
No. 10	Aerial exhibit	
No. 11	Keely resume stat Keely resume ←	
No. 12	Photos Parking space study	

13) Parking study

14) Povalac resume

Human & Rohde Inc.
Landscape architects/land planners

JOHN C. ROHDE, RLA
SALLY MALENA, RLA
LYNETTE PINHEY, RLA

512 VIRGINIA AVENUE
TOWSON, MD 21286
TEL: (410) 825-3885
FAX: (410) 825-3887

July 25, 2017

Mr. Arnold Jablon, Director
Department of Permits, Approval & Inspections
111 West Chesapeake Avenue, Room 119
Towson, Maryland 21204

Re: **Request for modification** to the Landscape Manual
For Dunkin Donuts at 6100 Old Frederick Road, Catonsville, MD 21228

Dear Mr. Jablon:

We are requesting a modification/waiver to Conditions B, F, and H of the Landscape Manual for the above referenced project. The proposed is for a Dunkin Donuts Carry Out Restaurant on Old Frederick Road, Pine Street and Baltimore National Pike (US Route 40).

1. Condition B requires islands in the parking lots to be a minimum of 9' wide.
 - All but one island exceeds 9 feet. The one island that separates the dumpster from a parking space is 4 feet wide.
2. Condition F requires a 10 foot landscape strip between the paved service drive and the property line for sites that are less than one acre.
 - The plan is showing an 8 foot landscape strip between the service drive and the property line along Pine Street.
3. Condition H requires 10 feet between the property line and a dumpster.
 - The proposed dumpster location will be 8.0' feet off the northern property line.

The existing site is currently an open lawn area adjoining Baltimore National Pike (US Rte. 40) on the north side, Pine Street on the east, Old Frederick Road to the south and an existing residence to the west. There are existing sidewalks along all the adjoining roads and overhead utilities along US Rte. 40. The site was rezoned from DR 5.5 to BL during the 2008 CZMP process (Issue 1-012). The properties to the west are zoned DR 16 and to the south and east DR 5.5. & 16. Properties on the north side of Baltimore National Pike are zoned BL.

The proposed use requires a service lane to function efficiently; we are proposing a double row of evergreen shrubs with canopy trees to help screen the service lane from Pine Street. A board on board fence is proposed for the west side of the property to screen the adjacent residence from

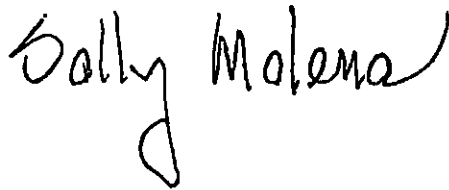
2

the parking and the SWM facilities will be planted with shrubs and trees to provide further screening. The dumpster is only 8 feet from the property line, but it is 20 feet away from the sidewalk along US Rte. 40 and will be sufficiently screened from view with plantings and an enclosure.

We believe the design solution that we are proposing addresses the intent of the landscape Manual.

Mr. Arnold Jablon, Director Department of Permits, Approval, & Inspections

Sincerely,

A handwritten signature in black ink that reads "Sally Malena". The signature is written in a cursive, flowing style. The "S" is large and loops around the "ally". The "Malena" is written in a similar cursive script, with a long, sweeping tail on the "a".

Sally Malena
Human & Rohde, Inc.

Lawrence Schmidt

From: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Sent: Wednesday, August 09, 2017 11:15 AM
To: Lawrence Schmidt; Jenifer G. Nugent; Dennis Wertz; Jeff Mayhew
Cc: Alyssa Moyers; Chris Corey
Subject: RE: Dunkin Donuts (Old Frederick Road) Case 2018-023

Larry,

Staff is currently developing ZAC comments for this case. Landscaping and architectural elevations would be appreciated at their earliest availability. Staff is focused on the extent and effectiveness of the proposed landscaping in mitigating impacts on the surrounding residences. Please be aware that the Department is reviewing this ZAC proposal within the context of materials submitted to it during the 2008 CMDP in support of Issue # 1-012 and in particular the landscaping illustrative for the site.

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

PETITIONER'S

EXHIBIT NO.

3

From: Lawrence Schmidt [mailto:lschmidt@sgs-law.com]
Sent: Tuesday, August 08, 2017 2:26 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; Dennis Wertz <dwertz@baltimorecountymd.gov>; Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Cc: Alyssa Moyers <amoyers@sgs-law.com>; Chris Corey <ccorey@sgs-law.com>
Subject: Dunkin Donuts (Old Frederick Road) Case 2018-023

Jen, Dennis and Lloyd: I wanted to let you (the Planning Office) know that I have reached out to Councilman Quirks' office and that he is hosting a meeting with us (the developer, engineer and myself) next week with a number of the "interested" community folks for the above. Margaret in his office indicated that she had received several calls about the matter and has a handle on the appropriate people to invite. The meeting is scheduled for next week (the 15th) at Councilman Quirks' office in Catonsville. Margaret indicated to me that representatives attending were from Holly Manor and Concerned Citizens of Catonsville

Also, FYI, we are finalizing a landscape plan and will send that over to you when done. Also, you had asked for some revised building elevation drawings and I will get those to you when available. When are you issuing your ZAC comment?

Also, I have checked and cannot verify that a covenant was ever recorded when this property was rezoned as part of the 2008 CZMP. I have found copies of letters referencing a possible covenant but cannot locate any final version of such a document and anything in the Land Records.

Let me know the date when you would need the plans and elevation drawings and I'd like a heads up on any issues that might be in your comment.

Thanks..

Larry Schmidt

Lawrence E. Schmidt | Partner

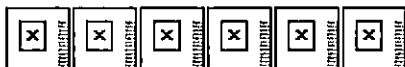
SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

lschmidt@sgs-law.com | www.sgs-law.com

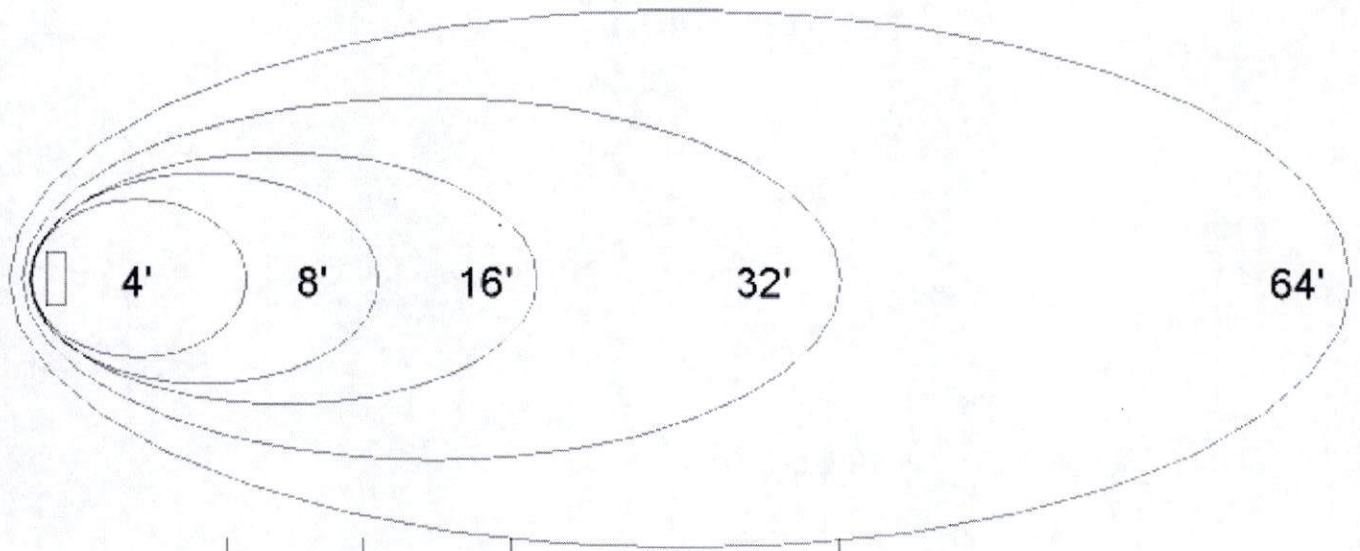
This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this e-mail in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Net. 4



Sound Pressure Level

Distance	Sound Pressure Level (dB)
4'	68 dB
8'	60 dB
16'	54 dB
32'	48 dB
64'	40 dB

CASE NAME JUNKIE POWERS
CASE NUMBER 2018-23 SP4A
DATE 9/14/17

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE 9-14-2018

[illegible]

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

DEVELOPMENT PLANS REVIEW

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

7/25

DEPS

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

NO COMMENT

FIRE DEPARTMENT

9-12

PLANNING

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

Comment

7/24

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/24/17

SIGN POSTING

Date:

8/24/17

by

O'Keefe

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 - 01 Account Number - 0119510740			
Owner Information					
Owner Name:		AVADHUT DONUTS LLC		Use:	RESIDENTIAL
Mailing Address:		1100 CROMWELL BRIDGE RD TOWSON MD 21286-		Principal Residence:	NO
				Deed Reference:	/38636/ 00282
Location & Structure Information					
Premises Address:		6100 OLD FREDERICK RD 0-0000		Legal Description:	PT LT 12 NW COR PINE STREET DOUGLAS PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0094	0024	0096		0000	
					Block:
					12
					Lot:
					2016
					Assessment Year:
					Plat No:
					Plat Ref:
					0007/ 0170
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			8,118 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
Land:		52,600	52,600		
Improvements		0	0		
Total:		52,600	52,600	52,600	52,600
Preferential Land:		0			0
Transfer Information					
Seller: PIRZADEH ABDOLLAH S		Date: 01/20/2017		Price: \$900,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /38636/ 00282		Deed2:	
Seller: SMITH HELEN		Date: 10/02/1992		Price: \$1	
Type: ARMS LENGTH IMPROVED		Deed1: /09392/ 00678		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application		Date:			

Carl Richards Jr

From: Bryan Sheppard
Sent: Wednesday, August 09, 2017 4:24 PM
To: Carl Richards Jr
Subject: FW: Information for 18-023

Carl,

Do we know when the hearing is scheduled for on this request?

Bryan

From: Darryl D Putty
Sent: Wednesday, August 09, 2017 12:17 PM
To: Bryan Sheppard <Bsheppard@baltimorecountymd.gov>
Cc: Donald Brand <dbrand@baltimorecountymd.gov>
Subject: RE: Information for 18-023

Bryan,

This is a case for a Special hearing and Variance hearing set for September 14, 2017. These are handled by the Zoning office. The Case no. is 2018-0023-SPHA. I have made copies of what is in the file so far. If you need additional information contact the Zoning office at x3391.

Darryl

Darryl D. Putty
Project Manager
Development Management
111 W. Chesapeake Avenue, Rm. 123
Towson, Maryland 21204
Phone: 410-887-0716
E-mail: dputty@baltimorecountymd.gov

From: Bryan Sheppard
Sent: Wednesday, August 09, 2017 11:06 AM
To: Darryl D Putty <DPutty@baltimorecountymd.gov>
Cc: Donald Brand <dbrand@baltimorecountymd.gov>
Subject: RE: Information for 18-023

Yes sir.

From: Darryl D Putty
Sent: Wednesday, August 09, 2017 10:48 AM
To: Bryan Sheppard <Bsheppard@baltimorecountymd.gov>

Cc: Donald Brand <dbrand@baltimorecountymd.gov>

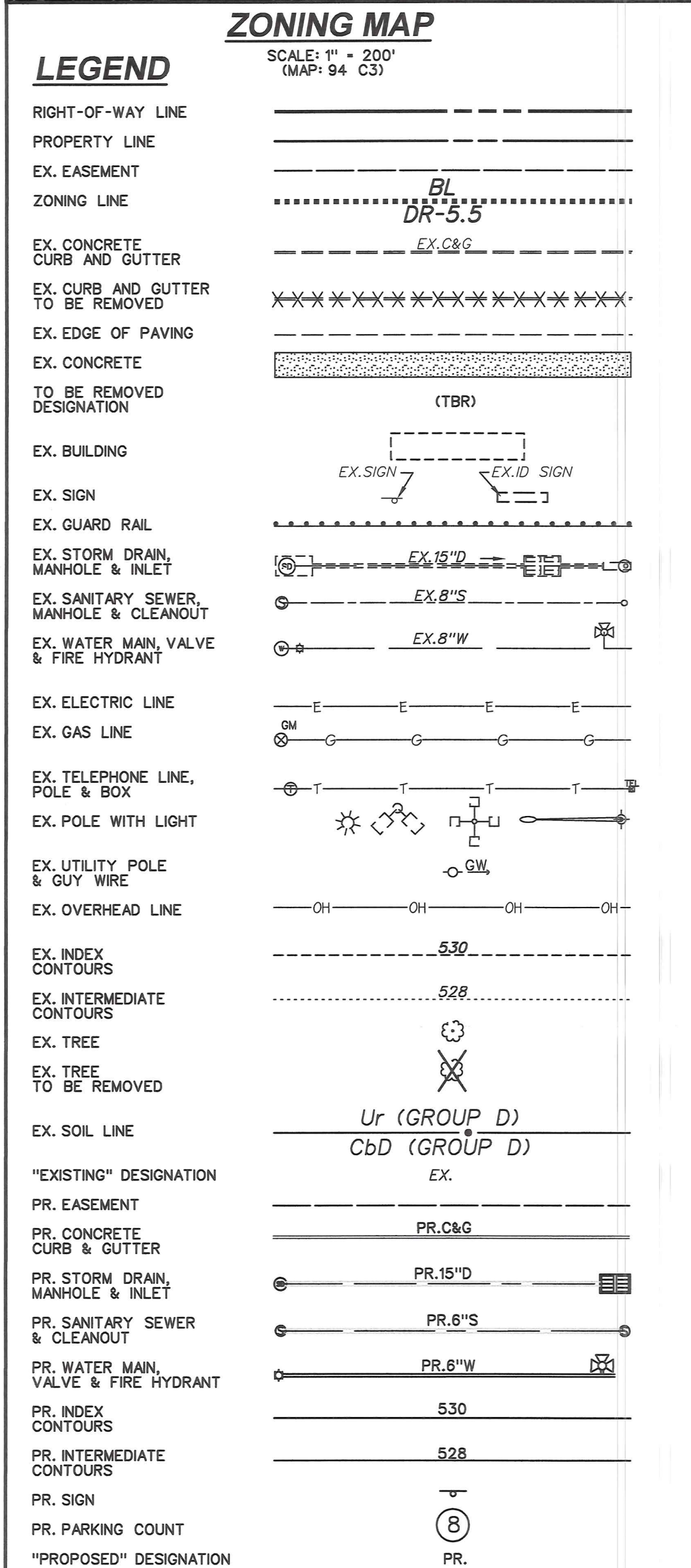
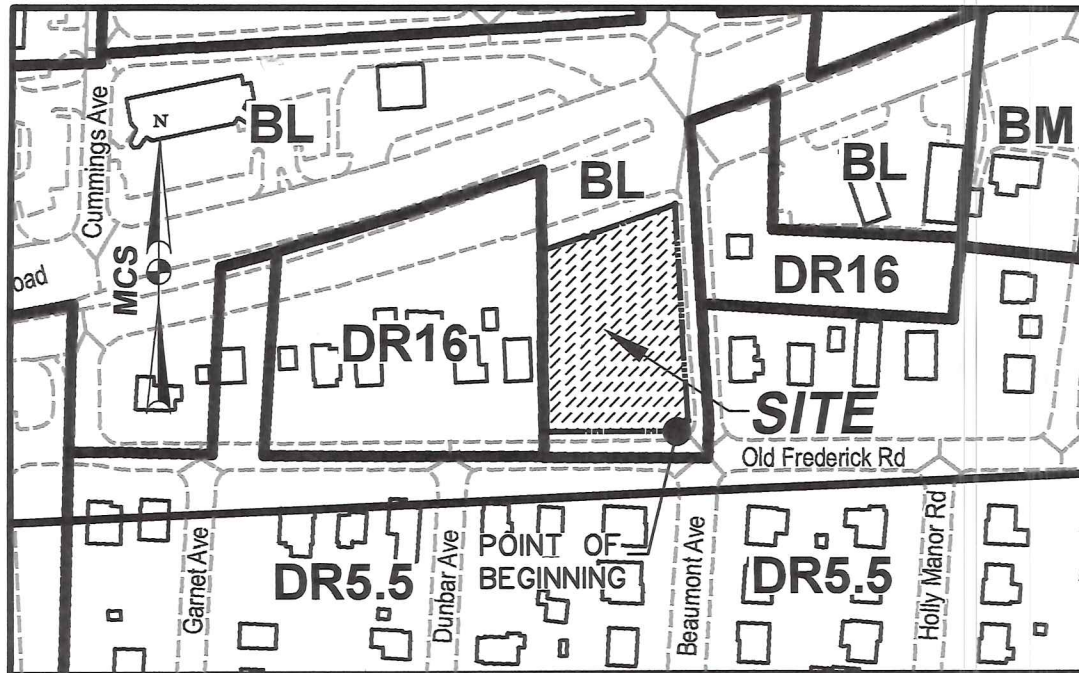
Subject: Information for 18-023

Hi Bryan

I was forwarded your email regarding the above. I need additional information to verify that I have located what you are looking for. Is the subject site located at 6100-6104 Old Frederick Road?

Darryl Putty

Darryl D. Putty
Project Manager
Development Management
111 W. Chesapeake Avenue, Rm. 123
Towson, Maryland 21204
Phone: 410-887-0716
E-mail: dputty@baltimorecountymd.gov



NOTE: THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

PETITIONS FOR ZONING HEARING

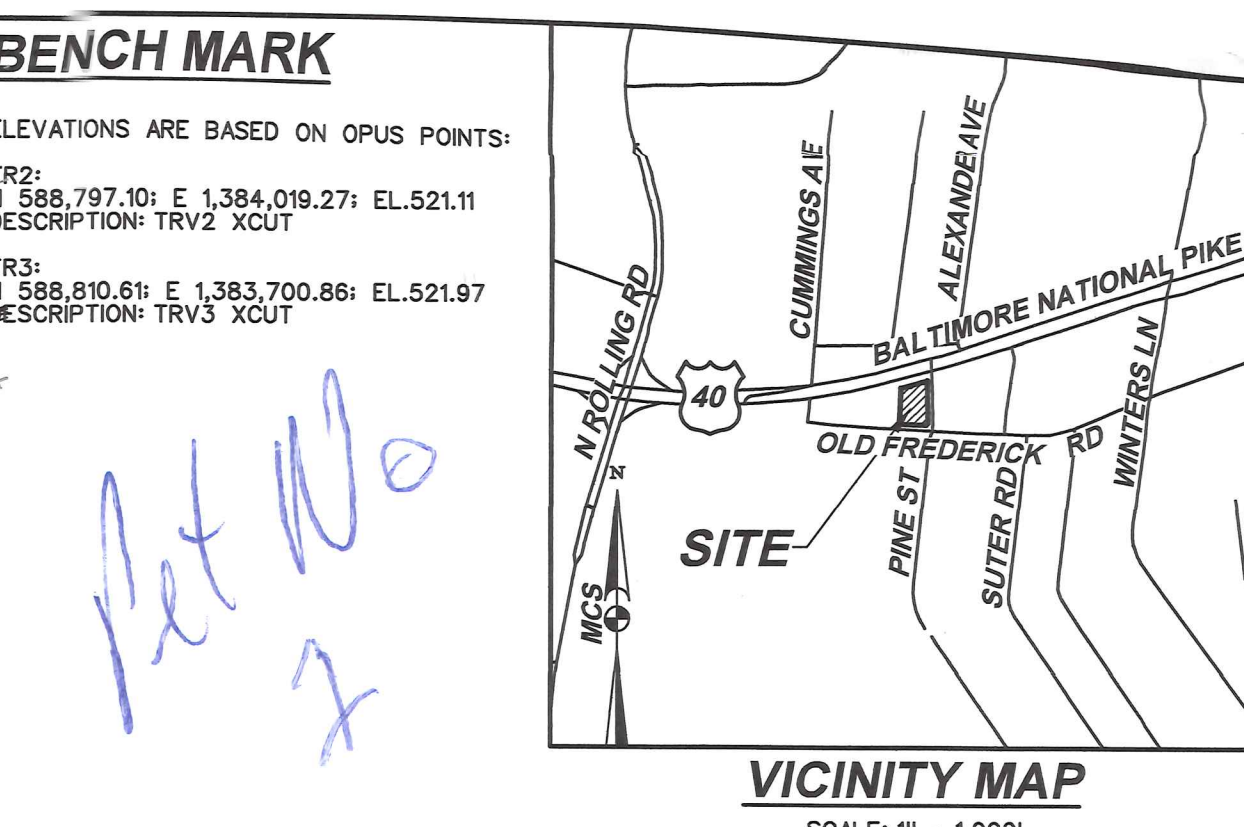
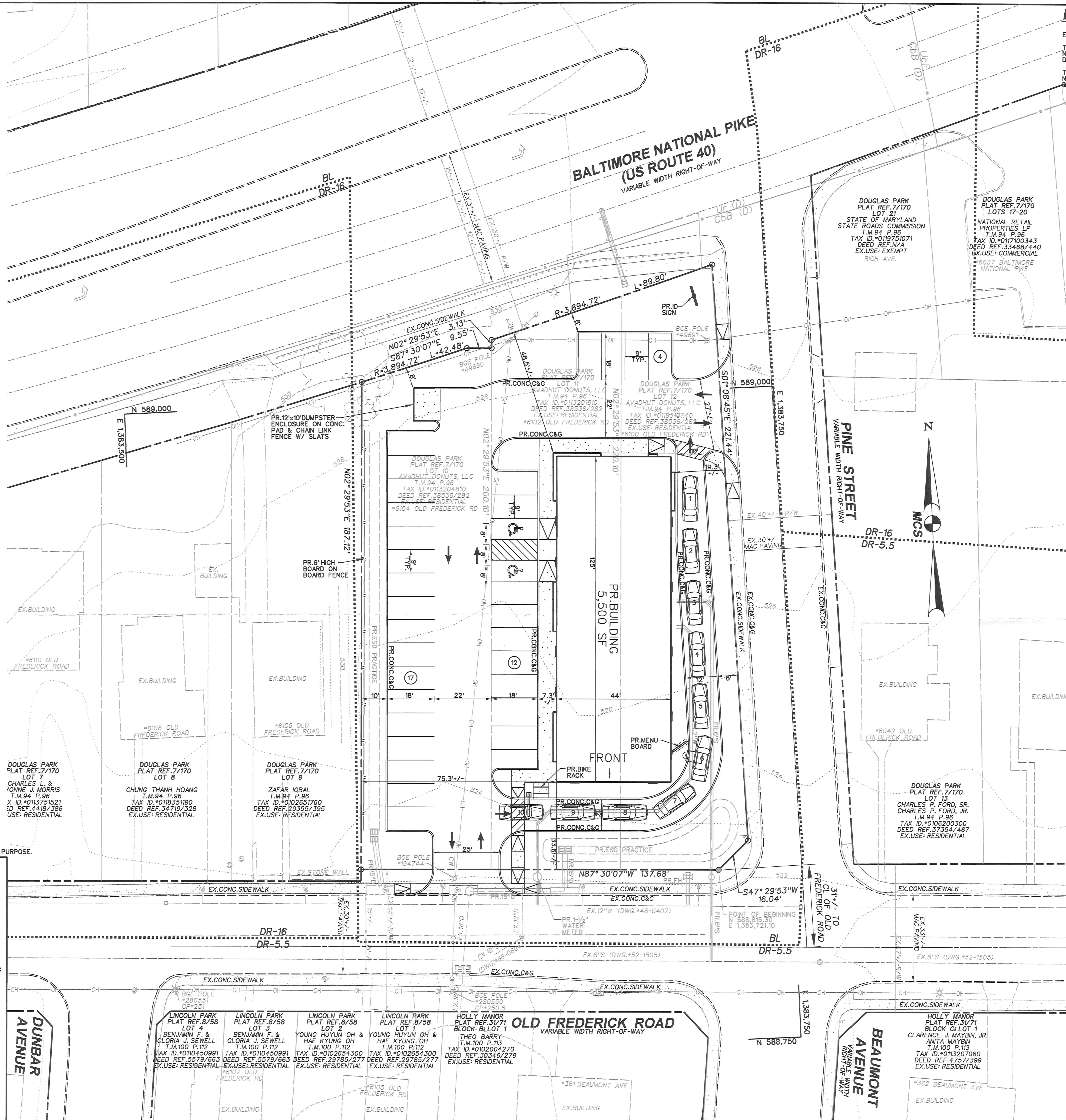
PETITIONS FOR ZONING HEARING FOR SPECIAL HEARING AND VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR):

SPECIAL HEARING:

- TO APPROVAL A MODIFIED PARKING PLAN AS SHOWN ON THE ATTACHED SITE PLAN PURSUANT TO BCZR SECTION 409.12.B, MODIFYING THE FOLLOWING BCZR SECTION 409 PROVISIONS:
 - SECTION 409.8.A.2 OF THE BCZR TO PERMIT 33 PARKING SPACES IN LIEU OF THE REQUIRED 53 PARKING SPACES.
 - SECTION 409.8.A.1 OF THE BCZR TO ALLOW CERTAIN MODIFICATIONS TO LANDSCAPE MANUAL STANDARDS, IF DETERMINED TO BE NECESSARY.
 - SECTION 409.8.A.4 TO ALLOW CERTAIN MODIFICATIONS TO ALLOW PARKING SPACES FROM PUBLIC STREET RIGHT-OF-WAY LINES OF 8 FT IN LIEU OF THE REQUIRED 10 FT.
 - SECTION 409.10.A OF THE BCZR TO PERMIT 4 STACKING SPACES BEHIND MENU BOARD IN LIEU OF THE REQUIRED 5 SPACES.
 - SECTION 409.10.B OF THE BCZR TO PERMIT DRIVE-THRU LANE TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE FACILITY.
 - SECTION 409.11 OF THE BCZR TO ALLOW FOR MODIFIED PARKING LOT WHICH DOES NOT PROVIDE A SEPARATE AREA FOR LOADING / UNLOADING.
- FOR SUCH OTHER FURTHER RELIEF, AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

VARIANCE RELIEF:

- SECTION 450.4 OF THE BCZR, ATTACHMENT 1, 3(a)(VII) TO PERMIT TWO DIRECTIONAL SIGNS OF 11.08 FT. IN HEIGHT IN LIEU OF THE PERMITTED 8 FT, IF NECESSARY.
- FOR SUCH OTHER FURTHER RELIEF, AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.



SITE DATA

- AREA OF TRACT (DOUGLAS PARK): 29,877 SF OR 0.686 AC +/-
- OWNER: AVADHUT DONUTS, LLC, 100 CROWMELL BRIDGE ROAD, TOWSON, MD 21286, PHONE: 410-598-5990
- TAX MAP REFERENCES: T.M.94: G.24: P.96: LOT.10: TAX ID: *0113204810; *6104 OLD FREDERICK RD. T.M.94: G.24: P.96: LOT.11: TAX ID: *0113204810; *6102 OLD FREDERICK RD. T.M.94: G.24: P.96: LOT.12: TAX ID: *0113204810; *6100 OLD FREDERICK RD.
- DEED REFERENCE: L.38536; F.282
- PLAT REFERENCE: PLAT OF DOUGLAS PARK L.7: F.170
- ELECTION DISTRICT: 1 COUNCILMANIC DISTRICT: 1
- EXISTING ZONING: BL, MAP *094C3
- EXISTING USE: VACANT PROPOSED USE: NEW DUNKIN DONUTS (FAST FOOD RESTAURANT) AND RETAIL
- CENSUS TRACT: 400900, TRANSPORTATION ZONE: 882, ZIP CODE: 21228, WATERSHED: PATAPSCO RIVER
- MINIMUM SETBACK REQUIREMENT: FRONT: 10 FT FROM FRONT PROPERTY LINE AND NOT LESS THAN 40 FT FROM CENTER LINE OF STREET PER SECTION 232.1 OF BCZR, EXCEPT AS SPECIFIED IN SECTION 303.2 OF BCZR. SIDE: NONE EXCEPT ON CORNER LOTS SIDE YARD ON STREET SIDE SHALL NOT BE LESS THAN 10 FT PER SECTION 232.2 OF BCZR. REAR: NONE EXCEPT WHERE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE REAR YARD SHALL NOT BE LESS THAN 20 FT PER SECTION 232.3 OF BCZR
- BUILDING HEIGHT: PERMITTED: 40 FT, PROPOSED: 25 FT
- F.A.R. ALLOWED: 3.0 MAX, PROPOSED F.A.R. 5,500 / 29,877 = 0.2
- LANDSCAPE REQUIREMENTS: LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL. CERTAIN MODIFICATIONS MAY BE REQUIRED.
- STORM WATER MANAGEMENT (SWM): ENVIRONMENTAL SITE DESIGN (ESD) AND STORM WATER MANAGEMENT (SWM) SHALL BE ADDRESSED ACCORDING TO NEW DEVELOPMENT REQUIREMENTS FOR THIS SITE. ESD PRACTICES WILL PROVIDE THE REQUIRED TARGET RAINFALL (P) FOR THE PROPOSED DEVELOPMENT.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS: THE PROJECT IS EXEMPT FROM BALTIMORE COUNTY CODE ARTICLE 33 TITLE 6 - FOREST CONSERVATION, SINCE THE PROPOSED RE-DEVELOPMENT ACTIVITY OCCURS ON A LAND AREA LESS THAN 40,000 SQ.FT. IN SIZE.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION: PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 386 OF 580, COMMUNITY PANEL NUMBER 2400100386F, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERCTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MTPLS, LAND SURVEYORS, LLC., DATED MARCH 21, 2017.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

PARKING REQUIREMENTS

- PARKING SPACES REQUIRED: 53 PS
- FAST FOOD: 2,250 SF @ 5 PS / 1,000 SF = 36 PS
- RETAIL: 3,250 SF @ 5 PS / 1,000 SF = 17 PS
- PARKING SPACES PROVIDED: 33 PS (INCL. 2 HDOP)
- BICYCLE PARKING REQUIRED: 53 x 0.04 = 3 SPACES
- BICYCLE PARKING PROVIDED: 3 SPACES

SEE "PETITIONS FOR ZONING HEARING FOR VARIANCES" ON THIS SHEET

ZONING HISTORY

THIS SITE WAS REZONED FROM DR-5.5 TO BL DURING THE 2008 CZMP PROCESS (ISSUE 1-012)

DEVELOPMENT NOTES

DEVELOPMENT IS LOCATED WITHIN BALTIMORE NATIONAL PIKE COMMERCIAL REVITALIZATION AREA.

DEVELOPMENT APPROVALS

NONE

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91; VERT: NAVD 88

BLDG Baltimore Land Design Group, Inc. Consulting Engineers 230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031 PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM		OWNER AVADHUT DONUTS, LLC 1100 CROWMELL BRIDGE RD TOWSON MD 21286 PHONE 410-598-5990 EMAIL HITESH@BMGH.NET	DEVELOPER / APPLICANT AVADHUT DONUTS, LLC 1100 CROWMELL BRIDGE RD TOWSON MD 21286 PHONE 410-598-5990 EMAIL HITESH@BMGH.NET	<table><tr><th colspan="4">REVISIONS</th></tr><tr><th>DATE</th><th>NO.</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REVISIONS				DATE	NO.	DESCRIPTION	BY													PLAN TO ACCOMPANY PETITIONS FOR ZONING HEARING FOR SPECIAL HEARING AND VARIANCE RELIEF NATIONAL PIKE CENTER 6100 OLD FREDERICK ROAD CATONSVILLE, MARYLAND 21228 BALTIMORE COUNTY, MARYLAND SCALE: 1" = 20'	<table><tr><td>DRAWING NO.</td></tr><tr><td>V-1</td></tr><tr><td>SHEET 1 OF 1</td></tr></table>	DRAWING NO.	V-1	SHEET 1 OF 1
		REVISIONS																											
DATE	NO.	DESCRIPTION	BY																										
DRAWING NO.																													
V-1																													
SHEET 1 OF 1																													
HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, JOHN C. POVALAC, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27742, EXPIRATION DATE: JULY 18, 2018.				ELECTION DISTRICT: 1, C1 DATE: JULY 17, 2017																									



3 Rte. 40 Hwy Elevation
Scale: 3/16" = 1'-0"



3 D/T Entry Elevation — Old Frederick Rd. Elevation
Scale: 3/16" = 1'-0"



1 Parking Elevation
Scale: 3/16" = 1'-0"

DUNKIN' BRANDS™

GREATER
POTOMAC
ASSOCIATES
Gatherburg, MD 20877
Phone: (301) 840-1516 Fax: (301) 512-2212
15918 Lurline Drive
Phone: (301) 840-1516

DESIGNER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PROJECTS. THIS SEAL IS VALID FOR THE STATE OF MARYLAND. THE SEAL IS VALID FOR THE STATE OF MARYLAND. THE SEAL IS VALID FOR THE STATE OF MARYLAND.

CATONSVILLE NATIONAL PIKE CENTER
6100 OLD FREDERICK ROAD
CATONSVILLE, MD. 21228
BALTIMORE COUNTY

DATE 11 August 2017

SCALE As Shown

REVISIONS

DRAWING NO.

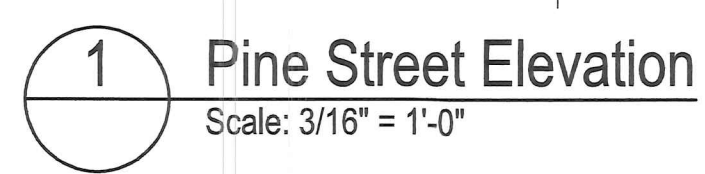
A-5

JOB NO.

177GP0411

FILE NO.

Red GA

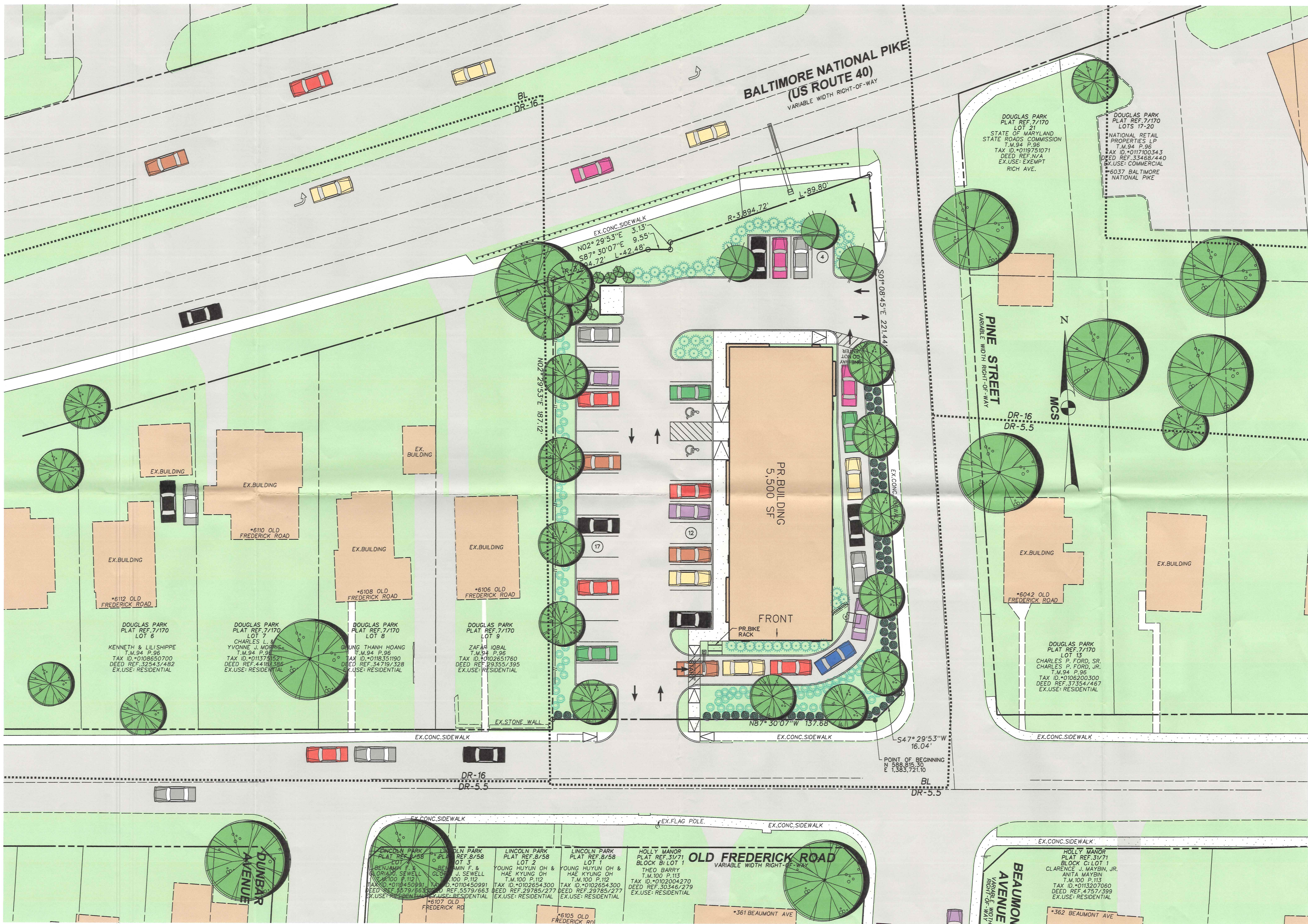


JOB NO. 17GP0411

**GREATER
POTOMAC
ASSOCIATES**

15916 Luanne Drive
Gaithersburg, MD 20877
Phone (301) 840-1616
Fax (301) 519-2212

AT THESE DOCUMENTS
2. APPROVED BY M
LICENSED ARCHIT
ARYLAND. LICEN
EXPIRATION DATE 20



VICINITY MAP
SCALE: 1" = 1,000'

Handwritten signature/initials

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

PROFESSIONAL CERTIFICATION
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OWNER
AVADHUT DONUTS, LLC
1100 CROWWELL BRIDGE RD
TOWSON MD 21286
PHONE 410-598-5990
EMAIL HITESH@BMGH.NET

DEVELOPER / APPLICANT
AVADHUT DONUTS, LLC
1100 CROWWELL BRIDGE RD
TOWSON MD 21286
PHONE 410-598-5990
EMAIL HITESH@BMGH.NET

REVISIONS			
DATE	NO.	DESCRIPTION	BY

COLOR EXHIBIT - PROPOSED CONDITIONS
NATIONAL PIKE CENTER
6100 OLD FREDERICK ROAD
CATONSVILLE, MARYLAND 21228

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT: 1, C1
DATE: AUGUST 15, 2017

DRAWING NO.
C-2
SHEET 2 OF 2

LANDSCAPE NOTES

Plant Identification: All plants shall be properly marked for identification and checking.

List of Plant Materials: The Contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

Plant Quantity: All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANSI z60.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Plant Spacing: Plant spacing is to scale on the plan or as shown on the plant list.

Soil Mix: Soil mix will be 2/3 existing soil and 1/3 leaf mold or equal organic material, thoroughly mixed and homogenized.

Ball Size: The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard for Nursery Stock, ANSI z60.1, latest edition.

Excavation: Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. A 2" layer of organic material (i.e., leaf mold) will be incorporated into plant beds by tilling again.

Planting: Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

Transplanting Trees by Tree Machines: Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

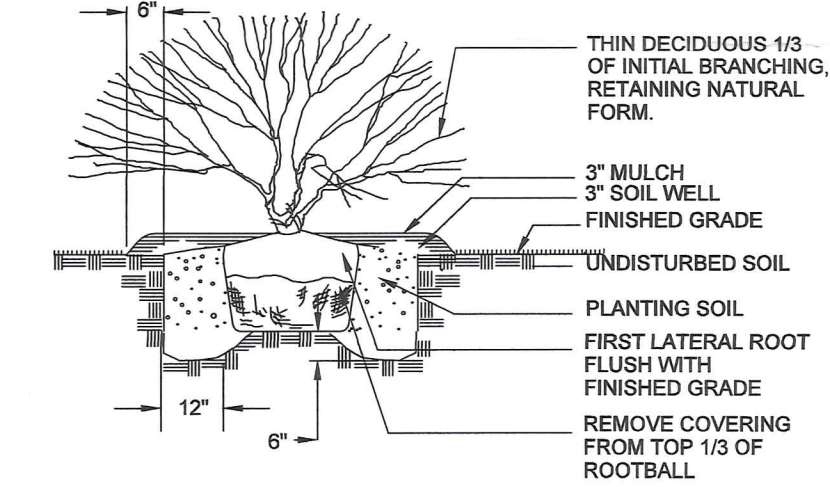
Cultivation: All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance: The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

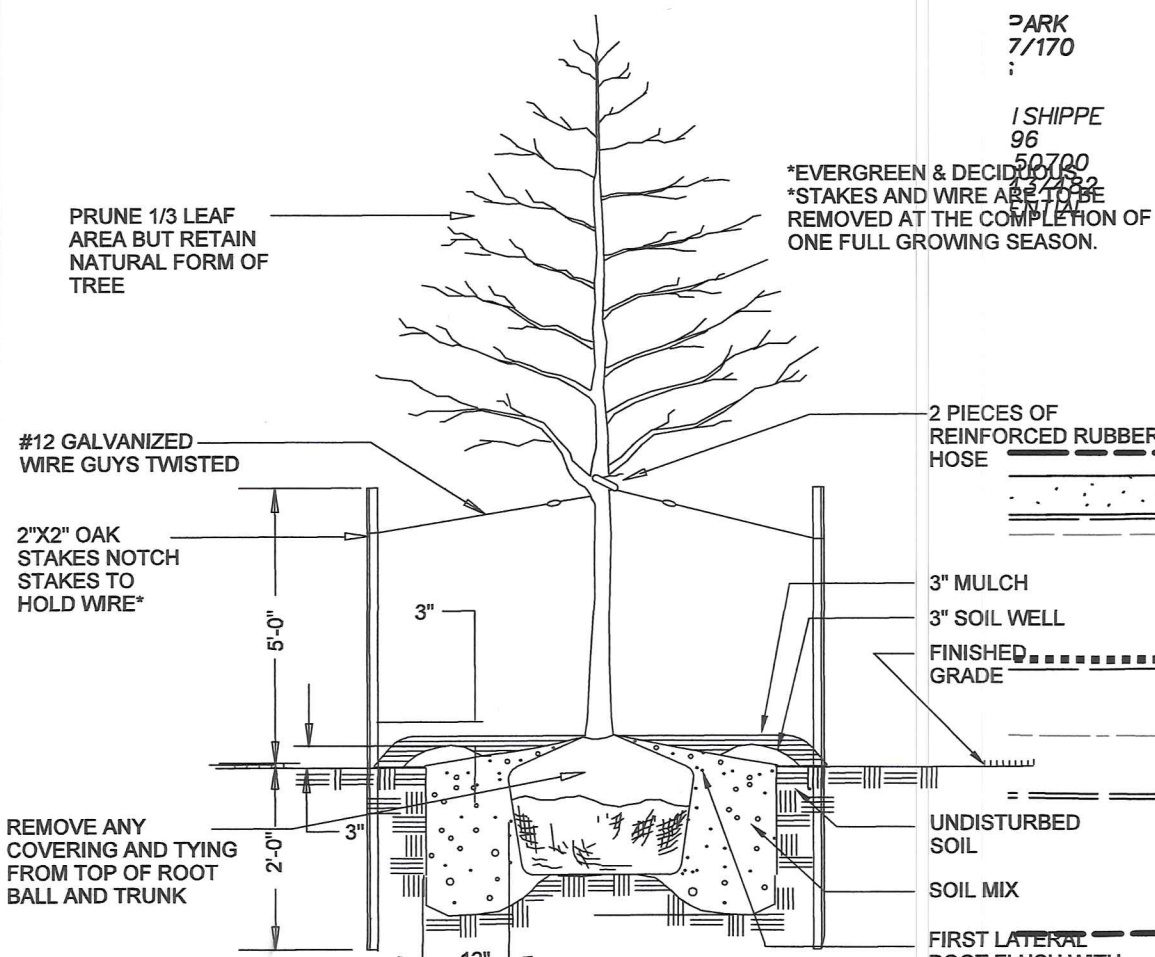
Fertilizer: Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding, such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901, or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-16-16 per unit to last three (3) years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used, the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs. per 100 sq. ft.; and Groundcover Beds @ 2-3 lbs. per 100 sq. ft.

Groundcover: All areas of groundcover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement: All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandalism.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-925-3885

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGCN.COM

THIS PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS.

PROFESSIONAL CERTIFICATION

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1100 CROMWELL BRIDGE RD
TOWSON MD 21286
PHONE 410-598-5990
EMAIL HITESHBGMGH.NET

DEVELOPER / APPLICANT
AVADHUT DONUTS, LLC
1100 CROMWELL BRIDGE RD
TOWSON MD 21286
PHONE 410-598-5990
EMAIL HITESHBGMGH.NET

REVISIONS			
DATE	NO.	DESCRIPTION	BY

SCHEMATIC LANDSCAPE PLAN
NATIONAL PIKE CENTER

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

6100 OLD FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
DRG. #222222
PAINO. ??-????
TRACKING NO. ???-2777-????

ELECTION DISTRICT: 1.C1
DATE: SEPTEMBER 12, 2017

L SHEET 1 OF 1
DRAWING NO.
L-1
SHEET 1 OF 1



VICINITY MAP

SCALE: 1" = 1,000'

KEY

- MAJOR TREES
- MINOR TREES
- EVERGREEN TREES
- SHRUBS
- GROUNDCOVER / GRASSES

PLANTING CALCULATIONS

KEY	ELEMENT	RATE	LINEAR FEET	PLANTING UNITS (PU)
A	ADJACENT PUBLIC ROADWAY RTE. 40	1 PU / 40 LF	142 LF	3.6
A	ADJACENT PUBLIC ROADWAY PINE ST.	1 PU / 40 LF	221 LF	5.5
A	ADJACENT PUBLIC ROAD OLD FREDERICK RD	1 PU / 40 LF	155 LF	3.9
A	INTERIOR ROADWAY	1 PU / 20 LF	77 LF	3.8
B	PARKING ADJACENT TO A PUBLIC ROADWAY	1 PU / 15 LF	108 LF	7.2
B	PARKING LOT INTERIOR	1 PU / 12 SPACES	33 SPACES	2.8
F	SERVICE LANE	1 PU / 15 LF	210 LF	14
H	SCREEN DUMPSTER	1 PU / 15 LF	34 LF	2.3
SEE NOTE BELOW				
TOTAL REQUIRED / TOTAL PROPOSED			43/ 43 P.U.'S	

NOTE:
RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING:
REQUIRED: 12,797 SF X .07 = 895 SF
PROVIDED: 1,150 SF

SCHEMATIC LANDSCAPE PLAN
CERTIFICATION FORM

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

7-26-2017 SALLY MALENA
Date Print Name

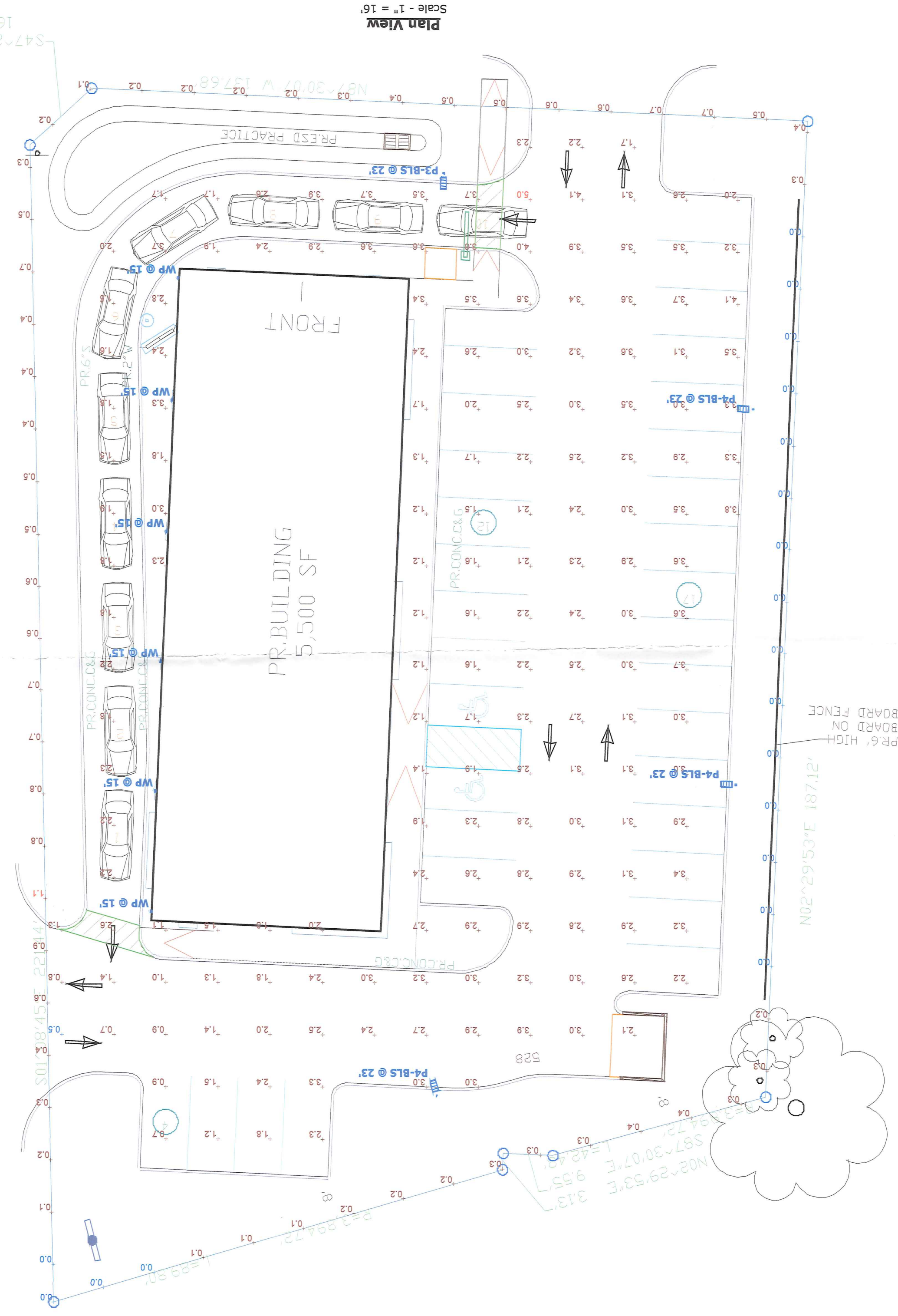
Mailing Address (if not already on plan)

Dunkin Donuts - Catonsville, MD - Parking Lot Lighting Layout

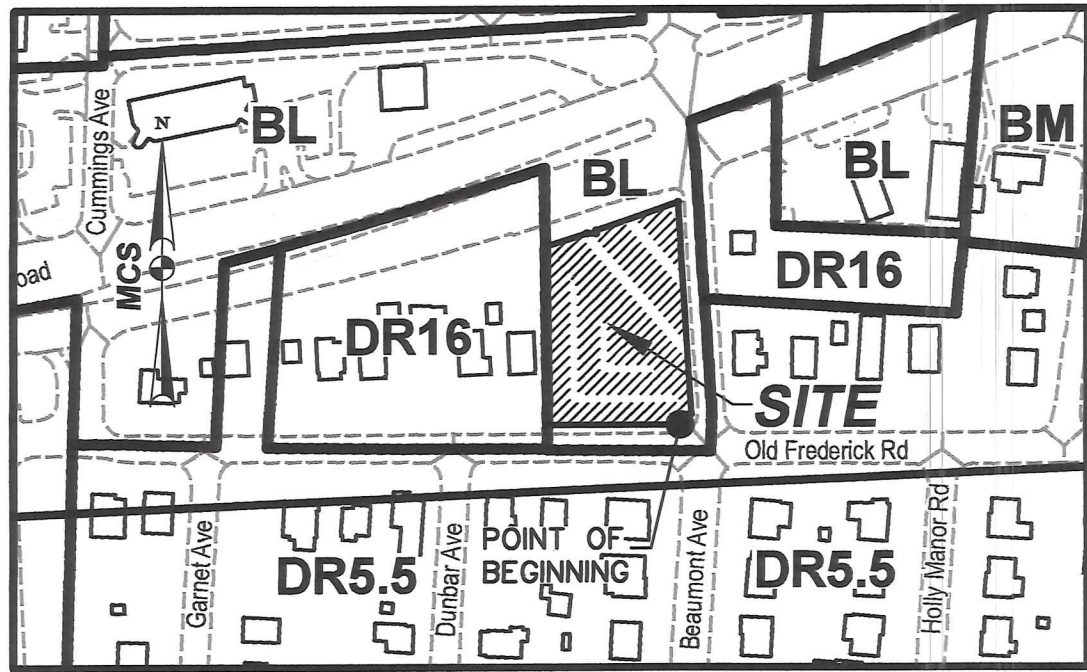


Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Parking Lot Light Levels	+	2.5 f.c.	5.0 f.c.	0.5 f.c.	10.0:1
Property Line Light Levels	+	0.3 f.c.	1.1 f.c.	0.0 f.c.	N/A
Flight Levels					N/A

Schedule														
Symbol	Label	Qty	Catalog	Description	Lamp	Number	Lumens	Per Lamp	Wattage		Symbol	Label	Qty	Catalog
	P4-BLS	3	PRV-A40-D- UNV-T4-BZ- HSS	Single Head Eaton Area Unit w/Type T4 Distribution (20ft. Pole Height w/3ft. Base) House Side Shield	143w of LED per Head (Type A40 Power Input)	2	6907	1	143		P3-BLS	1	UNV-T3-BZ- HSS	PRV-A40-D- UNV-T3-BZ- HSS
	Wp	6	XTOR2A	Lumark Crosstor Wallpack Unit (15ft. Mounting Height)	21.4w of LED	1	1431	1	21.4					



2019



LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. CURB AND GUTTER TO BE REMOVED	XXXXXXXXXXXXXXXXXX
EX. EDGE OF PAVING	---
EX. CONCRETE	---
TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	---
EX. SIGN	---
EX. GUARD RAIL	---
EX. STORM DRAIN, MANHOLE & INLET	---
EX. SANITARY SEWER, MANHOLE & CLEANOUT	---
EX. WATER MAIN, VALVE & FIRE HYDRANT	---
EX. ELECTRIC LINE	---
EX. GAS LINE	---
EX. TELEPHONE LINE, POLE & BOX	---
EX. POLE WITH LIGHT	---
EX. UTILITY POLE & GUY WIRE	---
EX. OVERHEAD LINE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
EX. TREE	---
EX. TREE TO BE REMOVED	---
EX. SOIL LINE	---
"EXISTING" DESIGNATION	---
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. STORM DRAIN, MANHOLE & INLET	---
PR. SANITARY SEWER & CLEANOUT	---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---
PR. INDEX CONTOURS	---
PR. INTERMEDIATE CONTOURS	---
PR. SIGN	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	---

NOTE: THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

PETITIONS FOR ZONING HEARING

PETITIONS FOR ZONING HEARING FOR SPECIAL HEARING AND VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR):

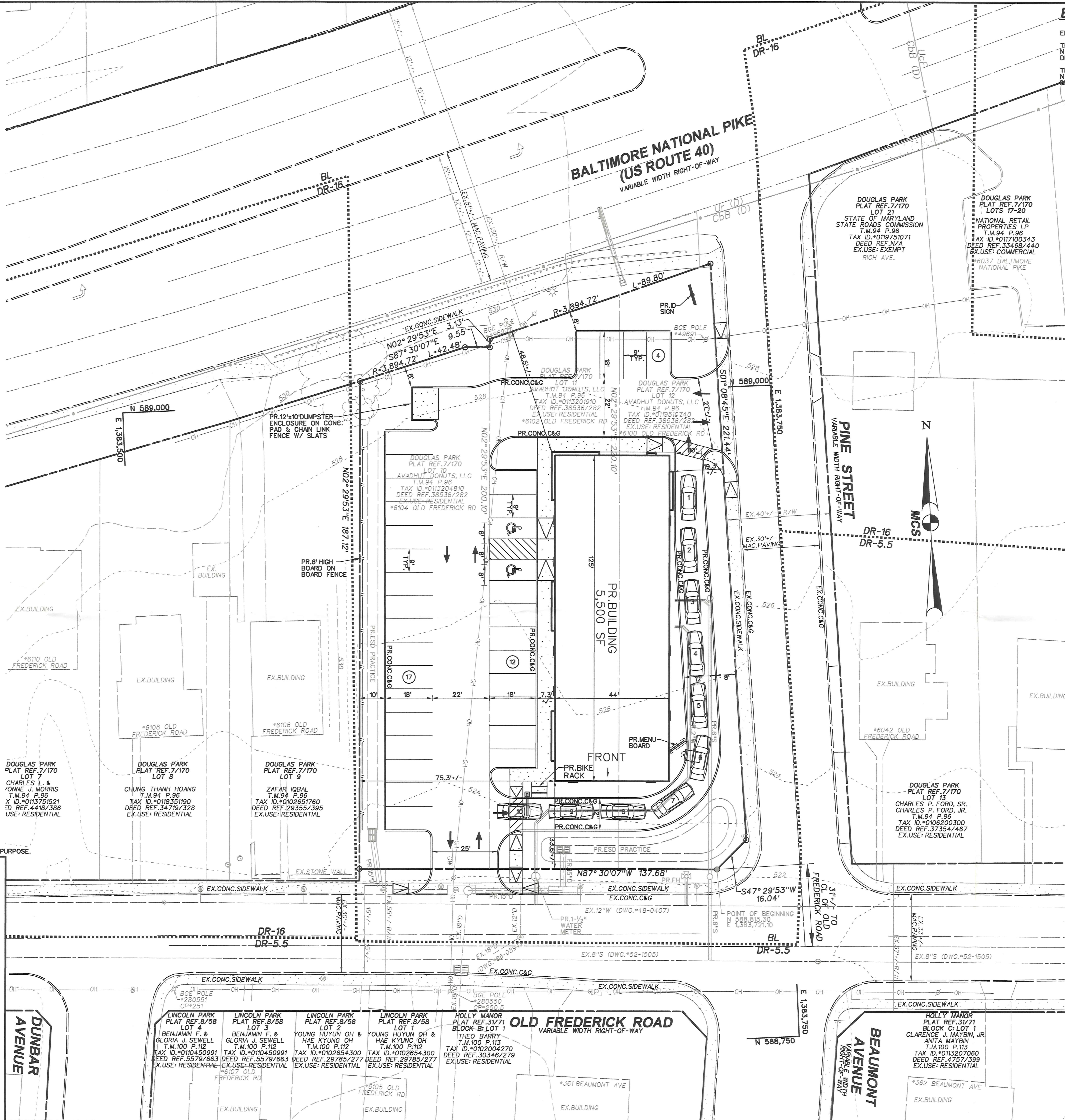
SPECIAL HEARING:

- TO APPROVAL A MODIFIED PARKING PLAN AS SHOWN ON THE ATTACHED SITE PLAN PURSUANT TO BCZR SECTION 409.12.B, MODIFYING THE FOLLOWING BCZR SECTION 409 PROVISIONS:
 - SECTION 409.8.A.2 OF THE BCZR TO PERMIT 33 PARKING SPACES IN LIEU OF THE REQUIRED 53 PARKING SPACES.
 - SECTION 409.8.A.1 OF THE BCZR TO ALLOW CERTAIN MODIFICATIONS TO LANDSCAPE MANUAL STANDARDS, IF DETERMINED TO BE NECESSARY.
 - SECTION 409.8.A.4 TO ALLOW CERTAIN MODIFICATIONS TO ALLOW PARKING SPACES FROM PUBLIC STREET RIGHT-OF-WAY LINES OF 8 FT IN LIEU OF THE REQUIRED 10 FT.
 - SECTION 409.10.A OF THE BCZR TO PERMIT 4 STACKING SPACES BEHIND MENU BOARD IN LIEU OF THE REQUIRED 5 SPACES.
 - SECTION 409.10.B OF THE BCZR TO PERMIT DRIVE-THRU LANE TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE FACILITY.
 - SECTION 409.11 OF THE BCZR TO ALLOW FOR MODIFIED PARKING LOT WHICH DOES NOT PROVIDE A SEPARATE AREA FOR LOADING / UNLOADING.

- FOR SUCH OTHER FURTHER RELIEF, AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

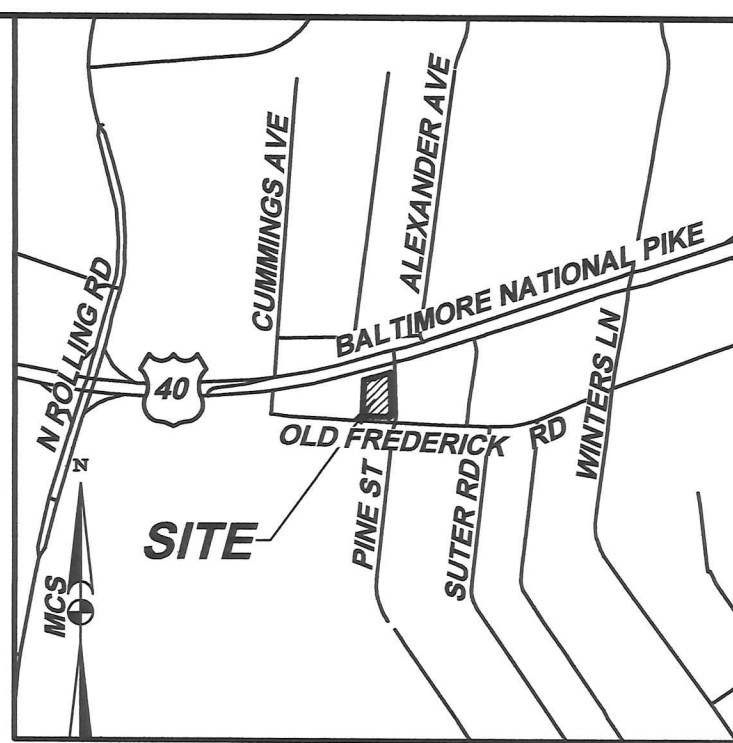
VARIANCE RELIEF:

- SECTION 450.4 OF THE BCZR, ATTACHMENT 1, 3(a)(vii) TO PERMIT TWO DIRECTIONAL SIGNS OF 11.08 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT, IF NECESSARY.
- FOR SUCH OTHER FURTHER RELIEF, AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.



BENCH MARK

ELEVATIONS ARE BASED ON OPUS POINTS:
TR2:
N 589,797.10; E 1,384,019.27; EL. 521.11
DESCRIPTION: TRV2 XCUT
TR3:
N 588,810.61; E 1,383,700.86; EL. 521.97
DESCRIPTION: TRV3 XCUT



VICINITY MAP

SCALE: 1" = 1,000'

SITE DATA

- AREA OF TRACT (DOUGLAS PARK): 29,877 SF OR 0.686 AC +/-
- OWNER:
AVADHUT DONUTS, LLC
100 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
PHONE: 410-598-5990
- TAX MAP REFERENCES:
T.M.94: G.24; P.96; LOT.10; TAX ID: *0113204810; *6104 OLD FREDERICK RD.
T.M.94: G.24; P.96; LOT.11; TAX ID: *011320910; *6102 OLD FREDERICK RD.
T.M.94: G.24; P.96; LOT.12; TAX ID: *0119510740; *6100 OLD FREDERICK RD.
- DEED REFERENCE: L.38536; F.282
- PLAT REFERENCE: PLAT OF DOUGLAS PARK L.7; F.170
- ELECTION DISTRICT: 11 COUNCILMANIC DISTRICT: 1
- EXISTING ZONING: BL, MAP *094C3
- EXISTING USE: VACANT
PROPOSED USE: NEW DUNKIN DONUTS (FAST FOOD RESTAURANT) AND RETAIL
- CENSUS TRACT: 400900
TRANSPORTATION ZONE: 882
ZIP CODE: 21228
WATERSHED: PATAPSCO RIVER
- MINIMUM SETBACK REQUIREMENT:
FRONT: 10 FT FROM FRONT PROPERTY LINE AND NOT LESS THAN 40 FT FROM CENTER LINE OF STREET
PER SECTION 232.1 OF BCZR, EXCEPT AS SPECIFIED IN SECTION 303.2 OF BCZR
SIDE: NONE, EXCEPT ON CORNER LOTS SIDE YARD ON STREET SIDE SHALL NOT BE LESS THAN 10 FT
PER SECTION 232.2 OF BCZR
REAR: NONE, EXCEPT WHERE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE REAR YARD SHALL NOT BE LESS THAN 20 FT PER SECTION 232.3 OF BCZR
- BUILDING HEIGHT:
PERMITTED: 40 FT
PROPOSED: 25 FT
- F.A.R. ALLOWED = 3.0 MAX.
PROPOSED F.A.R. 5,500 / 29,877 = 0.2
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL. CERTAIN MODIFICATIONS MAYBE REQUIRED.
- STORM WATER MANAGEMENT (SWM):
ENVIRONMENTAL SITE DESIGN (ESD) AND STORM WATER MANAGEMENT (SWM) SHALL BE ADDRESSED ACCORDING TO NEW DEVELOPMENT REQUIREMENTS FOR THIS SITE.
ESD PRACTICES WILL PROVIDE THE REQUIRED TARGET RAINFALL (P₆) FOR THE PROPOSED DEVELOPMENT.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS:
THE PROJECT IS EXEMPT FROM BALTIMORE COUNTY CODE ARTICLE 33 TITLE 6 - FOREST CONSERVATION, SINCE THE PROPOSED RE-DEVELOPMENT ACTIVITY OCCURS ON A LAND AREA LESS THAN 40,000 SQ.FT. IN SIZE.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 386 OF 580, COMMUNITY PANEL NUMBER 2400100386, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERRECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MTLPS, LAND SURVEYORS, LLC, DATED MARCH 21, 2017.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 53 PS
- FAST FOOD: 2,250 SF @ 18 PS / 1,000 SF = 36 PS
- RETAIL: 3,250 SF @ 5 PS / 1,000 SF = 17 PS
PARKING SPACES PROVIDED: 33 PS (INCL. 2 HDOP)
BICYCLE PARKING REQUIRED: 53 x 0.04 = 3 SPACES
BICYCLE PARKING PROVIDED: 3 SPACES
SEE "PETITIONS FOR ZONING HEARING FOR VARIANCES" ON THIS SHEET

ZONING HISTORY

THIS SITE WAS REZONED FROM DR-5.5 TO BL DURING THE 2008 CZMP PROCESS (ISSUE 1-012)

DEVELOPMENT NOTES

DEVELOPMENT IS LOCATED WITHIN BALTIMORE NATIONAL PIKE COMMERCIAL REVITALIZATION AREA.

DEVELOPMENT APPROVALS

NONE

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91 VERT: NAVD 88

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

[Signature]
7/17/2017
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REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY PETITIONS FOR ZONING HEARING FOR SPECIAL HEARING AND VARIANCE RELIEF
NATIONAL PIKE CENTER

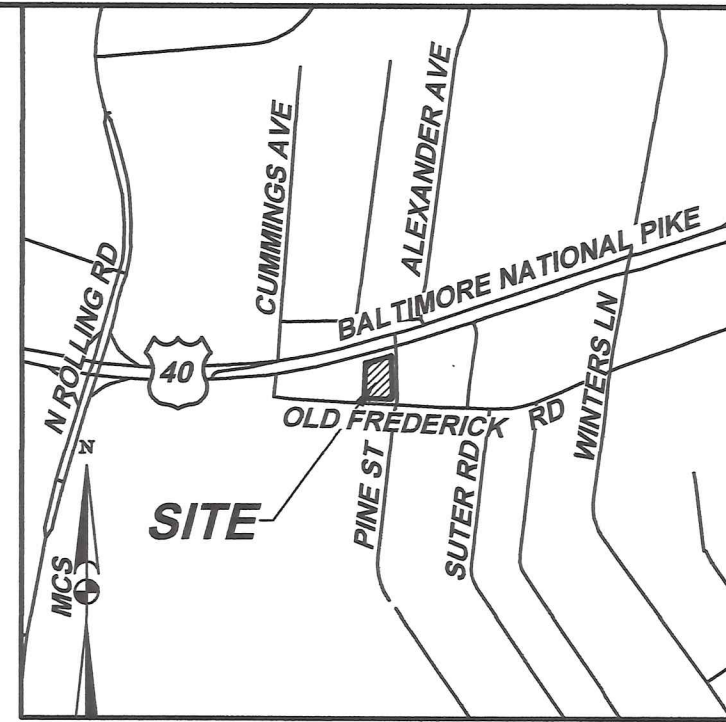
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: 1, C1
DATE: JULY 17, 2017

DRAWING NO.

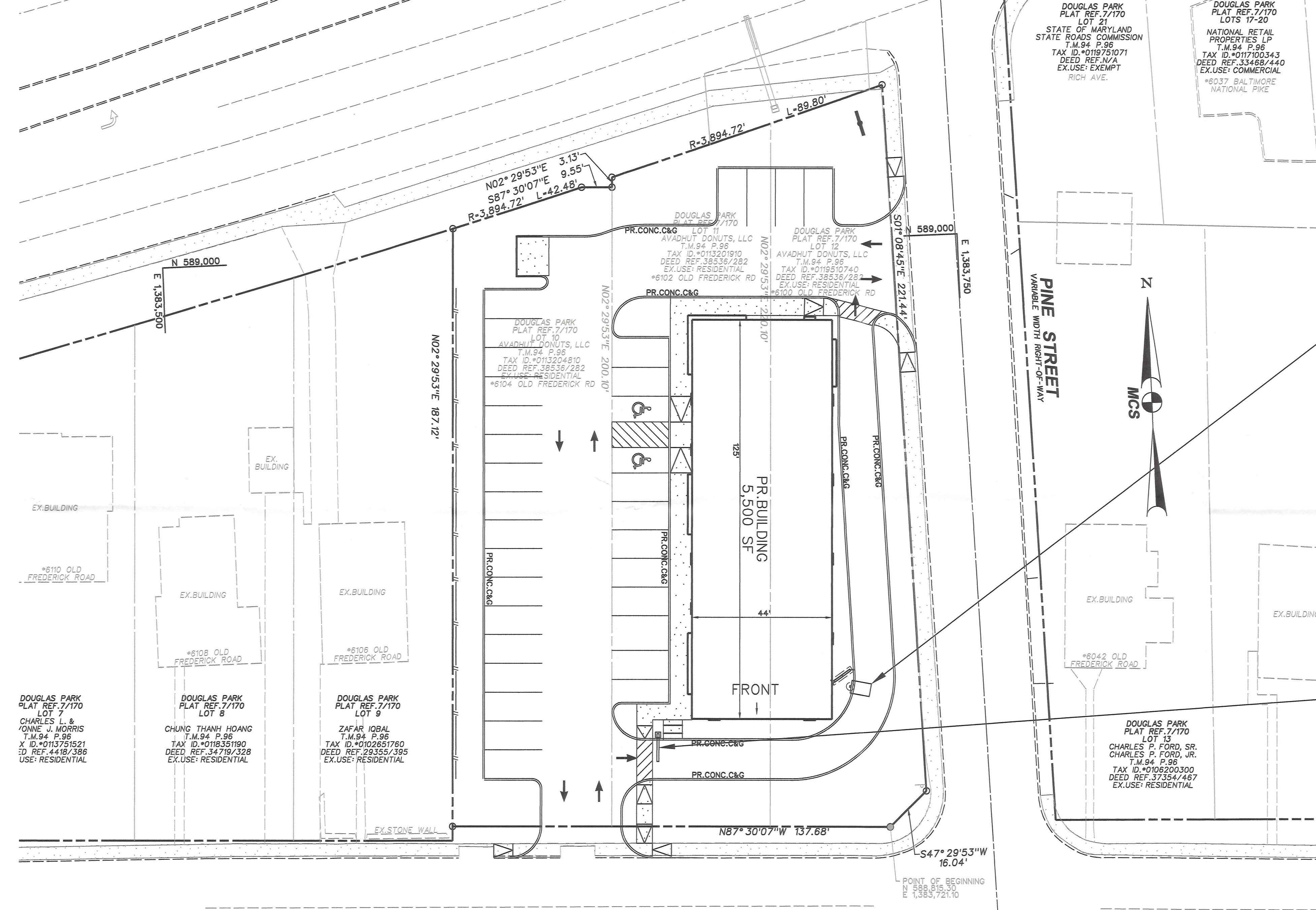
V-1

SHEET 1 OF 1



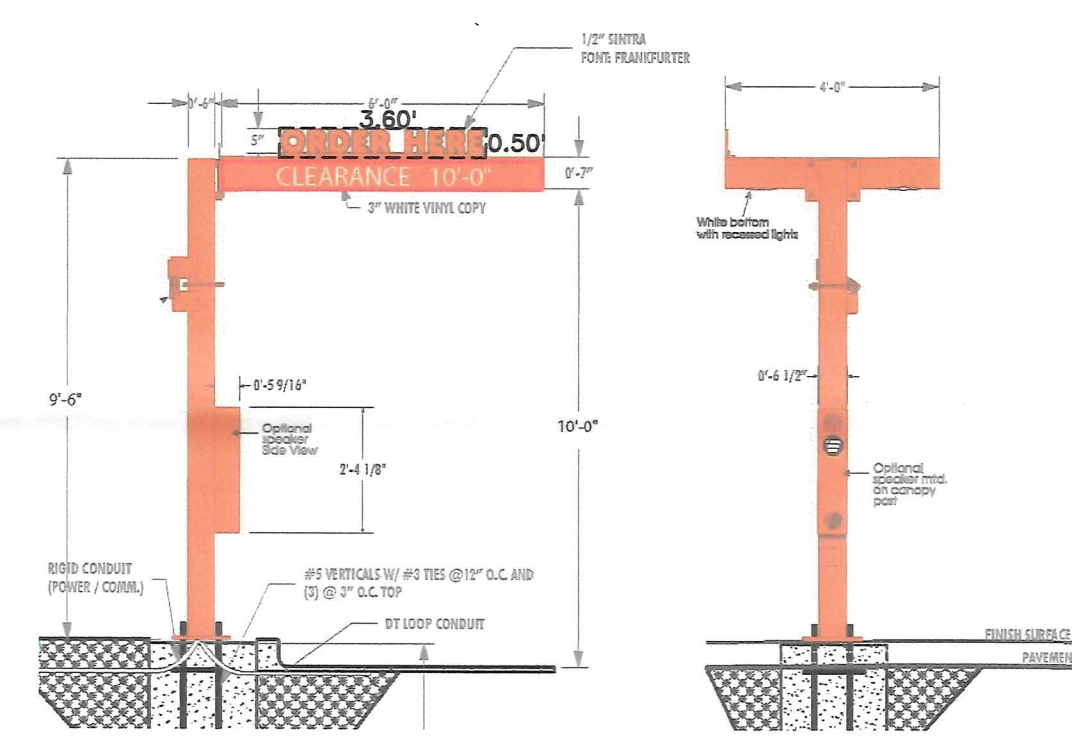
VICINITY MAP
SCALE: 1" = 1,000'

BALTIMORE NATIONAL PIKE
(US ROUTE 40)
VARIABLE WIDTH RIGHT-OF-WAY

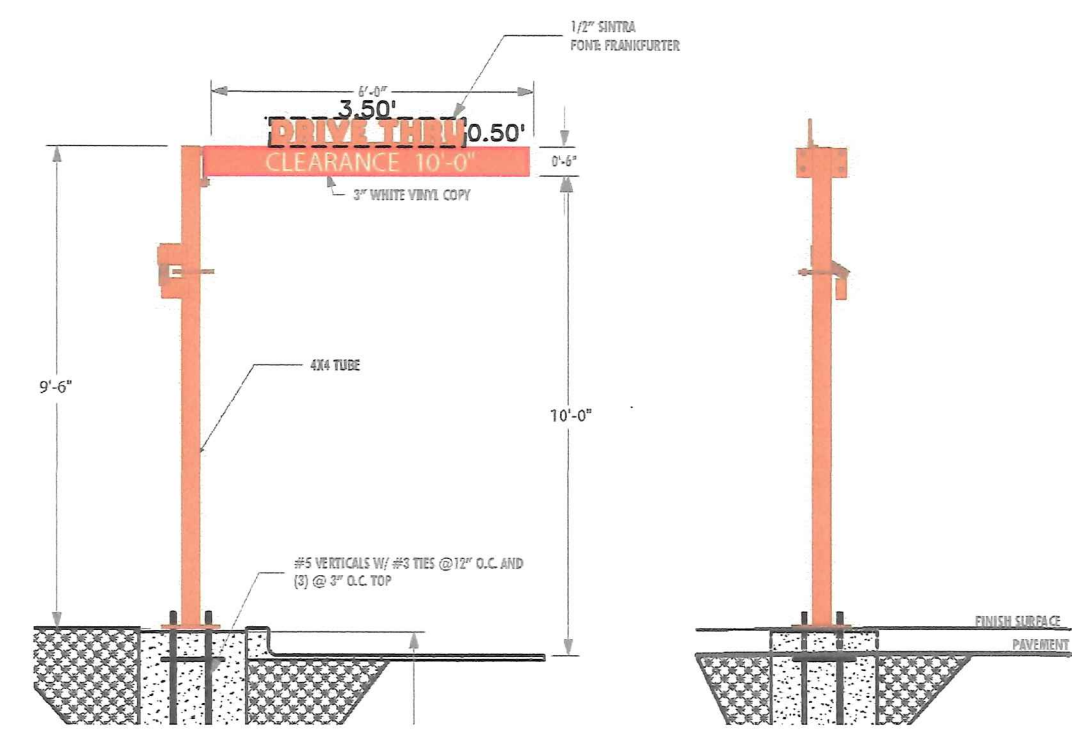


1. DIRECTIONAL FREESTANDING SIGNS
1. MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 2. AREA / FACE PROPOSED:
SIGN #1 = 1.80 SF < 8 SF ALLOWED
SIGN #2 = 1.75 SF < 8 SF ALLOWED
 3. STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
 4. MAX. HEIGHT ALLOWED: 6 FT
MAX. HEIGHT PROPOSED:
SIGN #1 = 9.50 FT > 6 FT
SIGN #2 = 9.50 FT > 6 FT

DRIVE-THRU CANOPY	
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	0.50' x 3.60' = 1.80 SF
QUANTITY:	1
HEIGHT:	11.08 FT.
ILLUMINATION:	NO



DRIVE-THRU HEIGHT CLEARANCE BAR	
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	3.50' x 0.50' = 1.75 SF
QUANTITY:	1
HEIGHT:	11.08 FT.
ILLUMINATION:	NO



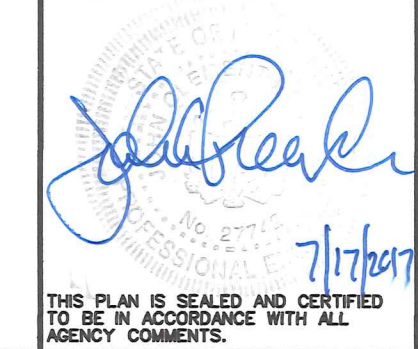
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HORIZ: NAD 83/91; VERT: NAVD 88

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REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY PETITIONS FOR ZONING HEARING
FOR SPECIAL HEARING AND VARIANCE RELIEF
NATIONAL PIKE CENTER

6100 OLD FREDERICK ROAD
CATONSVILLE, MARYLAND 21228

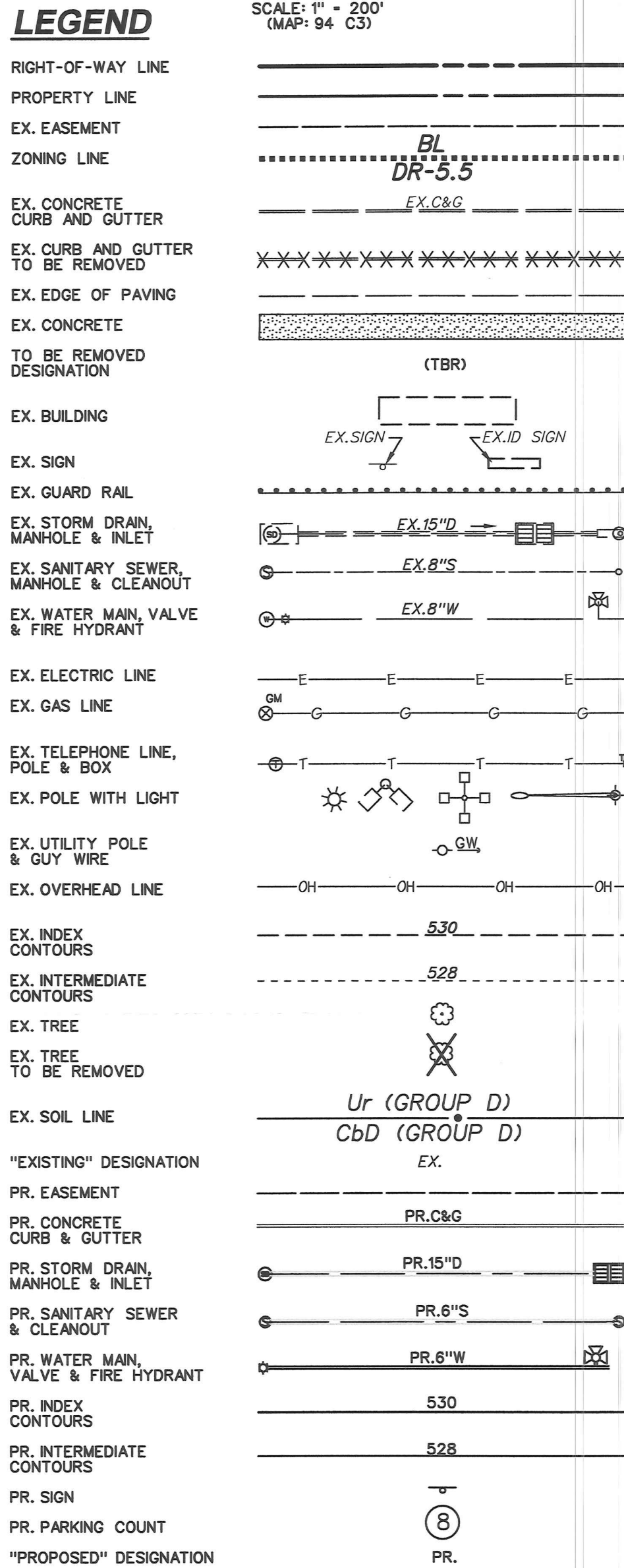
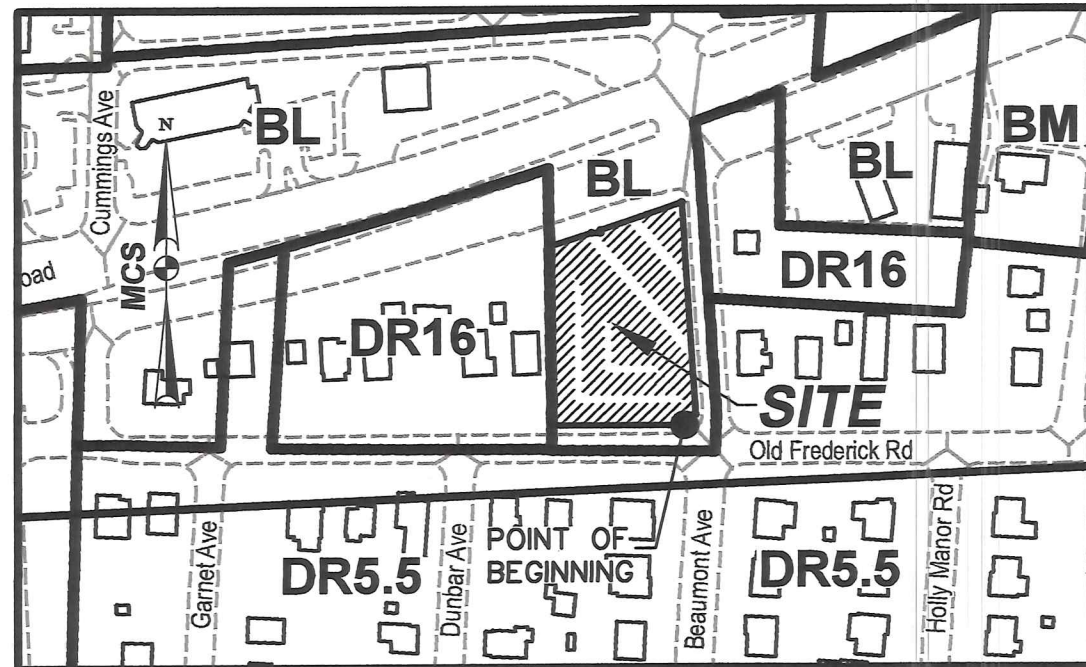
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: 1, C1
DATE: JULY 17, 2017

DRAWING NO.

V-2

SHEET 2 OF 2



PETITIONS FOR ZONING HEARING

PETITIONS FOR ZONING HEARING FOR SPECIAL HEARING AND VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR):

SPECIAL HEARING:

1. TO APPROVAL A MODIFIED PARKING PLAN AS SHOWN ON THE ATTACHED SITE PLAN PURSUANT TO BCZR SECTION 409.12.B, MODIFYING THE FOLLOWING BCZR SECTION 409 PROVISIONS:

A. SECTION 409.8.A.2 OF THE BCZR TO PERMIT 33 PARKING SPACES IN LIEU OF THE REQUIRED 53 PARKING SPACES.

B. SECTION 409.8.A.1 OF THE BCZR TO ALLOW CERTAIN MODIFICATIONS TO LANDSCAPE MANUAL STANDARDS, IF DETERMINED TO BE NECESSARY.

C. SECTION 409.8.A.4 TO ALLOW CERTAIN MODIFICATIONS TO ALLOW PARKING SPACES FROM PUBLIC STREET RIGHT-OF-WAY LINES OF 8 FT IN LIEU OF THE REQUIRED 10 FT.

D. SECTION 409.10.A OF THE BCZR TO PERMIT 4 STACKING SPACES BEHIND MENU BOARD IN LIEU OF THE REQUIRED 5 SPACES.

E. SECTION 409.10.B OF THE BCZR TO PERMIT DRIVE-THRU LANE TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE FACILITY.

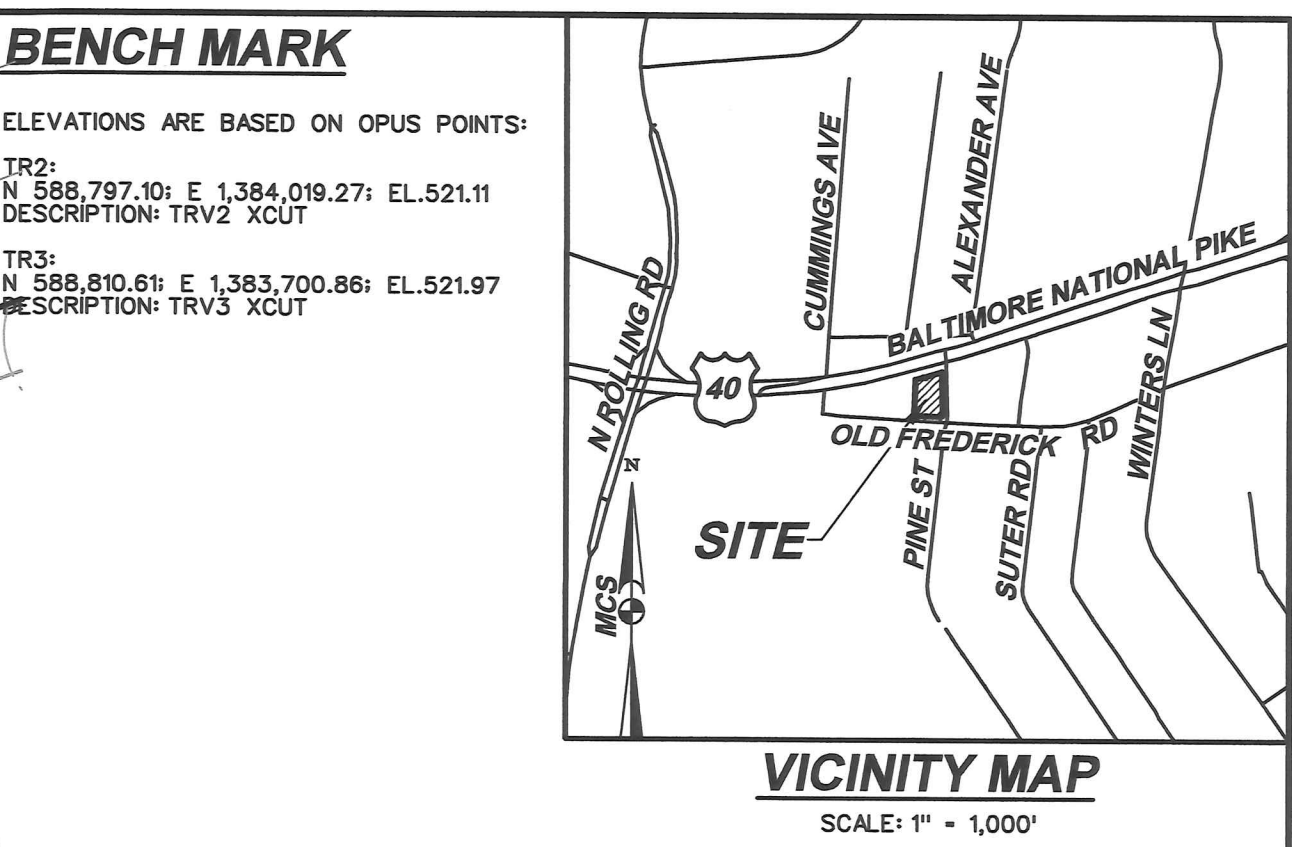
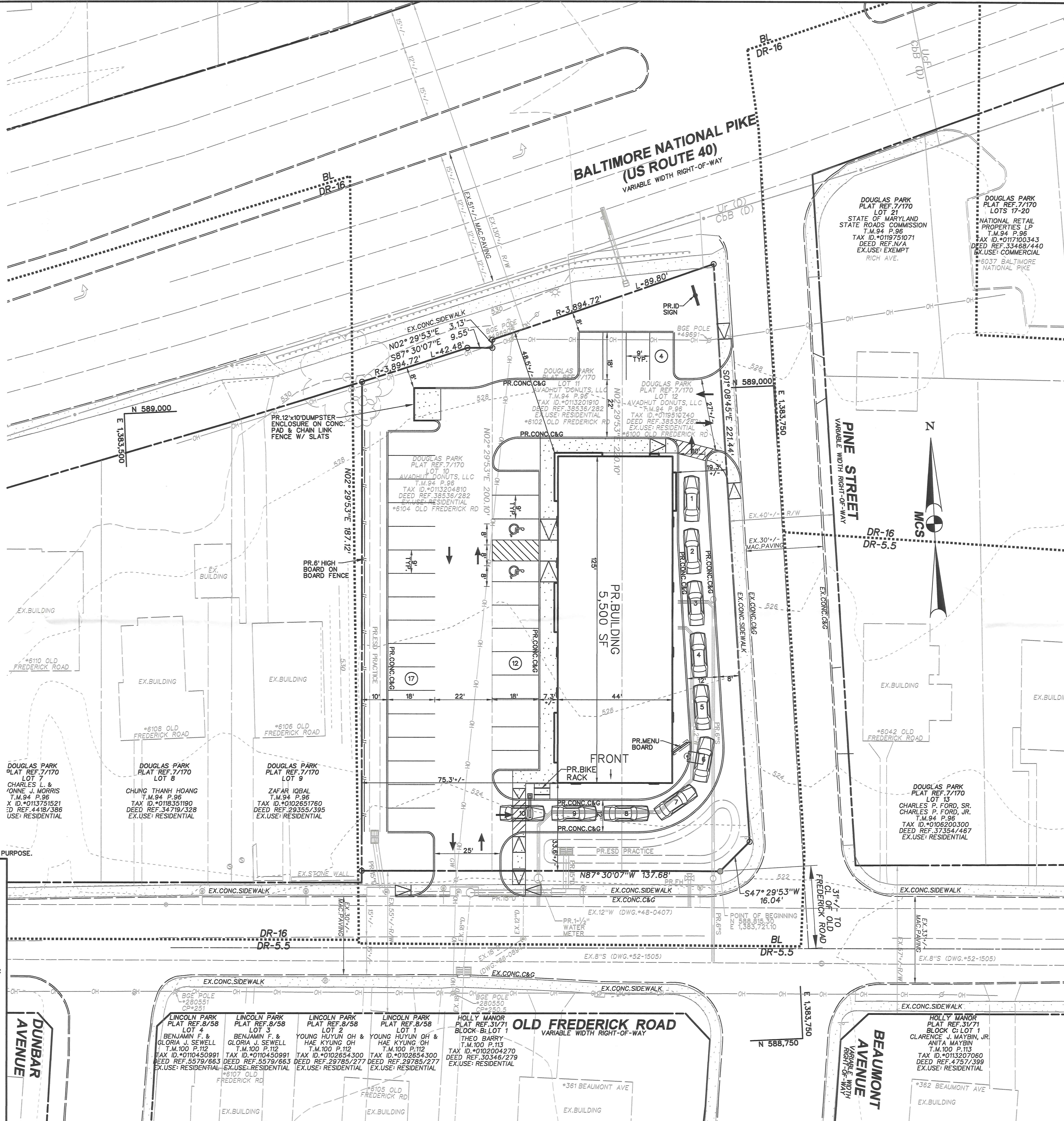
F. SECTION 409.11 OF THE BCZR TO ALLOW FOR MODIFIED PARKING LOT WHICH DOES NOT PROVIDE A SEPARATE AREA FOR LOADING / UNLOADING.

2. FOR SUCH OTHER FURTHER RELIEF, AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

VARIANCE RELIEF:

1. SECTION 450.4 OF THE BCZR, ATTACHMENT 1.3(G)(IV) TO PERMIT TWO DIRECTIONAL SIGNS OF 11.08 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT, IF NECESSARY.

2. FOR SUCH OTHER FURTHER RELIEF, AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.



SITE DATA

- AREA OF TRACT (DOUGLAS PARK): 29,877 SF OR 0.686 AC +/-
- OWNER: AVADHUT DONUTS, LLC
1100 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
PHONE: 410-598-5990
- TAX MAP REFERENCES:
T.M.94: G.24: P.96: LOT.10: TAX ID: *0113204810: *6104 OLD FREDERICK RD.
T.M.94: G.24: P.96: LOT.11: TAX ID: *0113201910: *6102 OLD FREDERICK RD.
T.M.94: G.24: P.96: LOT.12: TAX ID: *0119510740: *6100 OLD FREDERICK RD.
- DEED REFERENCE: L.38536: F.282
- PLAT REFERENCE: PLAT OF DOUGLAS PARK L.7: F.170
- ELECTION DISTRICT: 1: COUNCILMANIC DISTRICT: 1
- EXISTING ZONING: BL, MAP *094C3
- EXISTING USE: VACANT
PROPOSED USE: NEW DUNKIN DONUTS (FAST FOOD RESTAURANT) AND RETAIL
- CENSUS TRACT: 40900
TRANSPORTATION ZONE: 882
ZIP CODE: 21228
WATERSHED: PATAPSCO RIVER
- MINIMUM SETBACK REQUIREMENT:
FRONT: 10 FT FROM FRONT PROPERTY LINE AND NOT LESS THAN 40 FT FROM CENTER LINE OF STREET
PER SECTION 232.1 OF BCZR, EXCEPT AS SPECIFIED
IN SECTION 503.2 OF BCZR
SIDE: NONE, EXCEPT ON CORNER LOTS SIDE YARD ON STREET SIDE SHALL NOT BE LESS THAN 10 FT
PER SECTION 232.2 OF BCZR
REAR: NONE, EXCEPT WHERE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE REAR YARD SHALL NOT BE LESS THAN 20 FT PER SECTION 232.3 OF BCZR
- BUILDING HEIGHT:
PERMITTED: 40 FT
PROPOSED: 25 FT
- F.A.R. ALLOWED: 3.0 MAX.
PROPOSED F.A.R. 5,500 / 29,877 = 0.2
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL. CERTAIN MODIFICATIONS MAYBE REQUIRED.
- STORM WATER MANAGEMENT (SWM):
ENVIRONMENTAL SITE DESIGN (ESD) AND STORM WATER MANAGEMENT (SWM) SHALL BE ADDRESSED ACCORDING TO NEW DEVELOPMENT REQUIREMENTS FOR THIS SITE. ES D PRACTICES WILL PROVIDE THE REQUIRED TARGET RAINFALL (P₂) FOR THE PROPOSED DEVELOPMENT.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS:
THE PROJECT IS EXEMPT FROM BALTIMORE COUNTY CODE ARTICLE 33 TITLE 6 - FOREST CONSERVATION, SINCE THE PROPOSED RE-DEVELOPMENT ACTIVITY OCCURS ON A LAND AREA LESS THAN 40,000 SQ.FT. IN SIZE.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 386 OF 580, COMMUNITY PANEL NUMBER 240100386F, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERCTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MTLPS, LAND SURVEYORS, L.L.C., DATED MARCH 21, 2017.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

PARKING REQUIREMENTS

- PARKING SPACES REQUIRED: 53 PS
- FAST FOOD: 2,250 SF @ 16 PS / 1,000 SF = 36 PS
- RETAIL: 3,250 SF @ 5 PS / 1,000 SF = 17 PS
PARKING SPACES PROVIDED: 33 PS (INCL. 2 HOCP)
BICYCLE PARKING REQUIRED: 53 x 0.04 = 3 SPACES
BICYCLE PARKING PROVIDED: 3 SPACES
SEE "PITITIONS FOR ZONING HEARING FOR VARIANCES" ON THIS SHEET

ZONING HISTORY

THIS SITE WAS REZONED FROM DR-5.5 TO BL DURING THE 2008 CZMP PROCESS (ISSUE 1-012)

DEVELOPMENT NOTES

DEVELOPMENT IS LOCATED WITHIN BALTIMORE NATIONAL PIKE COMMERCIAL REVITALIZATION AREA

DEVELOPMENT APPROVALS

NONE

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HORIZ: NAD 83/91; VERT: NAVD 88

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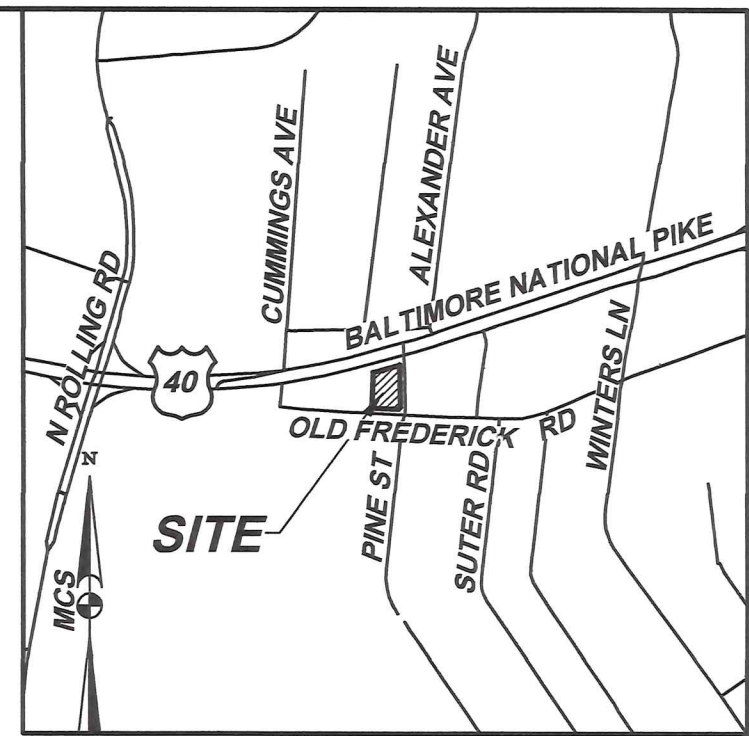
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DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY PETITIONS FOR ZONING HEARING FOR SPECIAL HEARING AND VARIANCE RELIEF
NATIONAL PIKE CENTER
6100 OLD FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT: 1, C1
DATE: JULY 17, 2017
DRAWING NO.
V-1
SHEET 1 OF 1

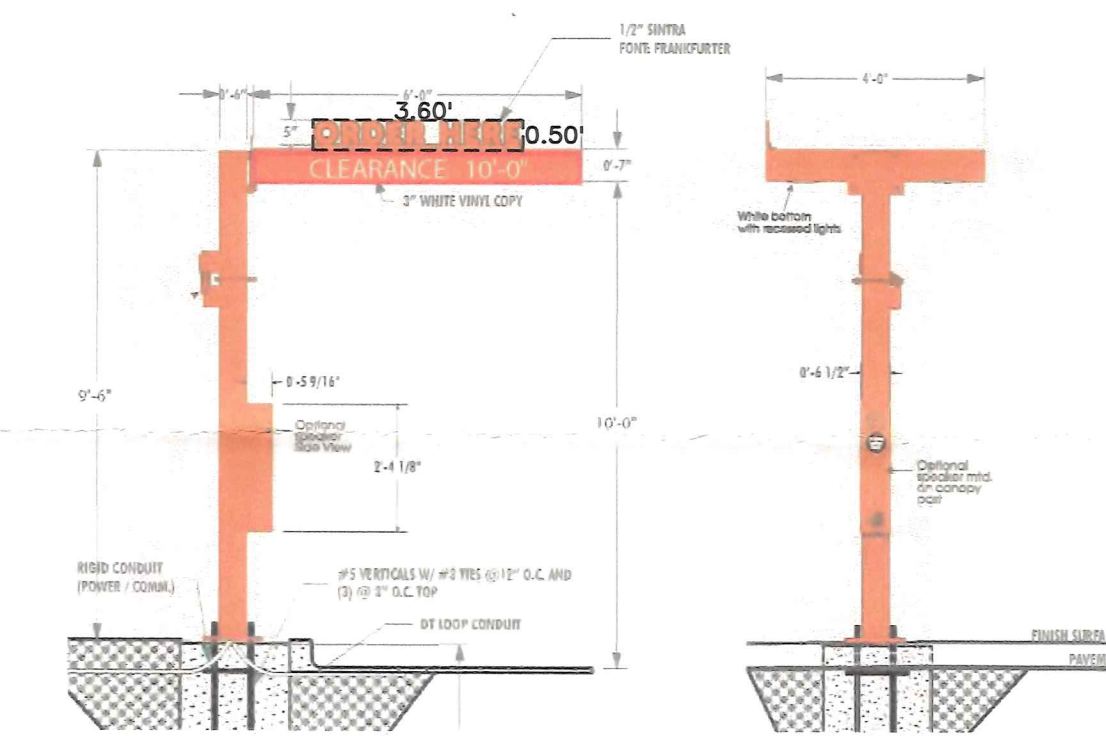


VICINITY MAP
SCALE: 1" = 1,000'

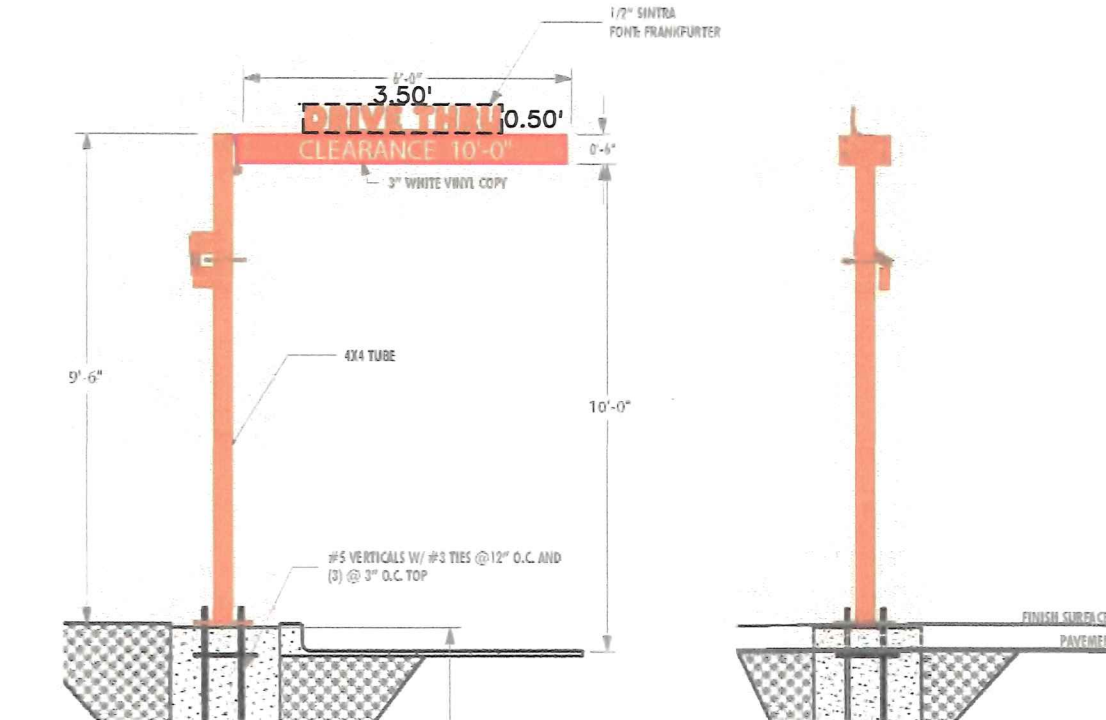
Per No 5

- I. DIRECTIONAL FREESTANDING SIGNS**
1. MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 2. AREA / FACE PROPOSED:
SIGN #1 = 1.80 SF < 8 SF ALLOWED
SIGN #2 = 1.75 SF < 8 SF ALLOWED
 3. STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
 4. MAX. HEIGHT ALLOWED: 6 FT
MAX. HEIGHT PROPOSED:
SIGN #1 = 9.50 FT > 6 FT
SIGN #2 = 9.50 FT > 6 FT

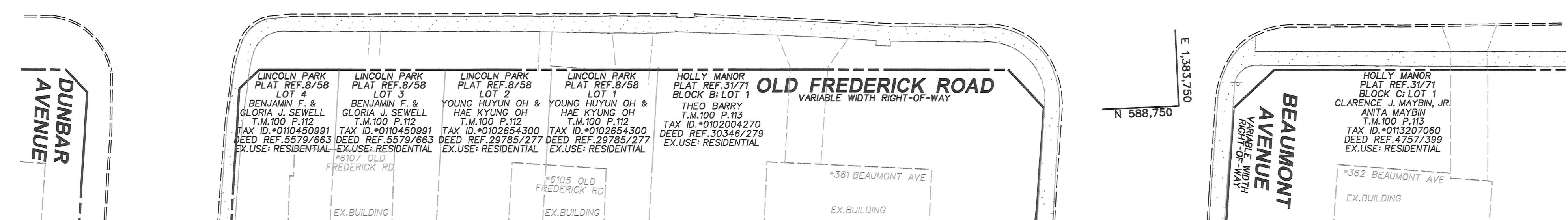
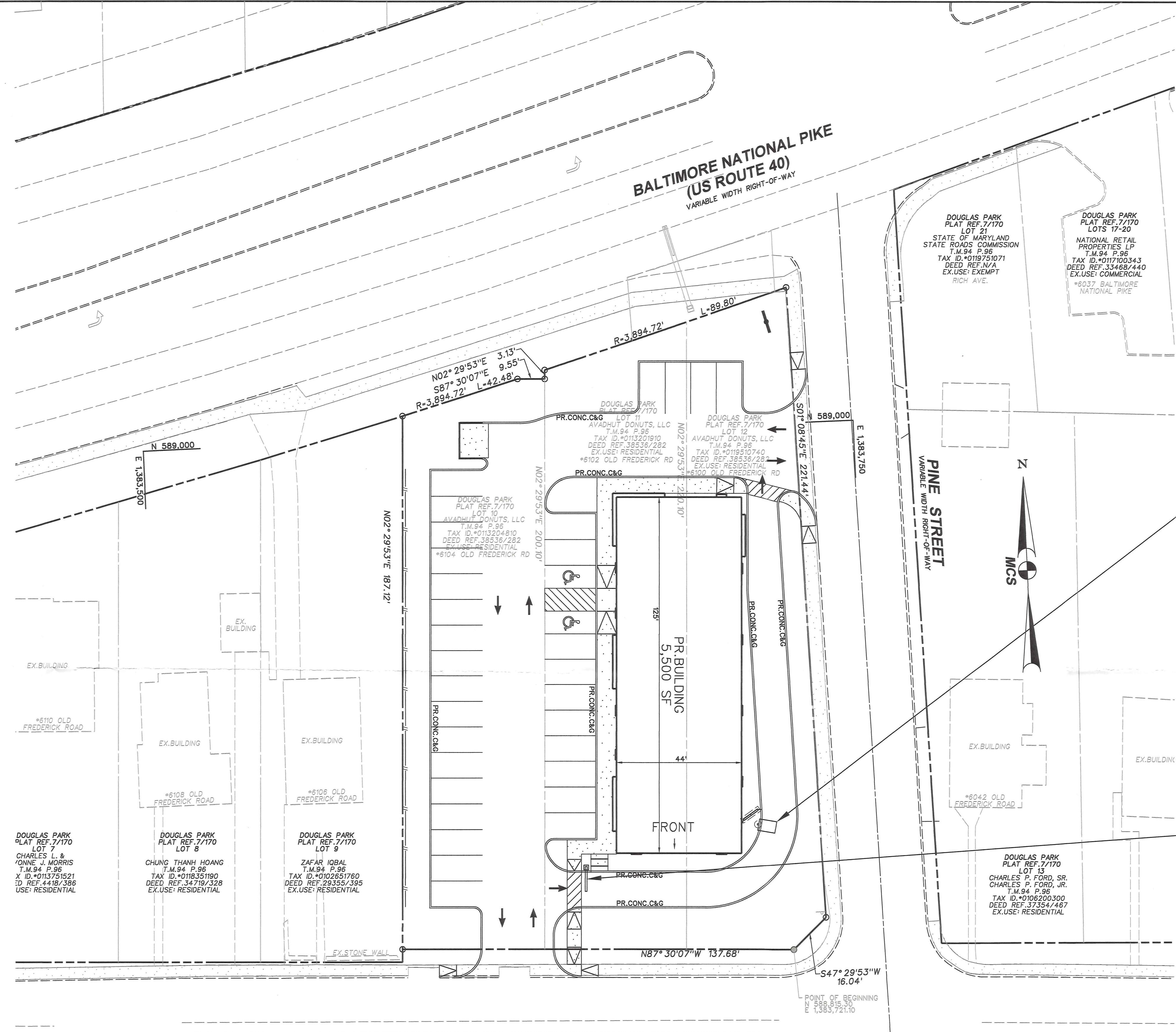
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	0.50' x 3.60' = 1.80 SF
QUANTITY:	1
HEIGHT:	11.08 FT.
ILLUMINATION:	NO



CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	3.50' x 0.50' = 1.75 SF
QUANTITY:	1
HEIGHT:	11.08 FT.
ILLUMINATION:	NO



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John C. Povalac
7/17/20
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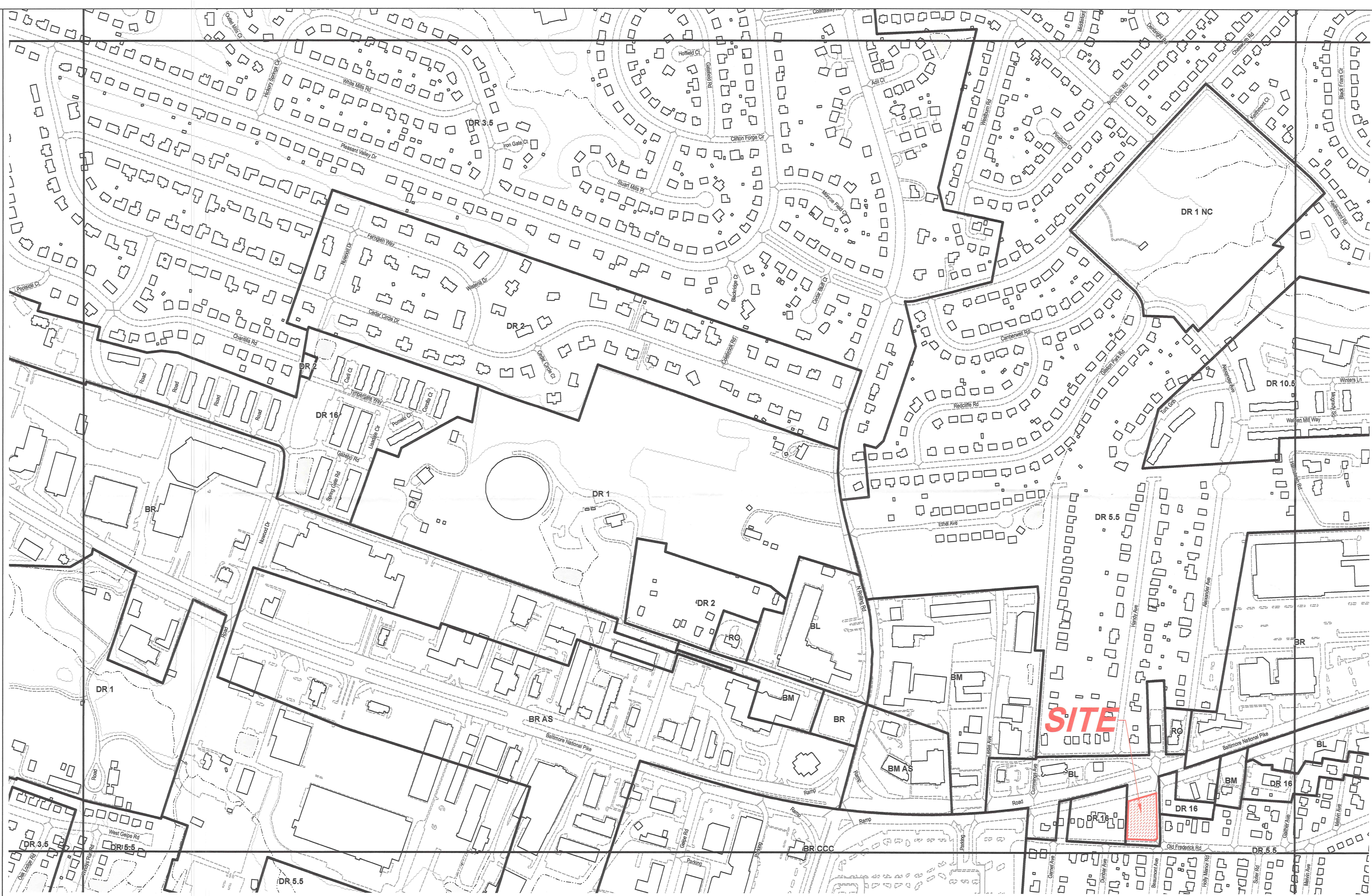
6100 OLD FREDERICK ROAD
CATONSVILLE, MARYLAND 21228

ELECTION DISTRICT: 1, C1
DATE: SEPTEMBER 12, 2017

DRAWING NO.

V-2

SHEET 2 OF 2



Plan Sheet: 094C3

Note:
The zoning depicted in this map incorporates the actions associated with 2016 Comprehensive Zoning Map Process and Baltimore County Board of Appeals actions through November 18, 2016.

Legend

Zoning	Streams	Rail Lines
Buildings	Roads	Vegetation

Baltimore County
Department of Planning
Official Zoning Map

094A2	094B2	094C2	095A2	095B2
	094B3	094C3	095A3	095B3
100A1	100B1	100C1	101A1	101B1

Scale

1" = 200'

0 100 200 400 Feet

Data Sources:
Buildings/Streams/Roads - Baltimore County OIT/GIS Services Unit
1:2400, from 2014 photography
Vegetation - Baltimore County OIT/GIS Services Unit
1:2400, from 2008 photography
Zoning - Baltimore County Dept of Planning 1:2400, 2016



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COLOR LAYOUT AERIAL EXHIBIT

NATIONAL PIKE CENTER

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BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT: 1, C1
DATE: SEPTEMBER 12, 2017

DRAWING
Sheet No. 1 of 1
A-
SHEET