

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(11706 Reisterstown Road) *
4th Election District *
4th Council District *

Turnpike Associates, LLLP *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0067-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 Turnpike Associates, LLLP, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the site plan approved in Case No. 2005-0310-SPHX. A Petition for Variance seeks: (1) to allow parking in a surface parking facility for a nonresidential use to be located as close as 5 ft. from the right-of-way line for Cherry Valley Road and as close as 6 ft. from the right-of-way line for Reisterstown Road in lieu of the required 10 ft. for a public street; and (2) to allow a side yard setback of 3 ft. from the building line and 1 ft. from the stairs in lieu of the required 10 ft. for a lot that abuts another lot in a residence zone. A redlined site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Devin Gerhart, Colby Stiles, Michael Albo, and Matthew A. Bishop, landscape architect with Morris & Ritchie Associates, Inc., appeared in support of the requests. David H. Karceski, Esq. and A. Neill Thupari, Esq. with Venable, LLP represented the Petitioner. George Harman, with the Reisterstown-Owings Mills-Glyndon Coordinating Council (ROG), attended the hearing to obtain additional information regarding the requests. The Petition was advertised and

ORDER RECEIVED FOR FILING

Date 10-16-17

By EW

posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

SPECIAL HEARING

The subject property is approximately 7.99 acres in size and split- zoned BL, BL-AS. The property is improved with a strip shopping center, grocery store (Aldi) and Office Depot. Petitioner proposes to enlarge the grocery store, which drives the need for zoning relief. The Petition for special hearing is essentially a housekeeping measure which would simply amend the plan submitted in connection with Case No. 2005-0310-SPHX to reflect the improvements proposed herein.

VARIANCE

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

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

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

Mr. Bishop testified via proffer the site has an irregular shape, which I believe renders it unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

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Date 10-16-17

By DW

There was some confusion concerning the variance request pertaining to parking spaces, as evidenced by DPR's ZAC comment indicating the 10 ft. setback along Cherry Valley Road "should be maintained." As counsel noted, Petitioner does not propose any changes to the parking at the center. Instead, the variance request would "legitimize" the long-existing setbacks, which do not comply with current regulations.

The final issue concerns the ZAC comment submitted by the DOP. That agency was concerned with the adequacy of the loading dock, and whether traffic could be impeded. Mr. Bishop stated that in response to this comment he revised slightly the site plan and noted a 20 ft. wide aisle would be provided, which satisfies the B.C.Z.R. The DOP also requested opaque fencing be installed at the tract boundary to screen the adjacent tot lot. Mr. Bishop indicated there was sufficient existing vegetation to screen the park and he believed the fence was not necessary. I tend to agree, but will leave the issue for the County's landscape architect to decide.

THEREFORE, IT IS ORDERED this 16th day of **October, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the site plan approved in Case No. 2005-0310-SPHX, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking: (1) to allow parking in a surface parking facility for a nonresidential use to be located as close as 5 ft. from the right-of-way line for Cherry Valley Road and as close as 6 ft. from the right-of-way line for Reisterstown Road in lieu of the required 10 ft. for a public street; and (2) to allow a side yard setback of 3 ft. from the building line and 1 ft. from the stairs in lieu of the required 10 ft. for a lot that abuts another lot in a residence zone, be and is hereby GRANTED.

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Date 10-16-17

By DW

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 provide landscaping and screening at the site as determined in the sole discretion of the Baltimore County landscape architect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-16-17

By DW



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 11706 Reisterstown Road, Reisterstown, MD 21136

which is presently zoned BL, BL-AS

Deed References: 22117/19

10 Digit Tax Account # 1 9 0 0 0 0 1 8 8 3

Property Owner(s) Printed Name(s) Turnpike Associates, LLLP

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

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

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

SEE ATTACHMENT NO. 1

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)

SEE ATTACHMENT NO. 2

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

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

Mailing Address

City

State

21204

(410) 494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

DANIEL KLEIN

o/b/o Turnpike Associates, LLLP

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1777 Reisterstown Road, Suite 245, Reisterstown, MD

Mailing Address

City

State

21208

410-902-0290

dk@KLEINENTERPRISES.C

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

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

Mailing Address

City

State

21204

(410) 494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0067-SPHA Filing Date 8/28/17

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

TURNPIKE ASSOCIATES, LLLP

11706 REISTERSTOWN ROAD

ATTACHMENT NO. 1

TO PETITION FOR SPECIAL HEARING AND VARIANCE

1. Special Hearing under Section 500.7 of the B.C.Z.R. to approve an amendment to the site plan approved in Case No. 2005-0310-SPHX.

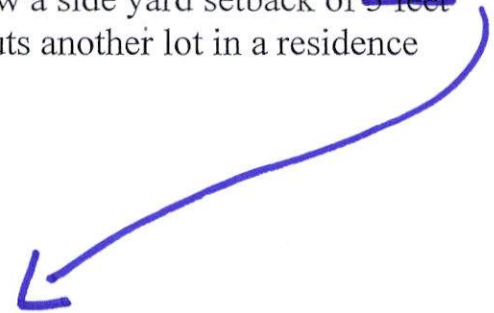
TURNPIKE ASSOCIATES, LLLP

11706 REISTERSTOWN ROAD

ATTACHMENT NO. 2

TO PETITION FOR SPECIAL HEARING AND VARIANCE

1. Variance from B.C.Z.R. Section 409.8.A.4 to allow parking spaces in a surface parking facility for a nonresidential use to be located as close as 5 feet from the right-of-way line for Cherry Valley Road and as close as 6 feet from the right-of-way line for Reisterstown Road in lieu of the required 10 feet for a public street.
2. Variance from B.C.Z.R. Section 232.2 to allow a side yard setback of ~~5 feet~~ in lieu of the required 10 feet for a lot that abuts another lot in a residence zone.



3 feet from the
building line and
1 foot from stairs

Zoning Property Description for
11706 Reisterstown Road

Beginning at a point located on the West side of Reisterstown Road which has a variable width right of way at the distance of 212.22' north west of the intersecting centerlines of the nearest improved intersecting street Cherry Valley Road which has a 60' wide right of way. **Thence** the following courses and distances clockwise, referred to the Maryland Coordinate System (NAD '83/91):

South 47 degrees 08 minutes 00 seconds West, 183.00' to a point; South 43 degrees 49 minutes 00 seconds East, 155.06' to a point; South 57 degrees 16 minutes 27 seconds West, 117.55' to a point beginning a curve radius of 700 feet; Chord bearing South 51 degrees 43 minutes 44 seconds West, 135.29' to a point; North 43 degrees 49 minutes 00 seconds West, 799.52' to a point; North 47 degrees 08 minutes 00 seconds East, 150.00' to a point; North 43 degrees 49 minutes 00 seconds West, 100.00' to a point; North 47 degrees 08 minutes 00 seconds East, 283.05' to a point; South 43 degrees 49 minutes 00 seconds East, 600.00' to a point; South 47 degrees 08 minutes 00 seconds West, 183.00' to a point; South 43 degrees 49 minutes 00 seconds East, 150.02' to a point; North 47 degrees 08 minutes 00 seconds East, 183.00' to a point; south 43 degrees 49 minutes 00 seconds East, 26.00' to a point and place of beginning.

Containing an area of $\pm 322,585$ square feet or ± 7.41 acres of land, more or less and being located in the 4th election district and the 4th councilmanic district of Baltimore County Maryland.



CASE NAME 11706 Reist. RQ.
CASE NUMBER 2018-67-SHA
DATE 10/12/17

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

PLEASE PRINT CLEARLY

CASE NAME 1018 0067 SP47

CASE NUMBER _____

DATE _____

CASE NAME 1018 0067 SP47
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN - IN SHEET

E - MAIL

[illegible]

CERTIFICATE OF POSTING

2018-0067-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Turnpike Associates. LLLP, Daniel Klein

October 12, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

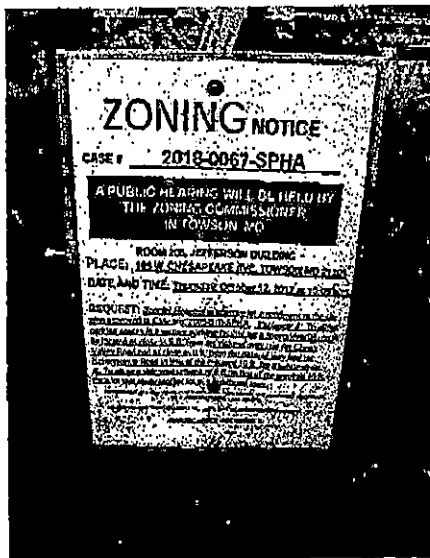
Ladies and Gentlemen:

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

11706 Riesterstown Road

September 22, 2017

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



Sincerely,

September 22, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0067-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Turnpike Associates. LLLP, Daniel Klein

October 12, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

11706 Riesterstown Road

September 22, 2017

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



Sincerely,

 September 22, 2017
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/6/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-067

INFORMATION:

Property Address: 11706 Reisterstown Road
Petitioner: Daniel Klein, o/b/o Turnpike Associates, LLP
Zoning: BL, BL-AS
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 an amendment to the site plan approved in case #2005-0310-SPHX and the petition for variance to allow parking spaces in a surface parking facility for a non-residential use to be located as close as 5 feet from the right-of-way line for Cherry Valley Road and as close as 6 feet from the right-of-way line for Reisterstown Road in lieu of the required 10 feet for a public street and to allow side yard setback of 5 feet in lieu of the required 10 feet for a lot that abuts another lot in a residential zone.

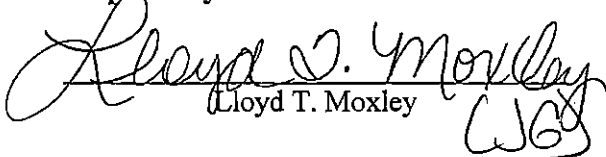
A site visit was conducted on September 11, 2017.

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

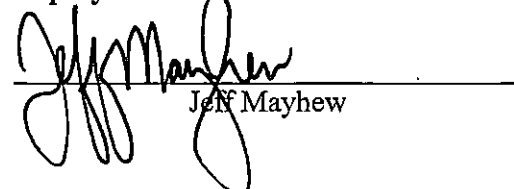
- The petitioner shall demonstrate to the satisfaction of the Administrative Law Judge that the operation of the proposed loading dock will not impede traffic.
- Install opaque fencing along the tract boundary line in the area between the proposed loading dock and the adjacent community park.

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

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

gm
2/17

IN RE: PETITIONS FOR SPECIAL HEARING,
& SPECIAL EXCEPTION
NW/S of Reisterstown Road, 980 ft. N
centerline of Cherry Valley Road
4th Election District
3rd Councilmanic District
(11712-D Reisterstown Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-310-SPHX

Turnpike Associates,
By William S. Berman, Senior Vice-President,
Legal Owners and
Hertz Corporation,
By: Ronald A. Moore, City Mgr., *Lessee*
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Special Exception filed by the legal owner of the property, Turnpike Associates, by William S. Berman, Senior Vice-President and the Hertz Corporation, by Ronald A. Moore, lessee. The property, which is the subject of this request, is located at 11712-D Reisterstown Road in Baltimore County. The Petitioners are requesting a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the site plan approved in Zoning Case No. 03-330-SPHX. In addition, the Petitioners are requesting a special exception pursuant to Section 230.13 of the B.C.Z.R., to permit a service garage (automobile rental office).

The property was posted with Notice of Hearing on January 21, 2005, for 15 days prior to the hearing in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 20, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. - *Special Exceptions*

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights. None.

Interested Persons

Appearing at the hearing on behalf of the special hearing request were Ronald Moore from the Hertz Corporation and William Berman for the Petitioner partnership. Richard Matz of Colbert, Matz, Rosenfelt, the engineering firm prepared the site plan of the property. David H. Karceski, Esquire represented the Petitioners. There were no citizens or protestants at the hearing. People's Counsel entered their appearance in the case.

Testimony and Evidence

Mr. Karceski proffered that the site is a small shopping center on Reisterstown Road known as the Cherryvale Plaza Shopping Center. The property is split zoned BL and BL-AS containing

approximately 7.7 acres. Existing uses include retail stores, restaurants, a bank and offices including medical offices etc.

The Petitioner Hertz would like to rent one of the retail spaces of approximately 800 sq. ft. to rent vehicles. Mr. Karceski explained that the B.C.Z.R. does not contain a specific reference to automobile rental offices, but traditionally these have been regarded as service garages under Section 101 of the B.C.Z.R. based upon the phrase "vehicle for hire" being included in the definition. Service garages are permitted by special exception in BL zones pursuant to Section 230.13. He pointed out, however, that no vehicle fueling, repair, cleaning or washing will take place on the premises as all such activities will be contracted with a nearby automobile dealership. This office would be among the more than 200 such offices in the Maryland/District of Columbia area.

Mr. Moore from Hertz indicated that Hertz operates its rental fleet differently from many other automobile agencies. Rather than having a fixed fleet of vehicles on site, they typically have a few vehicles available for immediate rental and depend on regional distribution centers to supply vehicles when and where they are needed. He noted that Hertz has 500 part-time employees whose job it is to drive vehicles to where they are needed on a continuing basis. This "floating fleet" avoids a large inventory of vehicles at each location. In addition, he indicated that 80% of this offices business will be supplying vehicles for insurance companies who provide temporary replacement vehicles for their customers. This means that Hertz will store rental vehicles at the body shop to be immediately available to customer who bring their vehicle in for repair.

In regard to parking, Mr. Karceski noted that this shopping center had been granted a parking variance in Case No. 92-244 A in which the center was allowed to have 416 parking spaces in lieu of the required 545 spaces. He indicated that the Petitioner was not asking for further parking variances and would provide 3 spaces within the special exception area for the office and 10 spaces

for storage of rental automobiles. The office hours of operation are from 7:00 am to 6:00 pm weekly and 8:00 am to 12:00 noon on Saturday. The office would have four employees.

The shopping center is located in a commercial stretch of heavily traveled Route 140. Uses north and south of the center are all commercial. Mr. Karceski proffered that this plan met all the criteria of Section 502.1 of the B.C.Z.R. and would not adversely impact the surrounding uses at all.

At that point a general discussion of the problem with the County parking regulations was held. Many car rental agencies operate on a fixed fleet basis, which requires the storage of large numbers of vehicles on site. Based on the square footage of a service garage the parking for rental car agencies can be woefully deficient. In the instant case only 3 spaces are required for an 800 sq. ft. office. This number does not allow parking for even the four employees of the office much less their customers and vehicle storage. Fortunately, Mr. Berman, representing the shopping center, indicated that he has personal knowledge of this parking lot and that the 16 spaces outlined in red on Petitioner's Exhibit 1 are available for parking and storing rental vehicles. He committed for the owner to have these spaces available to Hertz. Again, Mr. Moore indicated that because of the Hertz "floating fleet" there will be far fewer storage spaces needed as compared to other car rental companies.

The special hearing is merely to change the site plan previously approved in Case No. 03-330-SPHX.

Findings of Fact and Conclusions of Law

The County regulations for automobile rental offices need to be changed. Listing such an office as a service garage, as is our tradition, misleads the public into thinking the request is for a place to repair damaged or poorly operating vehicles. Parking calculations based on the square footage of a service garage are woefully inadequate in view of the need for many rental car agencies to store large numbers of rental vehicles overnight on the premises. Customers of car rental agencies are not always mindful of other customers as they often are pressed for time. Picking up

and dropping off vehicles in a shopping center can be very problematic as the parking field is not designed for this feature.

Special Exception

Having said all that, I find that this request meets the criteria of Section 502.1 of the B.C.Z.R. and will not adversely affect the health, safety, or welfare of the community. Hertz operates a "floating fleet" and does not need the storage capacity required by other companies. The shopping center has committed to providing 16 spaces for Hertz in the area indicated on Exhibit 1 for Hertz storage. Consequently, I will grant the special exception.

Special Hearing

I will grant the request for special hearing to modify the site plan previously approved for the same reasons as above.

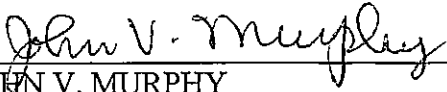
Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the requested relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22 day of February, 2005, that the Petitioners' request for special hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the site plan approved in Zoning Case No. 03-330-SPHX, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioners' request for special exception filed pursuant to Section 230.13 of the B.C.Z.R., to permit a service garage (automobile rental office), be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. No repair, fueling, washing or cleaning of rental vehicles will be permitted on the premises.
2. Parking for rental vehicles shall occur on the 3 parking spaces shown on Petitioners' Exhibit 1, which are part of the special exception and in the 16 space portion of the Center's parking field shown in red on Petitioners' Exhibit 1.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



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 5191511

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Sep 21, 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: # 2018-0067-SPHA
11706 Reisterstown Road
W/side of Reisterstown Road, N/west of centerline of Cherry Valley Road
4th Election District - 4th Councilmanic District
Legal Owner(s) Turnpike Associates, LLLP, Daniel Klein

Special Hearing: to approve an amendment to the site plan approved in Case No. 2005-310-SPHX.

Variance: 1. To allow parking spaces in a surface parking facility for a nonresidential use to be located as close as 5 ft. from the right-of-way line for Cherry Valley Road and as close as 6 ft. from the right-of-way line for Reisterstown Road in lieu of the required 10 ft. for a public street. 2. To allow a side yard setback of 5 ft. in lieu of the required 10 ft. for a lot that abuts another lot in a residence zone.

Hearing: Thursday, October 12, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/064 September 21 5191511

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



KEVIN KAMENETZ
County Executive

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

September 11, 2017

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0067-SPHA

11706 Reisterstown Road

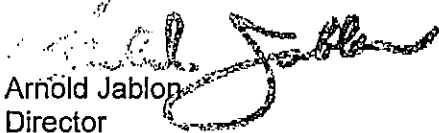
W/side of Reisterstown Road, N/west of centerline of Cherry Valley Road

4th Election District – 4th Councilmanic District

Legal Owners: Turnpike Associates, LLLP, Daniel Klein

Special Hearing to approve an amendment to the site plan approved in Case No. 2005-310-SPHX. Variance 1. To allow parking spaces in a surface parking facility for a nonresidential use to be located as close as 5 ft. from the right-of-way line for Cherry Valley Road and as close as 6 ft. from the right-of-way line for Reisterstown Road in lieu of the required 10 ft. for a public street. 2. To allow a side yard setback of 5 ft. in lieu of the required 10 ft. for a lot that abuts another lot in a residence zone.

Hearing: Thursday, October 12, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Daniel Klein, 1777 Reisterstown Road, Ste. 245, Pikesville 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 22, 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, September 21, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

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: 2018-0067-SPHA

11706 Reisterstown Road

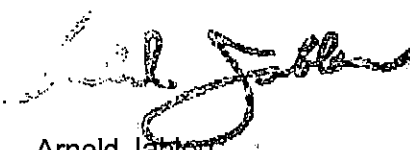
W/side of Reisterstown Road, N/west of centerline of Cherry Valley Road

4th Election District – 4th Councilmanic District

Legal Owners: Turnpike Associates, LLLP, Daniel Klein

Special Hearing to approve an amendment to the site plan approved in Case No. 2005-310-SPHX. Variance 1. To allow parking spaces in a surface parking facility for a nonresidential use to be located as close as 5 ft. from the right-of-way line for Cherry Valley Road and as close as 6 ft. from the right-of-way line for Reisterstown Road in lieu of the required 10 ft. for a public street. 2. To allow a side yard setback of 5 ft. in lieu of the required 10 ft. for a lot that abuts another lot in a residence zone.

Hearing: Thursday, October 12, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
11706 Reisterstown Road; W/S Reisterstown * OF ADMINISTRATIVE
Road, NW of c/line of Cherry Valley Road *
4th Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Turnpike Associates LLLP *
Petitioner(s) * BALTIMORE COUNTY
* 2018-067-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.

RECEIVED

SEP 07 2017

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

CERTIFICATE OF SERVICE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0067-SPHA

Property Address: 11706 Reisterstown Road

Property Description: _____

Legal Owners (Petitioners): Turnpike Associates LLP

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave

Suite 500

Towson, MD 21204

Telephone Number: (410) 494-6200

NO 157184

Date: 8/27/17

PAID RECEIPT

BUSINESS ACTUAL TIME DOM
8/31/2017 8/30/2017 10:25:13 5

REG-5505 - NALIN LRB

RECEIPT NO 915717 8/30/2017 0501

220 ZONING VERIFICATION

CR 10-157184

Receipt Tot \$1,000.00

\$1,000.00 / CR 1.00 CA

Baltimore County, Maryland

[illegible]

Rec From: Venable
For: 11700 Reisterstown Rd
2018-0007-SHA

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

October 5, 2017

Turnpike Associates LLLP
Daniel Klein
1777 Reisterstown Road
Suite 245
Reisterstown MD 21208

RE: Case Number: 2018-0067 SPHA, Address: 11706 Reisterstown Road

Dear Mr. Klein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 28, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 9/5/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 9/1/17. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Variance Case Number 2018-00675 SHA - Turnpike Associates, LLP, Daniel Klein
11706 Reisterstown Road
MD140.

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

Sincerely,

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

WW/RAZ

10-12

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: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0067-SPHA
Address 11706 Reisterstown Road
(Turnpike Associates, LLLP
Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

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

Reviewer: Steve Ford Date: 9-6-2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2017
Item No. 2018-0067-SPHA

DATE: September 22, 2017

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

If Zoning Relief is granted a Landscape Plan may be required per the requirements of the Landscape Manual.

The minimum set back requirement of 10' along Cherry Valley Road should be maintained to allow for sight distance.

* * * * *

VKD: CEN
cc: file

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: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0067-SPHA
Address 11706 Reisterstown Road
(Turnpike Associates, LLLP
Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

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

Reviewer: Steve Ford Date: 9-6-2017

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 10/6/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-067

INFORMATION:

Property Address: 11706 Reisterstown Road
Petitioner: Daniel Klein, o/b/o Turnpike Associates, LLP
Zoning: BL, BL-AS
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 an amendment to the site plan approved in case #2005-0310-SPHX and the petition for variance to allow parking spaces in a surface parking facility for a non-residential use to be located as close as 5 feet from the right-of-way line for Cherry Valley Road and as close as 6 feet from the right-of-way line for Reisterstown Road in lieu of the required 10 feet for a public street and to allow side yard setback of 5 feet in lieu of the required 10 feet for a lot that abuts another lot in a residential zone.

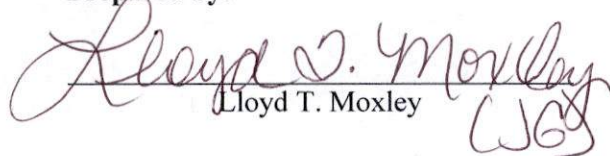
A site visit was conducted on September 11, 2017.

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

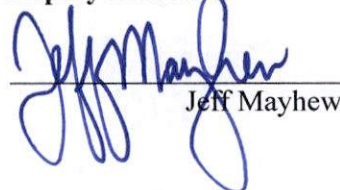
- The petitioner shall demonstrate to the satisfaction of the Administrative Law Judge that the operation of the proposed loading dock will not impede traffic.
- Install opaque fencing along the tract boundary line in the area between the proposed loading dock and the adjacent community park.

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

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

c: Bill Skibinski

David H. Karceski, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

RECEIVED
OCT 10 2012
OFFICE OF
ADMINISTRATIVE HEARINGS

Handwritten signature

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

9/22

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

Comment

9/16

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

No Comment

FIRE DEPARTMENT

9/28

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

No Obj w/condition

9/5

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 05-310-SPHx)

NEWSPAPER ADVERTISEMENT Date: 9/21/17

SIGN POSTING Date: 9/22/17 by SSG Black

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 - 04 Account Number - 1900001883						
Owner Information									
Owner Name:		DELIGHT MANOR FARM L L C C/O TURNPIKE ASSOC LLLP				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		1777 REISTERSTOWN RD #245 BALTIMORE MD 21208-1343				Deed Reference:		/22117/ 00019	
Location & Structure Information									
Premises Address:		11706 REISTERSTOWN RD REISTERSTOWN MD 21136-3302				Legal Description:		6.222 AC REISTERSTOWN RD CHERRYVALE PLAZA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0057	0006	0190		0000				2017	0045/ 0003
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						6.2200 AC		14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2017	As of 07/01/2017		As of 07/01/2018		
Land:			1,719,600	1,719,600					
Improvements			5,035,500	7,661,400					
Total:			6,755,100	9,381,000	7,630,400		8,505,700		
Preferential Land:			0				0		
Transfer Information									
Seller: BURNS ELIZABETH E OURSLER				Date: 06/27/2005			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /22117/ 00019			Deed2:		
Seller: BURNS ELIZABETH E OURSLER, ETAL				Date: 12/29/2004			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /21196/ 00580			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									

Case No.: 2018-0067-SPHA-11706 Reisterstown Rd.

10/12
10 Am

Exhibit Sheet

Petitioner/Developer

Protestant

DW 11-16-17
DW 10-16-17

No. 1	Site plan	
No. 2	Bishop CV	
No. 3	Aerial photo	
No. 4	4A-M Photos	
No. 5	Photo - existing + proposed condition	
No. 6	Aerial photo	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

Associate

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 11
Other Firms: 5

EDUCATION:

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

ACTIVE REGISTRATION:

Landscape Architect:
Maryland, 2006, #3365

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

PROFESSIONAL AFFILIATIONS:

Maryland Building Industry
Association (MBIA), Baltimore
County Chapter

QUALIFICATIONS:

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

Sample projects managed by Mr. Bishop include the following:

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

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

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

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

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

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



**MORRIS & RITCHIE
ASSOCIATES,**

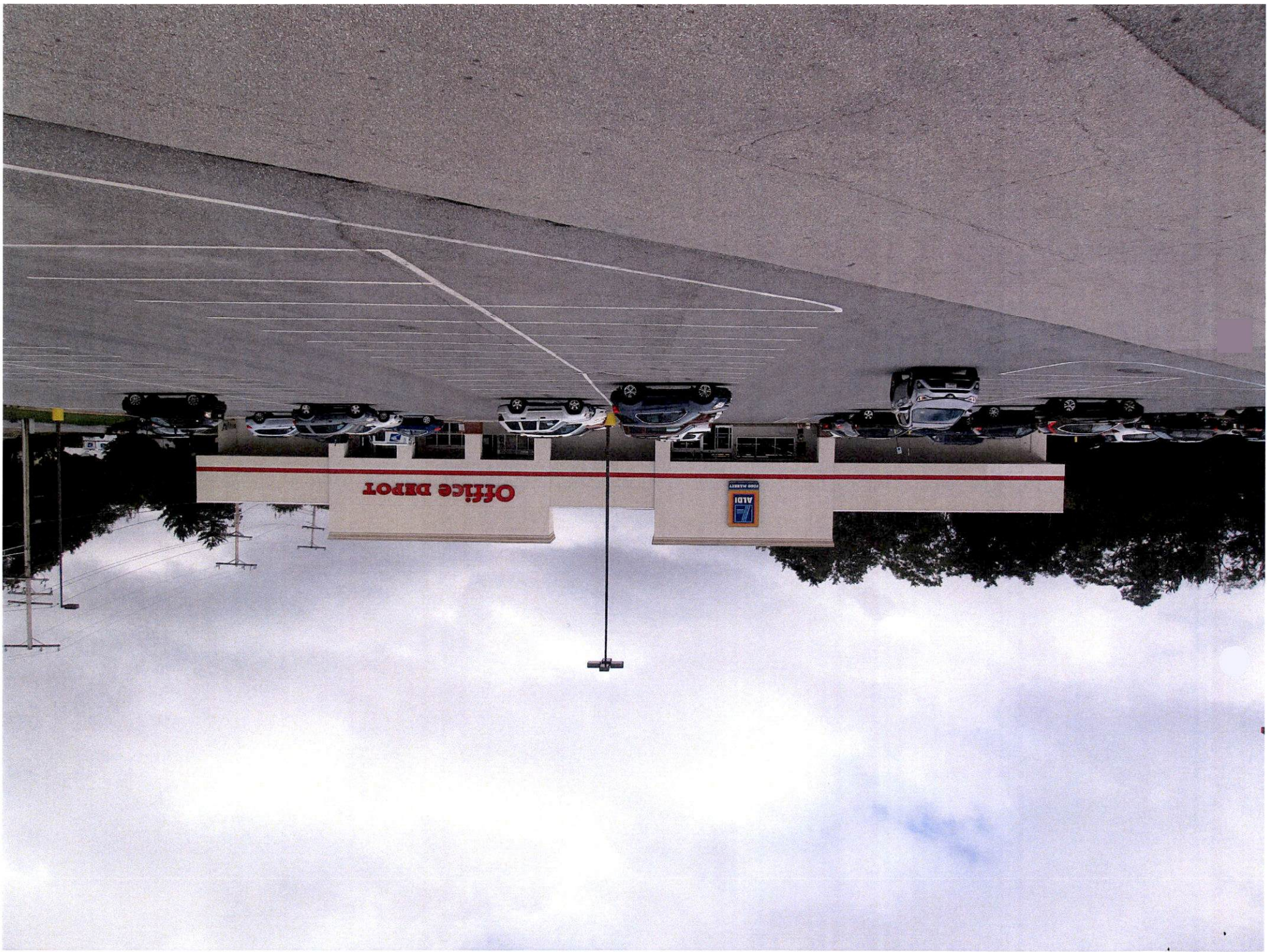
PETITIONER'S EXHIBIT 2

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



PETITIONER'S EXHIBIT **1A-M**



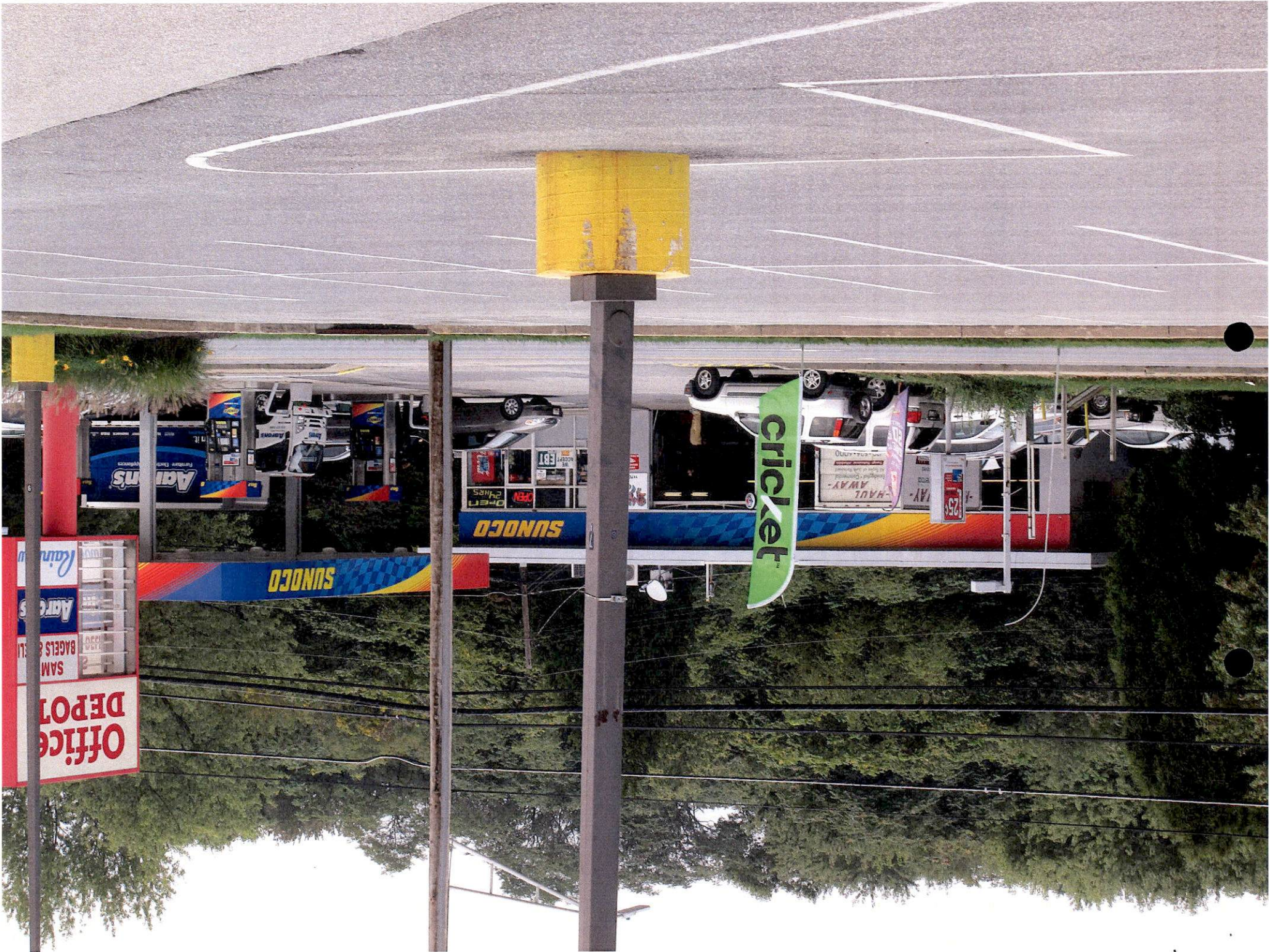














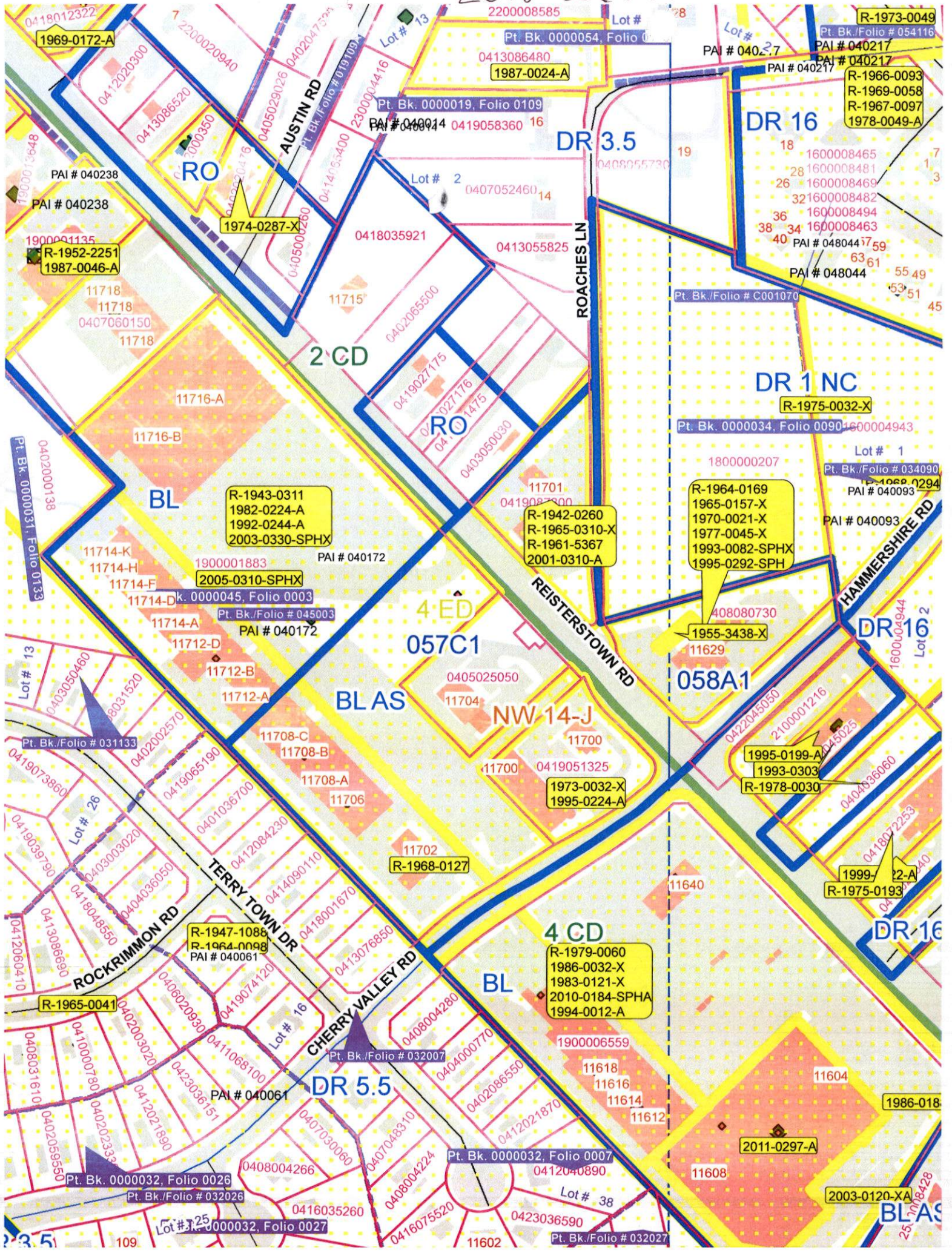








2018-0001-A



1969-0172-A

1987-0024-A

R-1973-0049

Pt. Bk./Folio # 054116

R-1966-0093

R-1969-0058

R-1967-0097

1978-0049-A

1974-0287-X

PAI # 040238

PAI # 040238

1900001135

R-1952-2251

1987-0046-A

R-1943-0311

1982-0224-A

1992-0244-A

2003-0330-SPHX

1900001883

2005-0310-SPHX

Pt. Bk./Folio # 045003

PAI # 040172

R-1942-0260

R-1965-0310-X

R-1961-5367

2001-0310-A

R-1964-0169

1965-0157-X

1970-0021-X

1977-0045-X

1993-0082-SPHX

1995-0292-SPH

408080730

1955-3438-X

11629

1995-0199-A

1993-0303

R-1978-0030

1999-012-A

R-1975-0193

R-1947-1088

R-1964-0098

PAI # 040061

R-1965-0041

R-1979-0060

1986-0032-X

1983-0121-X

2010-0184-SPHA

1994-0012-A

1900006559

11618

11616

11614

11612

11604

11608

2011-0297-A

2003-0120-XA

Pt. Bk. 0000032, Folio 0026

Pt. Bk./Folio # 032026

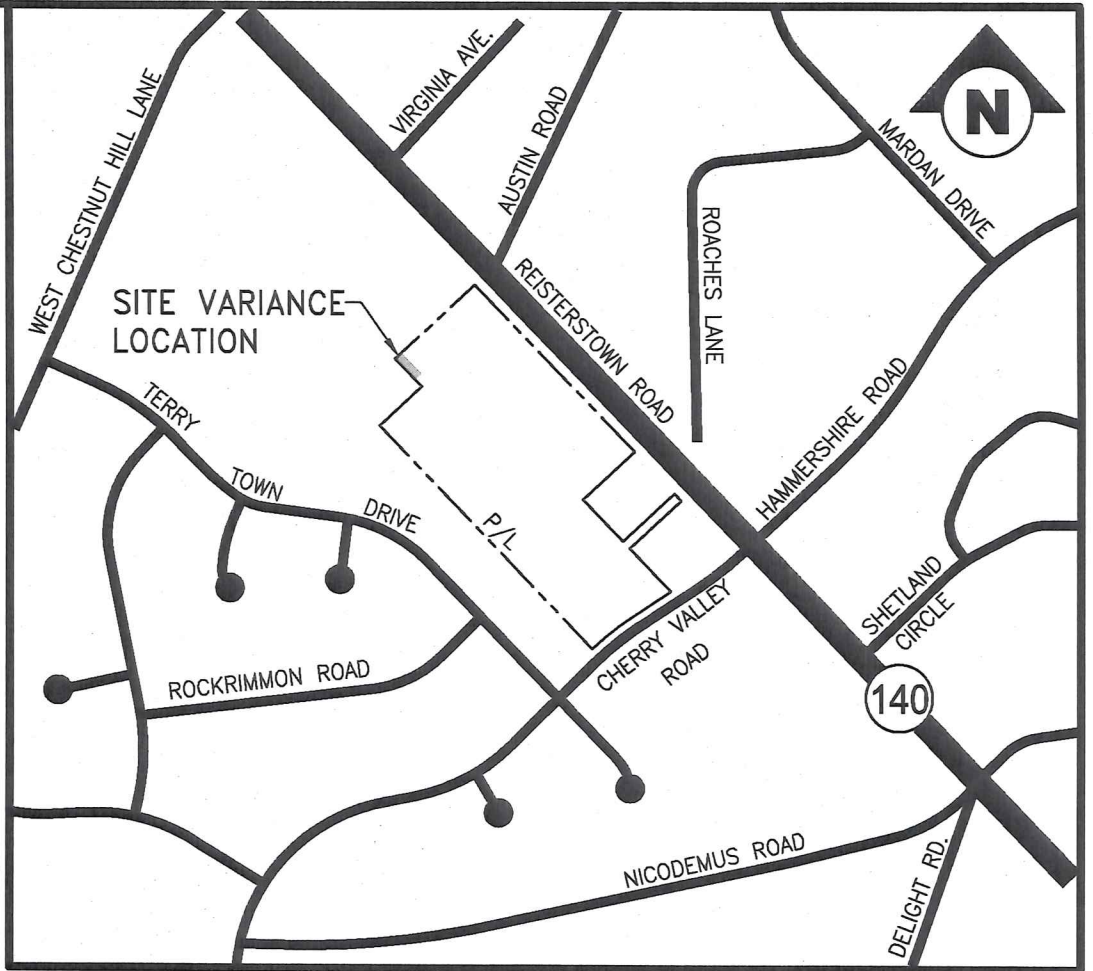
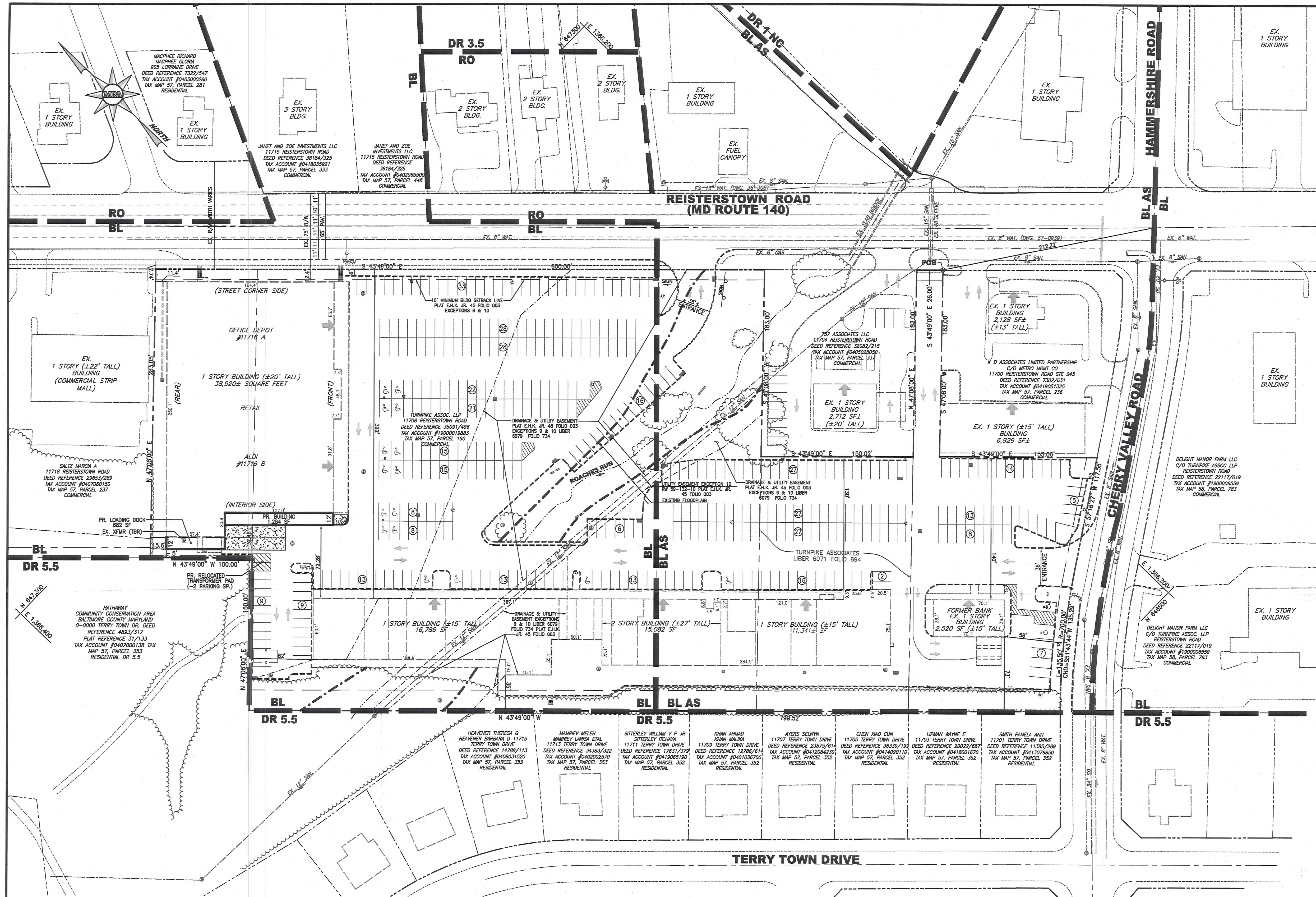
Pt. Bk. 0000032, Folio 0027

Pt. Bk. 0000032, Folio 0007

0412040890

0423036590

Pt. Bk./Folio # 032027



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 11706 REISTERSTOWN ROAD, REISTERSTOWN, MD 21136-3302
 - B. BUILDING ADDRESS: 11716 B (ALDI)
 - C. SITE AREA: GROSS = 348,132 SF OR 7.99 AC.±
NET = 322,585 SF OR 7.41 AC.±
 - D. ELECTION DISTRICT: 4
 - E. COUNCILMANIC DISTRICT: 4
 - F. ADD. MAP: 404403
 - G. CENSUS TRACT: 57
 - H. TAX MAP: 1900001883
 - I. TAX ACCOUNT NO.:
- ZONING: BL (BUSINESS LOCAL) & BL AS (BL AUTOMOTIVE SERVICE)
- ZONING MAP / GIS TILE NO.: 057C1
- FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.27 (88,615 S.F. / 322,585 S.F.)
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: COMMERCIAL
- BL ZONE SETBACKS (SECTION 232):

	REQUIRED	PROVIDED
FRONT	10'	10' ±
SIDE (INTERIOR)	15'	5' ±
SIDE (INTERIOR ADJACENT TO RESIDENTIAL)	10'	12' ±
SIDE (STREET)	10'	11' ±
REAR (ADJACENT TO COMMERCIAL)	0'	NA
REAR (ADJACENT TO RESIDENTIAL)	20'	50' ±
FROM CENTERLINE OF STREET	40'	
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS PARTIALLY LOCATED WITHIN AN EXISTING 100 YEAR FLOODPLAIN. PER FEMA MAP NUMBER 2400100210F DATED 9/26/2008.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY LIGHT FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.

PARKING TABULATIONS					PARKING TABULATIONS (CONTINUED)				
STORE #	TENANT	GROSS S.F.	REQUIRED PARKING (PER SECT. 409)	PARKING REQUIRED	STORE #	TENANT	GROSS S.F.	REQUIRED PARKING (PER SECT. 409)	PARKING REQUIRED
1	#11702 VACANT (FORMER BANK)	2,520 SF	3.3 PER 1,000 SF	9	17	#11716 OFFICE DEPOT	20,825 SF	5 PER 1,000 SF	104
2	#11706 OC BREWING COMPANY	5,363 SF	16 PER 1,000 SF	86	18	#201 ALEXANDER FISHMAN, P.A.	1,575 SF	4.5 PER 1,000 SF	8
3	#11708A PAPA JOHN'S PIZZA	1,625 SF	5 PER 1,000 SF	9	19	#202 ALLSTATE INSURANCE CO.	570 SF	3.3 PER 1,000 SF	2
4	#11708B SAM'S BAGELS	1,950 SF	16 PER 1,000 SF	32	20	#204A VACANT	1,254 SF	3.3 PER 1,000 SF	5
5	#11708D CRICKET WIRELESS	1,200 SF	5 PER 1,000 SF	6	21	#205 HOWARD M. LIPMAN, DC	1,358 SF	4.5 PER 1,000 SF	7
6	#11708E AARON'S	6,217 SF	5 PER 1,000 SF	32	22	#206 VACANT	590 SF	3.3 PER 1,000 SF	2
7	#11712A1 AMERICARE DRY CLEANERS	1,350 SF	5 PER 1,000 SF	7	23	#207 VACANT	764 SF	3.3 PER 1,000 SF	3
8	#11712B LOVELY NAILS	600 SF	5 PER 1,000 SF	3	24	#208 DR. MARK E. SPIER DPM/PA	1,263 SF	4.5 PER 1,000 SF	6
9	#11712C VACANT	600 SF	5 PER 1,000 SF	3	TOTAL PARKING REQUIRED = 512				
10	#11712D THE VAPE SHOP	800 SF	5 PER 1,000 SF	4	TOTAL PARKING SPACES PROVIDED = 403*				
11	#11714A RAINBOW	7,675 SF	5 PER 1,000 SF	39	*CONFORMS WITH PARKING VARIANCE APPROVED IN ZONING CASE NUMBER 1992-0244-A.				
12	#11714E SZECHUAN WOK	2,280 SF	16 PER 1,000 SF	37					
13	#11714F SABOR LATINO	1,200 SF	5 PER 1,000 SF	6					
14	#11714G HAIR CUTTERY	1,200 SF	5 PER 1,000 SF	6					
15	#11714K BEAUTY STAR	2,400 SF	5 PER 1,000 SF	12					
16	#11716B ALDI	16,774 SF	5 PER 1,000 SF	84					

PLAN
SCALE: 1"=50'

ZONING HISTORY

CASE NO. 1943-0311 - PETITION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL, GRANTED MARCH 18, 1943.

CASE NO. 1947-1088 - PETITION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL, GRANTED DECEMBER 15, 1947.

CASE NO. 1964-0098 - PETITION FOR RECLASSIFICATION AND OR SPECIAL EXCEPTION FROM R.20 ZONE TO R.10 ZONE, GRANTED APRIL 1, 1964.

CASE NO. 1965-0041 - PETITION FOR ZONING RECLASSIFICATION AND OR SPECIAL EXCEPTION TO THE ZONING LAWS OF MARYLAND FROM AN R.10 ZONE TO AN R.6 ZONE. ORDER GRANTED AUGUST 12, 1964.

CASE NO. 1968-0127 - PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION FROM A R.10 ZONE TO A B-L ZONE, GRANTED DECEMBER 21, 1967.

CASE NO. 1982-0224-A - PETITION FOR ZONING VARIANCE FROM SECTION 409.2.b TO PERMIT 416 PARKING SPACES IN LIEU OF THE REQUIRED 440 PARKING SPACES. GRANTED MAY 7, 1982.

CASE NO. 1982-0244-A - PETITION FOR ZONING VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 416 PARKING SPACES IN LIEU OF THE REQUIRED 545 PARKING SPACES. GRANTED JANUARY 23, 1992.

CASE NO. 2003-0330-SPHX - PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING. THE SPECIAL EXCEPTION REQUEST IS TO APPROVE A GYM OR HEALTH CLUB AS A COMMUNITY BUILDING PURSUANT TO SECTION 230.13 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.). THE SPECIAL HEARING REQUEST IS TO CONFIRM THAT THE PARKING PROVIDED IS ADEQUATE AND TO AMEND THE SITE PLAN APPROVED IN CASE NO. 92-244-A. APPROVED MARCH 13, 2003.

CASE NO. 2005-0310-SPHX - PETITION FOR SPECIAL HEARING PURSUANT TO SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS, TO AMEND THE SITE PLAN APPROVED IN ZONING CASE NO. 03-330-SPHX. SPECIAL EXCEPTION PURSUANT TO SECTION 230.13, TO PERMIT A SERVICE GARAGE (AUTOMOBILE RENTAL OFFICE) GRANTED FEBRUARY 22, 2005.

COMMERCIAL PERMIT HISTORY

11706 REISTERSTOWN ROAD

PERMIT # B219627 CONSTRUCT A 1 STORY ADDITION ON FRONT & SIDE TO BE USED AS NEW ENTRANCE, ADDITIONAL SEATING AND 2 NEW BATHROOMS.

PERMIT # B242800 INTERIOR ALTERATIONS; INSTALL PARTITIONS, DOORS & FLOOR TILE.

PERMIT # B760048 EXTERIOR ALTERATIONS TO REPAIR STEEL BEAMS AS NEEDED AND RESTORE CONCRETE (SUPPORT FOR SIDEWALK)

PERMIT # B822700 REPAIR & REPLACE 2 BEAMS & SUPPORTS TO EXISTING SHOPPING CENTER.

PERMIT # B797958 CHANGE OF OCCUPANCY FROM BUSINESS TO RETAIL. INTERIOR ALTERATIONS TO CONSTRUCT DEMISING WALL WITH OPENING TO CREATE LARGER TENANT SPACE; ALSO METAL STUD/DRY WALL PARTITIONS, CEILING TILE/GRID, HVAC, ADA RESTROOMS.

PERMIT # B787257 INTERIOR ALTERATIONS INCLUDES: REPLACE BAR, KITCHEN EQUIPMENT, INSTALL DRYWALL METAL STUD PARTITIONS TO ENLARGE RESTROOMS, CREATE EMPLOYEE RESTROOM, REPLACE HOOD, INSTALL NONBEARING PARTY WALL, RELOCATE HVAC & DUCT WORK, INSTALL CEILING TILE & GRID.

OWNER / DEVELOPER

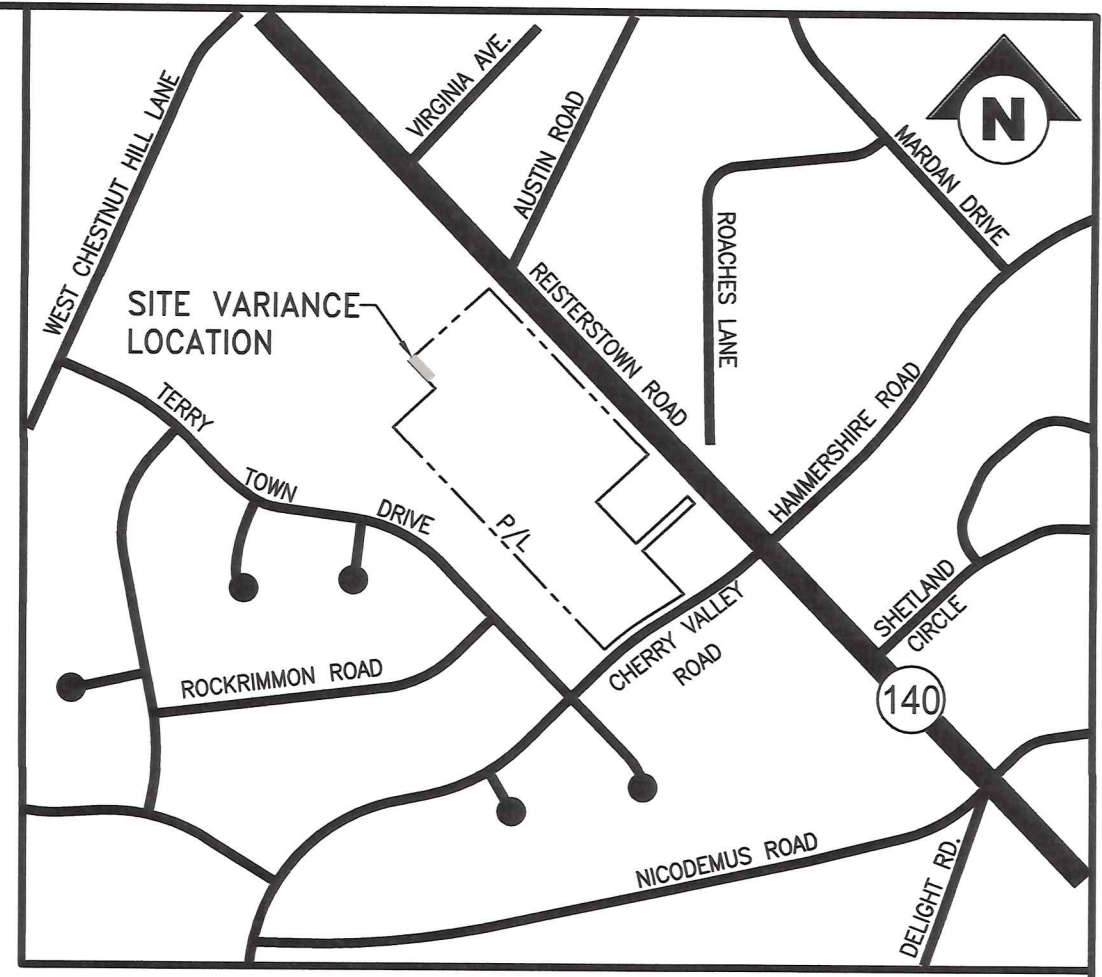
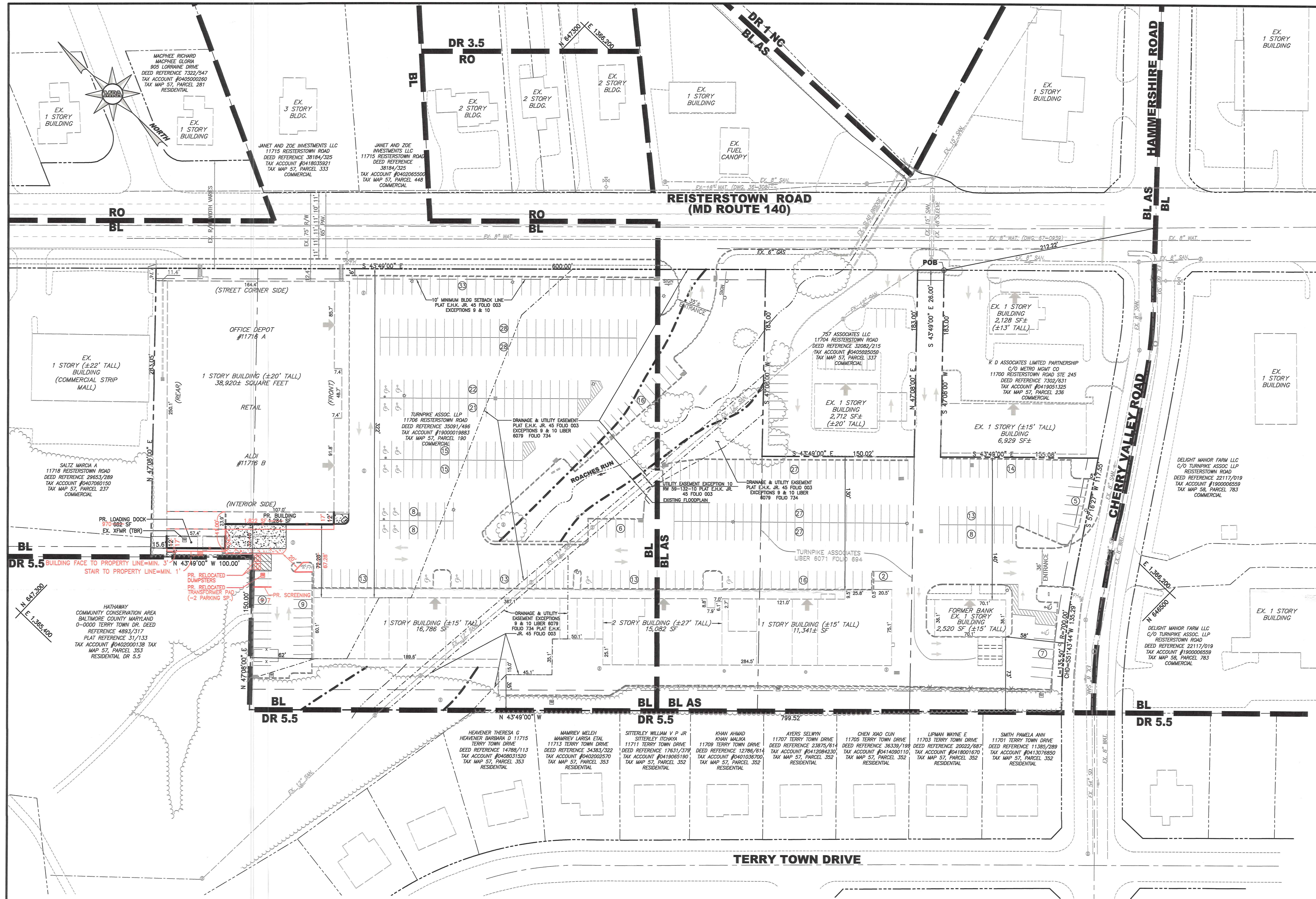
TURNPIKE ASSOCIATES LLLP
1777 REISTERSTOWN ROAD #245
BALTIMORE, MARYLAND 21208-1343

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PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
SITE PLAN
CHERRYVALE PLAZA
11706 REISTERSTOWN ROAD

4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 4TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
		9999
		SCALE: AS SHOWN
		DATE: 08.16.2017
		DRAWN BY: MJS
		DESIGN BY: MAB
		REVIEW BY: MAB
		SHEET: 01 OF 01



VICINITY MAP
SCALE: 1" = 50'

GENERAL NOTES

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 11706 REISTERSTOWN ROAD, REISTERSTOWN, MD 21136-3302
 - BUILDING ADDRESS: 11716 B (ALDI)
 - SITE AREA: GROSS = 348,132 SF OR 7.99 AC.±
NET = 322,585 SF OR 7.41 AC.±
 - ELECTION DISTRICT: COUNCILMANIC DISTRICT: 4
 - ADC MAP: 16-C11
 - CENSUS TRACT: 404-403
 - TAX MAP: 57
 - TAX ACCOUNT NO.: 1900001883
- ZONING: BL (BUSINESS LOCAL) & BL AS (BL AUTOMOTIVE SERVICE)
- ZONING MAP / GIS TILE NO.: 057C1
- FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.25 (82,849 S.F. / 327,293 S.F.)
- EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
- BL ZONE SETBACKS (SECTION 232):

FROM PROPERTY LINE	REQUIRED	PROVIDED
FRONT	10'	10' ±
SIDE (INTERIOR)	5'	5' ±
SIDE (INTERIOR ADJACENT TO RESIDENTIAL)	10'	10' ±
SIDE (STREET)	12'	12' ±
REAR (ADJACENT TO COMMERCIAL)	0'	11' ±
REAR (ADJACENT TO RESIDENTIAL)	20'	NA
FROM CENTERLINE OF STREET	40'	50' ±
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS PARTIALLY LOCATED WITHIN AN EXISTING 100 YEAR FLOODPLAIN. PER FEMA MAP NUMBER 2400100210F DATED 9/26/2008.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY LIGHT FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.

PLAN
SCALE: 1"=50'

ZONING HISTORY

CASE NO. 1943-0311 - PETITION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL. GRANTED MARCH 18, 1943.

CASE NO. 1947-1088 - PETITION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL. GRANTED DECEMBER 15, 1947.

CASE NO. 1964-0098 - PETITION FOR ZONING RECLASSIFICATION AND OR SPECIAL EXCEPTION FROM R.20 ZONE TO R.10 ZONE. GRANTED APRIL 1, 1964.

CASE NO. 1965-0041 - PETITION FOR ZONING RECLASSIFICATION AND OR SPECIAL EXCEPTION TO THE ZONING LAWS OF MARYLAND FROM AN R.10 ZONE TO AN R.5 ZONE. ORDER GRANTED AUGUST 12, 1964.

CASE NO. 1968-0127 - PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION FROM A R.10 ZONE TO A B-L ZONE. GRANTED DECEMBER 21, 1967.

CASE NO. 1982-0224-A - PETITION FOR ZONING VARIANCE FROM SECTION 409.2.b TO PERMIT 416 PARKING SPACES IN LIEU OF THE REQUIRED 440 PARKING SPACES. GRANTED MAY 7, 1982.

CASE NO. 1992-0244-A - PETITION FOR ZONING VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 416 PARKING SPACES IN LIEU OF THE REQUIRED 545 PARKING SPACES. GRANTED JANUARY 23, 1992.

CASE NO. 2003-0330-SPHX - PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING. THE SPECIAL EXCEPTION REQUEST IS TO APPROVE A GYM OR HEALTH CLUB AS A COMMUNITY BUILDING PURSUANT TO SECTION 230.13 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.). THE SPECIAL HEARING REQUEST IS TO CONFIRM THAT THE PARKING PROVIDED IS ADEQUATE AND TO AMEND THE SITE PLAN APPROVED IN CASE NO. 92-244-A. APPROVED MARCH 13, 2003.

CASE NO. 2005-0310-SPHX - PETITION FOR SPECIAL HEARING PURSUANT TO SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS, TO AMEND THE SITE PLAN APPROVED IN ZONING CASE NO. 03-330-SPHX. SPECIAL EXCEPTION PURSUANT TO SECTION 230.13, TO PERMIT A SERVICE GARAGE (AUTOMOBILE RENTAL OFFICE). GRANTED FEBRUARY 22, 2005.

COMMERCIAL PERMIT HISTORY

11760 REISTERSTOWN ROAD

PERMIT # B219627 - CONSTRUCT A 1 STORY ADDITION ON FRONT & SIDE TO BE USED AS NEW ENTRANCE, ADDITIONAL SEATING AND 2 NEW BATHROOMS.

PERMIT # B242600 - INTERIOR ALTERATIONS; INSTALL PARTITIONS, DOORS & FLOOR TILE.

PERMIT # B760048 - EXTERIOR ALTERATIONS TO REPAIR STEEL BEAMS AS NEEDED AND RESTORE CONCRETE (SUPPORT FOR SIDEWALK)

PERMIT # B822700 - REPAIR & REPLACE 2 BEAMS & SUPPORTS TO EXISTING SHOPPING CENTER.

PERMIT # B797958 - CHANGE OF OCCUPANCY FROM BUSINESS TO RETAIL. INTERIOR ALTERATIONS TO CONSTRUCT DEMISING WALL WITH OPENING TO CREATE LARGER TENANT SPACE; ALSO METAL STUD/DRY WALL PARTITIONS, CEILING TILE/GRID, HVAC, ADA RESTROOMS.

PERMIT # B787257 - INTERIOR ALTERATIONS INCLUDES: REPLACE BAR, KITCHEN EQUIPMENT, INSTALL DRYWALL METAL STUD PARTITIONS TO ENLARGE RESTROOMS, CREATE EMPLOYEE RESTROOM, REPLACE HOOD, INSTALL NONBEARING PARTY WALL, RELOCATE HVAC & DUCT WORK, INSTALL CEILING TILE & GRID.

OWNER / DEVELOPER
TURNPIKE ASSOCIATES LLP
1777 REISTERSTOWN ROAD #245
BALTIMORE, MARYLAND 21206-1343

PARKING TABULATIONS					PARKING TABULATIONS (CONTINUED)				
STORE #	TENANT	GROSS S.F.	REQUIRED PARKING (PER SECT. 409)	PARKING REQUIRED	STORE #	TENANT	GROSS S.F.	REQUIRED PARKING (PER SECT. 409)	PARKING REQUIRED
1	#11702 VACANT (FORMER BANK)	2,520 SF	3.3 PER 1,000 SF	9	17	#11716 OFFICE DEPOT	20,625 SF	5 PER 1,000 SF	104
2	#11708 OC BREWING COMPANY	5,363 SF	16 PER 1,000 SF	86	18	#201 ALEXANDER FISHMAN, P.A.	1,575 SF	4.5 PER 1,000 SF	8
3	#11708A PAPA JOHN'S PIZZA	1,625 SF	5 PER 1,000 SF	9	19	#202 ALLSTATE INSURANCE CO.	570 SF	3.3 PER 1,000 SF	2
4	#11708B SAM'S BAGELS	1,950 SF	16 PER 1,000 SF	32	20	#204A VACANT	1,254 SF	3.3 PER 1,000 SF	5
5	#11708D CRICKET WIRELESS	1,200 SF	5 PER 1,000 SF	6	21	#205 HOWARD M. LIPMAN, DC	1,356 SF	4.5 PER 1,000 SF	7
6	#11708E AARON'S	6,217 SF	5 PER 1,000 SF	32	22	#206 VACANT	590 SF	3.3 PER 1,000 SF	2
7	#11712A1 AMERICARE DRY CLEANERS	1,360 SF	5 PER 1,000 SF	7	23	#207 VACANT	764 SF	3.3 PER 1,000 SF	3
8	#11712B LOVELY NAILS	600 SF	5 PER 1,000 SF	3	24	#208 DR. MARK E. SPIER DPM/PA	1,263 SF	4.5 PER 1,000 SF	6
9	#11712C VACANT	600 SF	5 PER 1,000 SF	3	TOTAL PARKING REQUIRED =				512
10	#11712D THE VAPE SHOP	800 SF	5 PER 1,000 SF	4	TOTAL PARKING SPACES PROVIDED =				-403*
11	#11714A RAINBOW	7,675 SF	5 PER 1,000 SF	39	*CONFORMS WITH PARKING VARIANCE APPROVED IN ZONING NUMBER 1992-0244-A.				401*
12	#11714E SZECHUAN WOK	2,280 SF	16 PER 1,000 SF	37					
13	#11714F SABOR LATINO	1,200 SF	5 PER 1,000 SF	6					
14	#11714G HAIR CUTTERY	1,200 SF	5 PER 1,000 SF	6					
15	#11714K BEAUTY STAR	2,400 SF	5 PER 1,000 SF	12					
16	#11716B ALDI	16,774 SF	5 PER 1,000 SF	84					



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MRAGTA.COM
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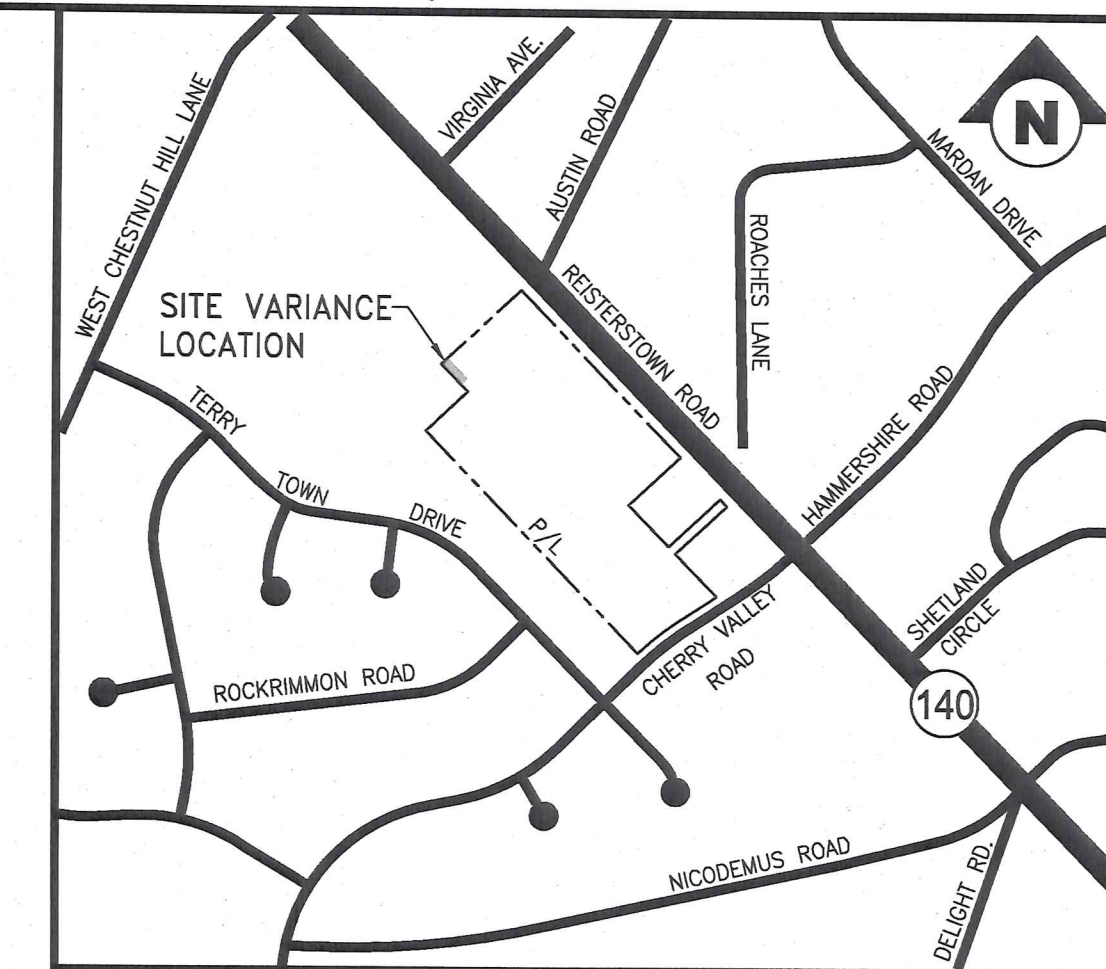
PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
SITE PLAN
CHERRYVALE PLAZA
11706 REISTERSTOWN ROAD
REDLINE
4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 4TH COUNCILMANIC DISTRICT

DATE

REVISIONS

PETITIONER'S EXHIBIT **1**

JOB NO.: 9999
SCALE: AS SHOWN
DATE: 10/11/2017
DRAWN BY: MJS
DESIGN BY: MAB
REVIEW BY: MAB
SHEET: 01 OF 01



VICINITY MAP
SCALE: 1" = 500'

1. PROPERTY INFORMATION:

A. PROPERTY ADDRESS: 11706 REISTERSTOWN ROAD
REISTERSTOWN, MD 21136-3302

B. BUILDING ADDRESS: 11716 B (ALDI)

C. SITE AREA: GROSS = 348,123 SF OR 7.99 Ac.±
NET = 322,585 SF OR 7.41 Ac.±

D. ELECTION DISTRICT: 4

E. COUNCILMANIC DISTRICT: 16-C11

F. ADD MAP: 404403

G. CENSUS TRACT: 57

H. TAX MAP: 1900001883

I. TAX ACCOUNT NO.:

2. ZONING: BL (BUSINESS LOCAL) & BL AS (BL AUTOMOTIVE SERVICE)

3. ZONING MAP / GIS TILE NO.: 057C1

4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.27 (88,615 S.F. / 322,585 S.F.)

5. EXISTING LAND USE: COMMERCIAL

PROPOSED LAND USE: COMMERCIAL

6. BL ZONE SETBACKS (SECTION 232):

FROM PROPERTY LINE	REQUIRED	PROVIDED
FRONT	10' ±	10' ±
SIDE (INTERIOR)	15' ±	5' ±
SIDE (INTERIOR ADJACENT TO RESIDENTIAL)	10' ±	5' ±
SIDE (STREET)	10' ±	12' ±
REAR (ADJACENT TO COMMERCIAL)	0' ±	11' ±
REAR (ADJACENT TO RESIDENTIAL)	20' ±	NA
FROM CENTERLINE OF STREET	40' ±	50' ±

7. HEIGHT REQUIREMENTS: NOT TO EXCEED 40'

8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.

9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.

10. THE SITE IS PARTIALLY LOCATED WITHIN AN EXISTING 100 YEAR FLOODPLAIN. PER FEMA MAP NUMBER 2400100210F DATED 3/26/2008.

11. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.

12. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.

13. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.

14. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

15. ANY LIGHT FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.

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

PLAN
SCALE: 1"=50'

CASE NO. 1943-0311 -- PETITION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL, GRANTED MARCH 18, 1943.

CASE NO. 1947-1088 -- PETITION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL, GRANTED DECEMBER 15, 1947.

CASE NO. 1954-0098 -- PETITION FOR RECLASSIFICATION AND OR SPECIAL EXCEPTION FROM R.20 ZONE TO R.10 ZONE, GRANTED APRIL 1, 1964.

CASE NO. 1965-0041 -- PETITION FOR ZONING RECLASSIFICATION AND OR SPECIAL EXCEPTION TO THE ZONING LAWS OF MARYLAND FROM AN R.10 ZONE TO AN R.E. ZONE, ORDER GRANTED AUGUST 12, 1964.

CASE NO. 1968-0127 -- PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION FROM A R.10 ZONE TO A B-L ZONE, GRANTED DECEMBER 21, 1967.

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CASE NO. 2005-0310-SPHX -- PETITION FOR SPECIAL HEARING PURSUANT TO SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS, TO AMEND THE SITE PLAN APPROVED IN ZONING CASE NO. 03-0330-SPHX. SPECIAL EXCEPTION PURSUANT TO SECTION 500.7, TO PERMIT A SERVICE GARAGE (AUTOMOBILE RENTAL OFFICE) TO BE CONSTRUCTED. GRANTED FEBRUARY 22, 2005.

<u>11760 REISTERSTOWN ROAD</u>	
PERMIT # B219627	CONSTRUCT A 1 STORY ADDITION ON FRONT & SIDE TO BE USED AS NEW ENTRANCE, ADDITIONAL SEATING AND 2 NEW BATHROOMS.
PERMIT # B242600	INTERIOR ALTERATIONS; INSTALL PARTITIONS, DOORS & FLOOR TILE.
PERMIT # B760048	EXTERIOR ALTERATIONS TO REPAIR STEEL BEAMS AS NEEDED AND RESTORE CONCRETE (SUPPORT FOR SIDEWALK)
PERMIT # B822700	REPAIR & REPLACE 2 BEAMS & SUPPORTS TO EXISTING SHOPPING CENTER.
PERMIT # B797958	CHANGE OF OCCUPANCY FROM BUSINESS TO RETAIL. INTERIOR ALTERATIONS TO DECONSTRUCT DEMISING WALL WITH OPENING TO CREATE LARGER TENANT SPACE; ALSO METAL STUD/DRY WALL PARTITIONS, CEILING TILE/GRID, HVAC, ADA RESTROOMS.
PERMIT # B787257	INTERIOR ALTERATIONS INCLUDES: REPLACE BAR, KITCHEN EQUIPMENT, INSTALL DRYWALL METAL STUD PARTITIONS TO ENLARGE RESTROOMS, CREATE EMPLOYEE RESTROOM, REPLACE HOOD, INSTALL NONBURNING PARTY WALL, RELOCATE HVAC & DUCT WORK, INSTALL CEILING TILE & GRID.

TURNPIKE ASSOCIATES LLLP
1777 REISTERSTOWN ROAD #245
BALTIMORE, MARYLAND 21208-1343

2018-0067-SPHA





