

M E M O R A N D U M

DATE: April 11, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0081-X – Appeal Period Expired

The appeal period for the above-referenced case expired on April 9, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(10740 Pulaski Highway)		
11 th Election District	*	OFFICE OF
6 th Council District		
Rodick Realty LLC, et al	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
Two Farms, Inc.	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2018-0081-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Rodick Realty LLC, et al, legal owner and Two Farms, Inc., lessee ("Petitioners"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the site plan for a fuel service station and enlarge the special exception area approved in Case No. 2003-0009-SPHX for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements as shown on the site plan filed in this case.

Professional engineer Steve Warfield, Ken Schmid, Edward Steere and Jeff Bainbridge appeared in support of the petition. David H. Karceski, Esq. and A Neill Thupari, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR), State Highway Administration (SHA), Department of Planning (DOP), and Department of Public Works (DPW).

The subject property is approximately 3.24 acres in size and is split-zoned BR-AS, ML-AS. A gasoline station has existed at the site for many years. The operation was expanded in 2003, and this case proposes another expansion of the "fuel service station" and roll-over car wash, which

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Date 3-9-18

By DW

is considered under the Regulations as a “use in combination” with the service station. B.C.Z.R. §405.4.E.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

According to the file, special exceptions have been granted previously for this site in several cases spanning the years of 1954-2003. Mr. Warfield opined Petitioners satisfied all requirements for special exception relief under B.C.Z.R. §502.1 and the Maryland case law interpreting that provision. Mr. Warfield also noted a final landscape plan for the site was approved by Baltimore County on January 29, 2018.

Mr. Warfield also testified there is an abandoned fuel service station within one-half mile of this site. But he noted that in reality Royal Farm was only increasing the number of high-flow diesel dispensers at the site; the number of unleaded and diesel dispensers used by passenger vehicles would not be increased. As such, I believe Petitioners have a valid argument that the provision in the Regulations concerning abandoned fuel service stations (B.C.Z.R. §405.3) would not be applicable in the unique setting of this case.

Even so, and assuming the Regulation was applicable, Petitioners presented testimony from Edward Steere, a real estate development and planning expert. Mr. Steere studied the area

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Date 3-9-18

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By kw

surrounding the site and noted the large number of trucks (approximately 3,500) which travel past this site on a daily basis. He also stated the nearest stations with high-flow diesel fuel dispensers were between one and three miles from this site. In conclusion, the witness opined that the "market data" he reviewed indicated unequivocally there was a need for diesel fuel at this location, and thus I believe Petitioners have successfully rebutted the presumption contained within the aforementioned regulation.

ZAC Comments

DPW noted a riverine floodplain exists on site, and Mr. Warfield described in detail the differing methods used by County and Federal authorities in defining the boundaries of such areas. A condition has been included below which incorporates the concerns set forth in the DPW comment.

The DOP expressed concern with temporary signage at the site, and a condition is included below to incorporate that comment. The DOP also requested Petitioners to demonstrate that the internal circulation on the site was safe and satisfied the special exception requirements. Both Mr. Warfield and Mr. Schmid (a traffic engineer accepted as an expert) explained the layout of the site and the points of ingress/egress. Of particular importance is that the existing diesel fuel dispensers for tractor trailers will be relocated to the other side of the site, which will greatly improve access for these large vehicles and prevent congestion on the site. As such, I believe Petitioners have satisfied their burden to show that the use and layout of the site will not cause traffic congestion or safety issues.

Finally, the DOP suggested architectural features be added to the 217 ft. long canopy over the fuel pumps. Mr. Warfield testified it would be impractical to do so and would cause Royal Farms to deviate from the uniform canopy design used at all of their area locations. In addition, he

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Date 3-9-18

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By pw

noted many buildings in industrial zones are longer than 200 feet and that architectural features are not included on such structures, which he opined were far more imposing than the canopy roof proposed here. I concur, and will not include such a requirement in the final order.

THEREFORE, IT IS ORDERED this 9th day of **March, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to amend the site plan for a fuel service station and enlarge the special exception area approved in Case No. 2003-0009-SPHX for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements as shown on the site plan filed in this case, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must obtain an "entrance permit" from the SHA.
3. Petitioners must prior to issuance of permits provide to the Bureau of DPR an approved FEMA Conditional Letter of Map Revision, wherein FEMA amends the Flood Insurance Rate Map to coincide with the riverine flood plain shown on the site plan.
4. No temporary banners, signs or promotional displays shall be permitted at the site.
5. Petitioners shall have three (3) years from the date hereof in which to utilize the special exception.

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/sln

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Date 3-9-18

By kw



PETITION FOR ZONING HEARING(S)

flood

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 10740 Pulaski Hwy; 10728 Pulaski Hwy

which is presently zoned BR-AS; ML-AS;

Deed References: 31036/368; 14551/367;

10 Digit Tax Account # 16-0000-3871; 11-0704-8475;

Property Owner(s) Printed Name(s) Rodick Realty Partnership I; Joan B. Thompson, Trustee, LWE 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. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. X a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHMENT TO PETITION

3. a Variance from Section(s)

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

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:

SEE ATTACHED SHEET

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) 494-6200

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

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

Mailing Address

City

State

21204

(410) 494-6200

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2018-0001-X

Filing Date

9/14/17

Do Not Schedule Dates:

Reviewer

AT

**RODICK REALTY PARTNERSHIP I
10740 PULASKI HIGHWAY**

**JOAN B. THOMPSON, TRUSTEE AND LWE LLC
10728 PULASKI HIGHWAY**

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

Special Exception to amend the site plan for a fuel service station and enlarge the special exception area approved in Case No. 2003-009-SPHX, for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements, as shown on the site plan filed in this case.

**RODICK REALTY PARTNERSHIP I
10740 PULASKI HIGHWAY**

**JOAN B. THOMPSON, TRUSTEE AND LWE LLC
10728 PULASKI HIGHWAY**

**ATTACHMENT TO PETITION FOR
SPECIAL EXCEPTION**

Legal Owners to 10740 Pulaski Highway:

Rodick Realty Partnership I
c/o Rodick Realty
3611 Roland Avenue
Baltimore, MD 21211

By: _____

Alaf Rod

Title: _____

Treasurer

**RODICK REALTY PARTNERSHIP I
10740 PULASKI HIGHWAY**

**THE JOAN B. THOMPSON REVOCABLE TRUST UNDER
AGREEMENT DATED JUNE 2, 1998 AND LWE, LLC
10728 PULASKI HIGHWAY**

**ATTACHMENT TO PETITION FOR
SPECIAL EXCEPTION**

Legal Owners to 10728 Pulaski Highway:

The Joan B. Thompson Revocable Trust under agreement dated June 2, 1998

By: Lee A. White POA/TTEE

Name: Lee A. White

Title: POA / TTEE

LWE, LLC

By: Bruce Steinhardt

Name: Bruce Steinhardt

Title: Member Manager

2018-0081-X

RODICK REALTY PARTNERSHIP I
10740 PULASKI HIGHWAY

JOAN B. THOMPSON, TRUSTEE AND LWE LLC
10728 PULASKI HIGHWAY

ATTACHMENT TO PETITION FOR
SPECIAL EXCEPTION

Lessee:

Two Farms, Inc.
3611 Roland Avenue
Baltimore, MD 21211
(410) 889-0200

By: _____

John Kemp

Title: President

ZONING DESCRIPTION to Accompany Petition For Variance & Special Hearing Request

Beginning at a point on the west side of Pulaski Highway which has a variable width, at the distance of 53 (+/-)-feet south of the centerline of the nearest improved intersecting street, Ebenezer Road. Thence the following courses and distances:

R=5805.85' L=356.87' CHD=N 40° 17' 54" E 356.82';
R=5805.85' L=206.45' CHD=N 37° 31' 08" E 206.44';
N 52° 31' 41" W 198.49';
N 36° 09' 49" E 207.06';
N 40° 56' 19" E 401.73';
R=480.00 L=191.35 CHD=S 43° 53' 17" E 190.09';
S 09° 41' 34" W 18.79'

The parcels described being parcel 14 and 15 on Baltimore County Tax Map #82, containing 2.69-acres±. Also known as Royal Farms Store #102 and located in the 11th Election District of Baltimore County, Maryland.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



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 5452542

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:

Feb 15, 2018

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: # 2018-0081-X
10740 Pulaski Highway
W/s Pulaski Highway, 53 ft. south of Ebenezer Road
11th Election District - 6th Councilmanic District
Legal Owner(s) Rodick Realty Partnership I
Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception: to amend the site plan for a fuel service station and enlarge the special exception area approved in Case No. 2003-009-SPHX for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements as shown on the site plan filed in this case.

Hearing: Thursday, March 8, 2018 at 11:00 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.

2/112 February 15 5452542

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2018-0081-X

RE: Case No.: _____

Petitioner/Developer: _____

**Rodick Realty Partnership 1
Two Farms, Inc.**

March 8, 2018

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: _____

10740 Pulaski Highway

February 16, 2018

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



Sincerely,

February 16, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

February 6, 2018

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:

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10740 Pulaski Highway
W/s Pulaski Highway, 53 ft. south of Ebenezer Road
11th Election District – 6th Councilmanic District
Legal Owners: Rodick Realty Partnership I
Contract Purchaser/Lessee: Two Farms, Inc.

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Rodick Realty, 3611 Roland Avenue, Baltimore 21022
John Kemp, Two Farms, Inc., 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 16, 2018.**
(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, February 15, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2018-0081-X

10740 Pulaski Highway

W/s Pulaski Highway, 53 ft. south of Ebenezer Road

11th Election District -- 6th Councilmanic District

Legal Owners: Rodick Realty Partnership I

Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception to amend the site plan for a fuel service station and enlarge the special exception area approved in Case No. 2003-009-SPHX for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements as shown on the site plan filed in this case.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
10740 Pulaski Highway; W/S Pulaski Highway, *
53' S of c/line of Ebenezer Road * OF ADMINSTRATIVE
11th Election & 6th Councilmanic Districts
Legal Owner(s): Rodick Realty Partnership I* HEARINGS FOR
by Rodick Realty
Petitioner(s) * BALTIMORE COUNTY
* 2018-081-X

* * * * *

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 21 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 21st 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: 2018-0081-X

Property Address: 10740 Pulaski Highway

Property Description: _____

Legal Owners (Petitioners): Rodick Realty; Joan B. Thompson, Trustee, LWE, LLC

~~Contract Purchaser/Lessee:~~ Two Farms, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave.
Ste. 500

Towson, MD 21204

Telephone Number: (410) 494-6200

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

No 157197

Date: **9/14/17**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 500

Total: **\$ 500**

Rec
From:

For: **10740 PULASKI HWY**
2018-0081-X

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
9/18/2017 9/14/2017 12:05:25 3
REG #903 WALKIN CAN
>>RECEIPT # 744384 9/14/2017 OFLJ
Dept 5 528 ZONING VERIFICATION
CR NO. 157197
Recpt Tot \$500.00
\$500.00 OK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

February 28, 2018

Rodick Realty Partnership I
C/O Rodick Realty
3611 Roland Avenue
Baltimore MD 21211

RE: Case Number: 2018-0081 X, Address: 10740 and 10728 Pulaski Highway

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 14, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Two Farms, Inc., John Kemp, 3611 Roland Avenue, Baltimore MD 21211
David H Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-081



INFORMATION:

Property Address: 10728 & 10740 Pulaski Highway
Petitioner: Rodick Realty Partnership, Joan B. Thompson, Trustee and LWE, LLC
Zoning: BR-AS, ML-AS
Requested Action: Special Exception

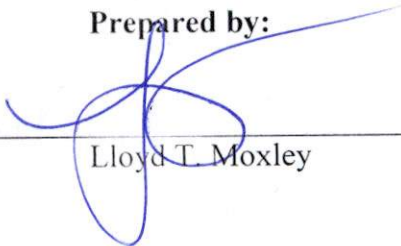
The Department of Planning has reviewed the petition for a special exception to amend the site plan for a fuel service station and enlarge the special exception area approved in case No. 2003-009-SPHX, for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements.

The Department does not object to granting the petitioned zoning relief provided the following conditions are met:

- No temporary banners, signs or other promotional items may be displayed along the road frontages.
- The canopy over the gas dispensers is 217' long. Additional architectural features should be added to the canopy to break up the long continuous run of the canopy. Any signage on the canopy over and above that permitted by right will not be supported by the Department.
- The layout presents numerous points within the parking area where cross traffic will intersect. The applicant must demonstrate to the Administrative Law Judge that the internal circulation meets the special exception conditions of BCZR §502.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka
c: Ngone Seye Diop
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-081

INFORMATION:

Property Address: 10728 & 10740 Pulaski Highway
Petitioner: Rodick Realty Partnership, Joan B. Thompson, Trustee and LWE, LLC
Zoning: BR-AS, ML-AS
Requested Action: Special Exception

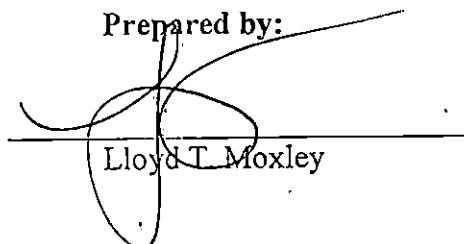
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Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-081

INFORMATION:

Property Address: 10728 & 10740 Pulaski Highway
Petitioner: Rodick Realty Partnership, Joan B. Thompson, Trustee and LWE, LLC
Zoning: BR-AS, ML-AS
Requested Action: Special Exception

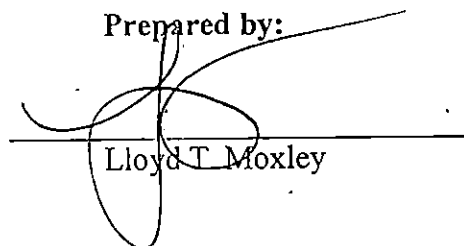
The Department of Planning has reviewed the petition for a special exception to amend the site plan for a fuel service station and enlarge the special exception area approved in case No. 2003-009-SPHX, for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements.

The Department does not object to granting the petitioned zoning relief provided the following conditions are met:

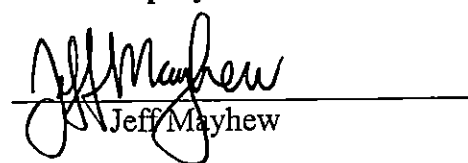
- No temporary banners, signs or other promotional items may be displayed along the road frontages.
- The canopy over the gas dispensers is 217' long. Additional architectural features should be added to the canopy to break up the long continuous run of the canopy. Any signage on the canopy over and above that permitted by right will not be supported by the Department.
- The layout presents numerous points within the parking area where cross traffic will intersect. The applicant must demonstrate to the Administrative Law Judge that the internal circulation meets the special exception conditions of BCZR §502.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka
c: Ngone Seye Diop
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 11/14/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and 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 11/13/17. A field inspection and internal review reveals that an entrance onto 4540 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception, Case Number 2018-0081-X

Special Exception
Rodick Realty Partnership I
10740 Pulaski Highway US40

The applicant must contact the State Highway Administration to obtain an entrance permit. 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) 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

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

* See attached letters. Comments remain valid.
cc: Matis Warfield / 954 Ridgebrook Road, Suite 120,
Sparks, MD 21152



STATE HIGHWAY
ADMINISTRATION

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

Date: 9/21/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and 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 9/20/17. A field inspection and internal review reveals that an entrance onto 4540 consistent with current State Highway Administration guidelines is required. As a condition of approval for ~~Special Exception~~ Case Number 2018 0081-X

*Special Exception
Radich Realty Partnership I
10740 Palaski Highway*

The applicant must contact the State Highway Administration to obtain an entrance permit. 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) 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

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2017
Item No. 2018-0081-X **(Revised – Feb. 28, 2018)**

DATE: February 28, 2018

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

If Special Exception is granted an amended Final Landscape Plan is required, per the requirements of the Landscape Manual. Also, an amended Lighting Plan is required.

*

*

*

*

*

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
mcd
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2017
Item No. 2018-0081-X (Revised)

DATE: December 5, 2017

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

If Special Exception is granted an amended Final Landscape Plan is required, per the requirements of the Landscape Manual. Also, an amended Lighting Plan is required.

Proposed parking facility including curb and gutter as shown on plans shall be constructed outside of the existing 20' Drainage & Utility Easement.

*

*

*

*

*

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2017
Item No. 2018-0081-X

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

If Special Exception is granted an amended Final Landscape Plan is required, per the requirements of the Landscape Manual. Also, an amended Lighting Plan is required.

Proposed parking facility including curb and gutter as shown on plans shall be constructed outside of the existing 20' Drainage & Utility Easement.

* * * * *

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: November 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0081-X
Address 10740 Pulaski Highway
(Rodick Realty Partnership I
Property)

Zoning Advisory Committee Meeting of **November 20, 2017**.

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

Reviewer: Steve Ford

Date: 11-15-2017

3-8-18

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 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0081-X
Address 10740 Pulaski Highway
(Rodick Realty Partnership 1
Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

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

Reviewer: Steve Ford Date: 9-21-2017

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: September 26, 2017

SUBJECT: Case No: 2018-0081-X
10740 Pulaski Highway, White Marsh, Maryland 21162-1823

This is a Special Exception to amend the site plan for a fuel service station and enlarge the special exception area approved in Case Number 2003-009-SPHX for the addition of a new roll-over car wash, fuel service station pumps, and other related improvements as shown on the site plan filed in this case.

A riverine flood plain is shown on the property. The flood plain delineation shown is based on a flood study "Accepted for Filing" by the Bureau of Development Plans Review on February 18, 2011. The Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, panel 2400100295G dated May 5, 2014, shows a "special flood hazard area" at this site which is larger than the flood plain shown on the plan.

Baltimore County Code Sections 32-4-414 and 32-8 specifically 32-8-202, says the greater of the two delineations is the delineation that governs.

The Department of Public Works would support the Special Exception subject to the following condition: The developer should provide an approved FEMA Conditional Letter of Map Revision, C-LOMR, requesting FEMA to change the FIRM to agree with the delineation shown by the developer's engineer, to the Development Plans Review Bureau of PAI.

Attachment

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

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: November 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0081-X
Address 10740 Pulaski Highway
(Rodick Realty Partnership I
Property)

Zoning Advisory Committee Meeting of **November 20, 2017**.

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

Reviewer: Steve Ford Date: 11-15-2017

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: September 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0081-X
Address 10740 Pulaski Highway
(Rodick Realty Partnership 1
Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

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

Reviewer: Steve Ford Date: 9-21-2017

Kristen L Lewis

From: Kevin Wagner -MDE- <kevin.wagner@maryland.gov>
Sent: Thursday, November 30, 2017 10:28 AM
To: Kristen L Lewis
Cc: Terry Curtis; Dave Thomas; Steve Walsh; Arnold Jablon; John Bryan; Glenn Berry
Subject: ZAC Case Number 2018-0081X: 10740 Pulaski Highway, White Marsh, MD 21162
Attachments: MDFRApp_10740PulaskiHwy_Parcel15.pdf; MDFRApp_10728PulaskiHwy_Parcel14.pdf; FM2400100295G.pdf

Ms. Lewis,

I apologize for the delay, but thank you for the opportunity to comment on the above-referenced Zoning Advisory Committee (ZAC) case included on the agenda for its November 20, 2017 meeting.

Based on the information available for review, the State Coordinating Office of the National Flood Insurance Program (NFIP) offers the following comments for consideration by the ZAC:

1. The southwest corner of Parcel 15, and the western half of Parcel 14 are in the FEMA-mapped floodway.
2. Development in the FEMA-mapped floodway is limited unless a hydrology and hydraulics engineering analysis shows a zero rise in the Base Flood Elevation (BFE) as a result of the proposed development.
3. If there will be any increase in the BFE as a result of the proposed development, then a Conditional Letter of Map Revision Based on Fill (CLOMR-F) must be obtained from FEMA prior to construction, and a Letter of Map Revision Based on Fill (LOMR-F) after construction is complete.

See the attached maps for reference. The first two were created using the Maryland Flood Risk Application on www.mdfloodmaps.net, and the other was created through <https://msc.fema.gov/portal> and is a portion of the effective Flood Insurance Rate Map (FIRM), Panel No. 2400100295G dated May 5, 2014.

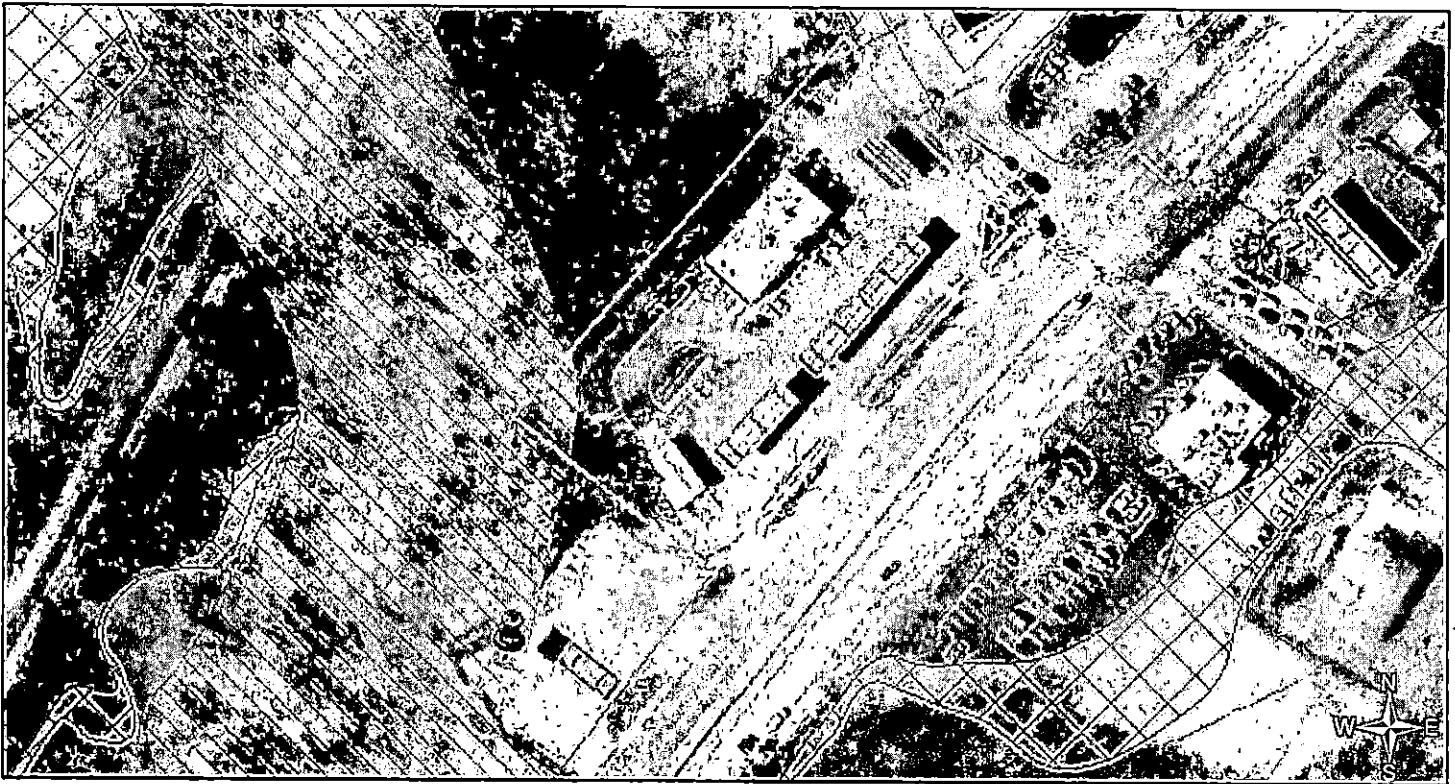
If you, or anyone copied, have any questions, please contact me.

Sincerely,
Kevin

Kevin G. Wagner
Natural Resources Planner
State NFIP Coordinating Office
Maryland Department of the Environment
301-689-1495 (office) | 240-362-2143 (cell)
kevin.wagner@maryland.gov

[Click here](#) to complete a three question customer experience survey.

Flood Risk Map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

X/Y: null (State Plane Meters)

The selected location on the map is within Zone AE.

DFIRM Panel Number: 2400100295G

Scheduled Preliminary Release Date: N/A

Effective/Current FIRM Panel Number: 2400100295G

*Scheduled DFIRM Effective Date: 8/2011

*Dates are subject to change

For information about local floodplain regulations (i.e. local ordinances and building codes), or inquiries related to mandatory flood insurance purchase requirements, please contact your community's floodplain management office: 410-887-3953

Disclaimer:

The Mapping Services provided herein are for reference only. The user of this information understands and acknowledges that the data may be inaccurate or contain errors or omissions and the user assumes full responsibility for any risks or damages resulting from any use of or reliance upon this data. MDE and their Agents or Affiliates do not guarantee the accuracy or reliability of the data generated from this service.

The user of this information should always consult official FEMA flood maps and certified elevation data if there is any doubt of a property's flood risk. Please consult with your local, county, and/or community floodplain administrator for availability of official DFIRMs in your county.



Legend

X/Y Location

Preliminary Riverine Floodplain

- 100 Year Floodplain
- Floodway
- 500 Year Floodplain
- Preliminary Riverine Panels

Preliminary Coastal Floodplain

- 100 Year Floodplain
- Floodway
- 500 Year Floodplain
- Preliminary Coastal Panels

Floodplain

- 100 Year Floodplain
- Floodway
- 500 Year Floodplain
- Panels

0 0.02 0.04 0.06
Miles

Data Sources:

Preliminary and Effective Floodplain: FEMA

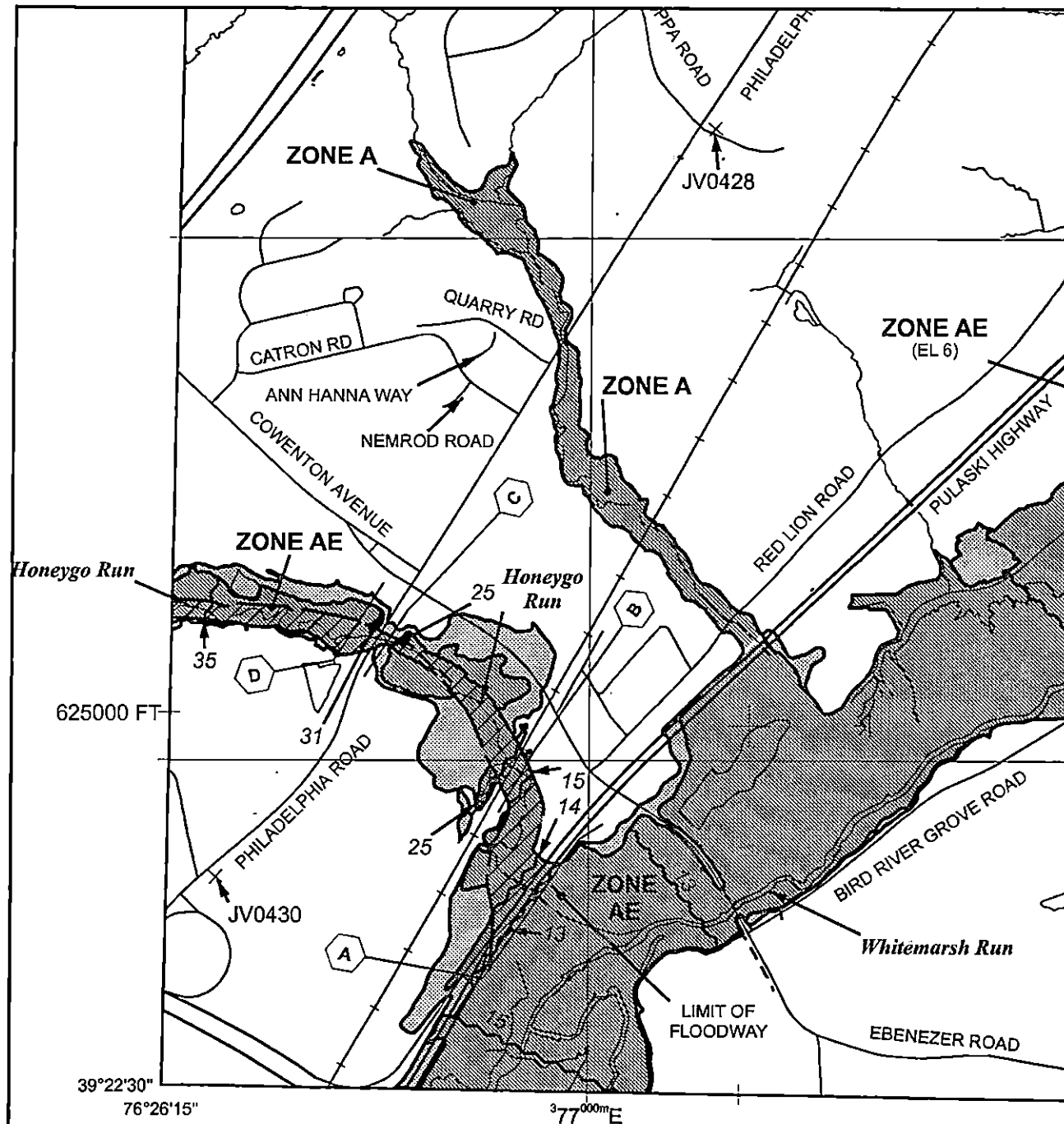
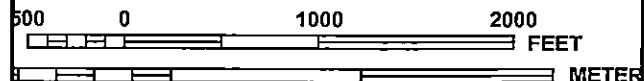
FIRM and DFIRM Grid: FEMA

High-Resolution Aerial Photography: MD iMap

Map Projection: WGS 1984 Web Mercator Auxiliary Sphere



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0295G

FIRM

FLOOD INSURANCE RATE MAP

BALTIMORE COUNTY,
MARYLAND
(UNINCORPORATED AREAS)

PANEL 295 OF 580

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BALTIMORE COUNTY	240010	0295	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
2400100295G

MAP REVISED
MAY 5, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Case No.: 2018-0081-X

Exhibit Sheet

Petitioner/Developer

Protestant

DW A-11-18

DW 3-9-18

No. 1	1A-1E Site plan	
No. 2	2003 site plan	
No. 3	Photo Ex. plan (3A 3B)	
No. 4	Colored plan	
No. 5	Car Wash rendering	
No. 6	Warfield CV	
No. 7	Map - Commercial Revit. District	
No. 8	Truck turning exhibit	
No. 9	9A > Landscape 9B plan	
No. 10	Abandoned station plan	
No. 11	Flood plain map	
No. 12	Schmid resume	

No. 13 | Steere CV

CASE NAME 10728-10740 Pulaski Hwy.
CASE NUMBER 2018-0081-X
DATE March 8, 2018

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/28/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment11/15/17DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

~~NOT Objected~~
w/ conditions3/8/18PLANNING
(if not received, date e-mail sent _____)Comment11/14/17

STATE HIGHWAY ADMINISTRATION

~~not obj~~
w/ conditions9/26/17

TRAFFIC ENGINEERING

Dept of Public Works

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/15/18

SIGN POSTING

Date:

2/16/18

by

SSG
Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

11/12

11/12

11/12

11/12

11/12

11/12

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 11 Account Number - 1600003871						
Owner Information									
Owner Name:		RODICK REALTY LLC			Use:		COMMERCIAL		
Mailing Address:		1110 BATAVIA FARM ROAD BALTIMORE MD 21237-			Principal Residence:		NO		
					Deed Reference:		/39036/ 00368		
Location & Structure Information									
Premises Address:		10740 PULASKI HWY WHITE MARSH MD 21162-1823			Legal Description:		1.7265 AC 10740 PULASKI HWY W/S NW COR EBENEZER RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0082	0006	0015		0000				2016	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2001		4950				75,925 SF		20	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		CONVENIENCE STORE					2001		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		999,200		999,200					
Improvements		738,700		824,200					
Total:		1,737,900		1,823,400		1,794,900		1,823,400	
Preferential Land:		0						0	
Transfer Information									
Seller: RODICK REAL PROPERTY LLC				Date: 06/07/2017		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39036/ 00368		Deed2:			
Seller: RODICK REALTY PARTNERSHIP I				Date: 06/02/2017		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39027/ 00494		Deed2:			
Seller: HUMBLE OIL & REFINING COMPANY				Date: 04/05/1994		Price: \$365,000			
Type: ARMS LENGTH IMPROVED				Deed1: /10445/ 00555		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

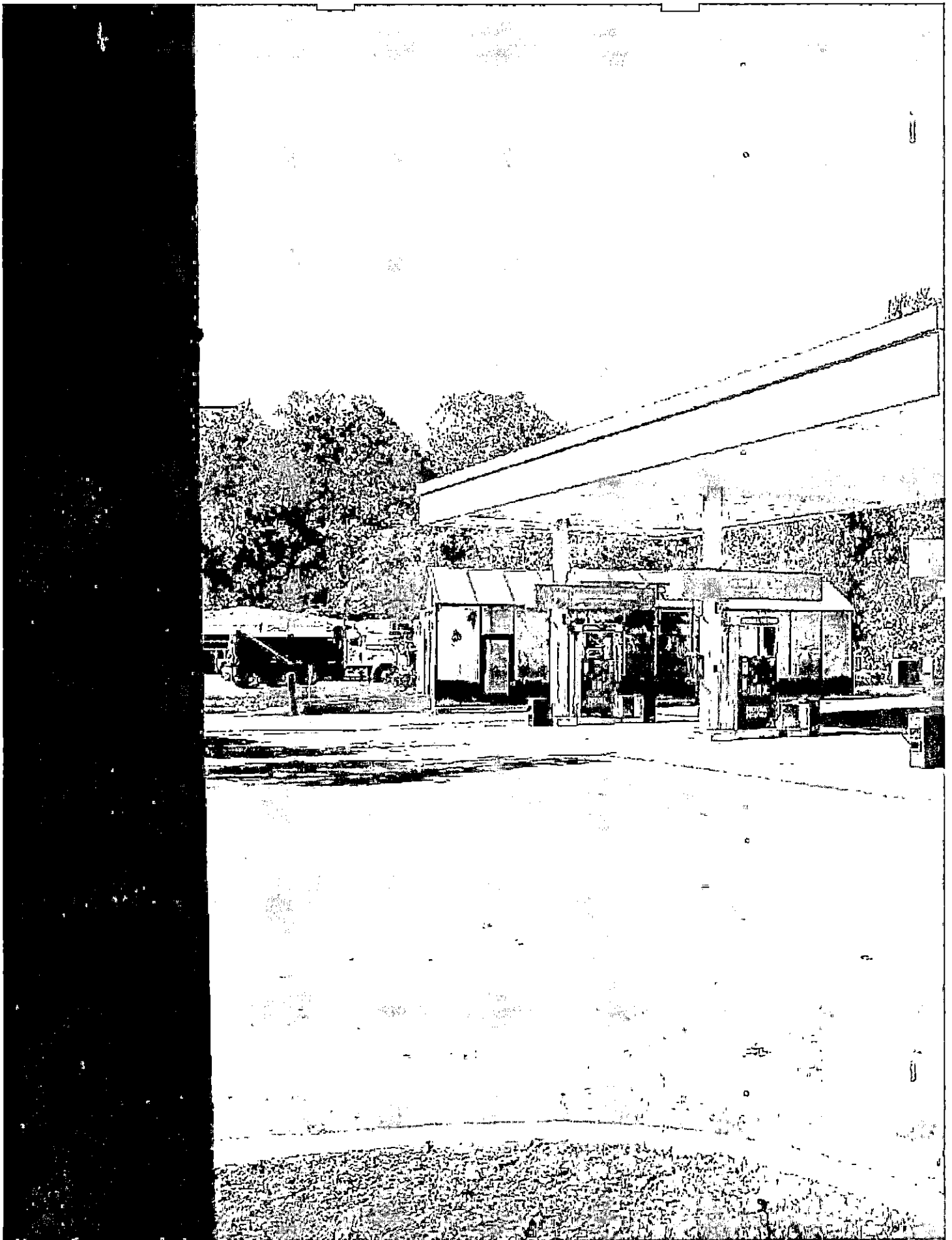
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

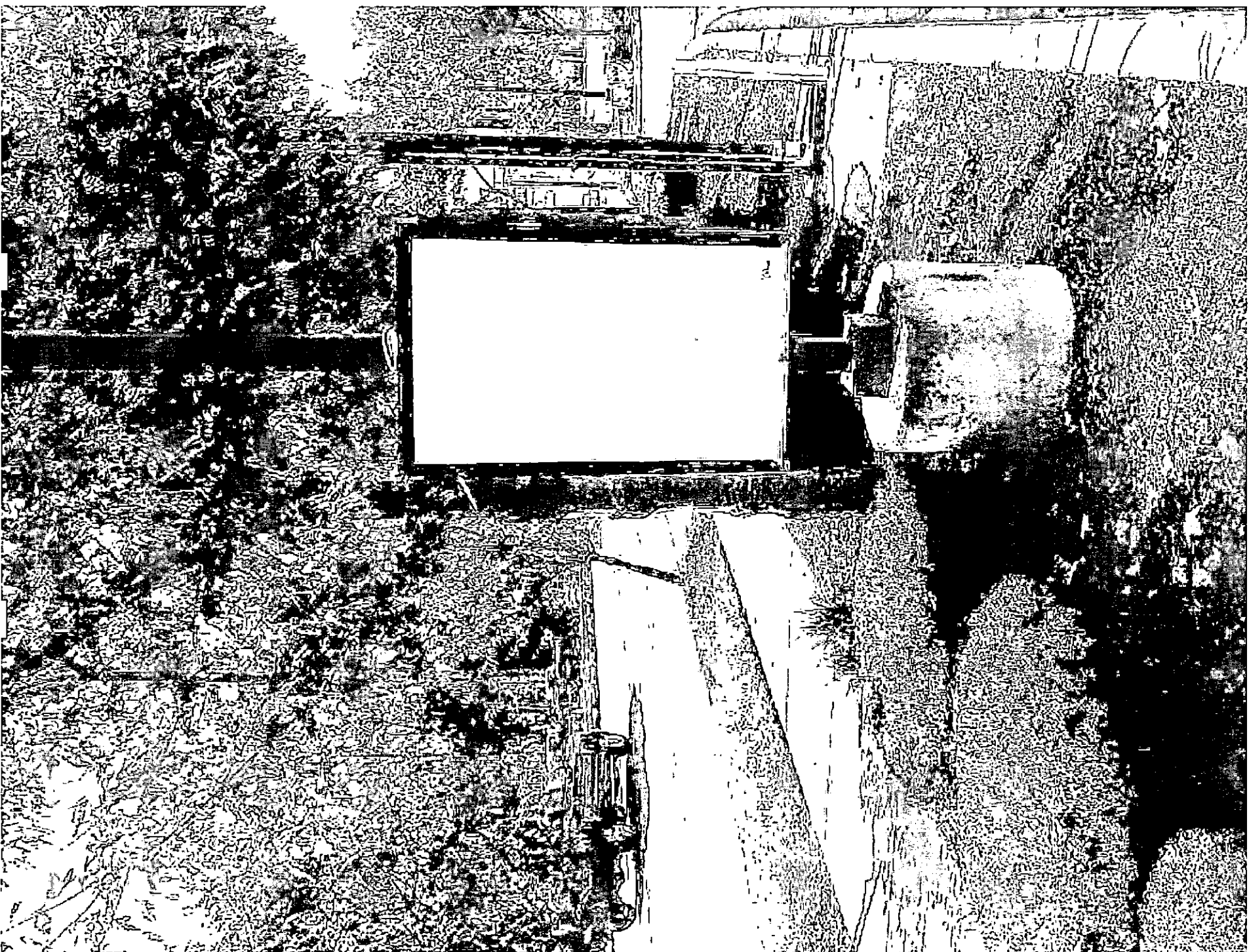
Date:

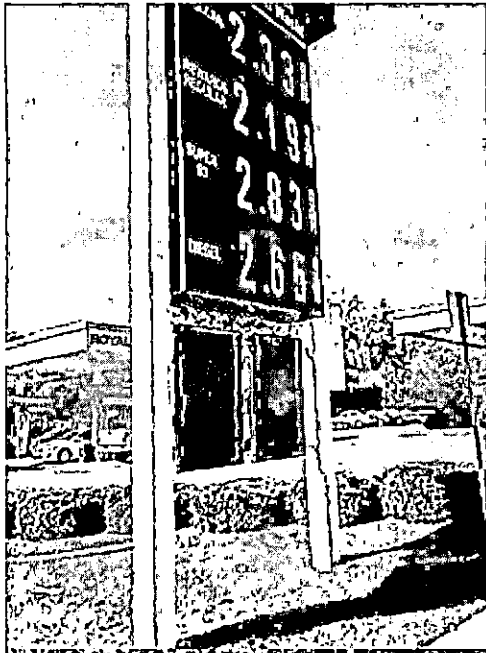


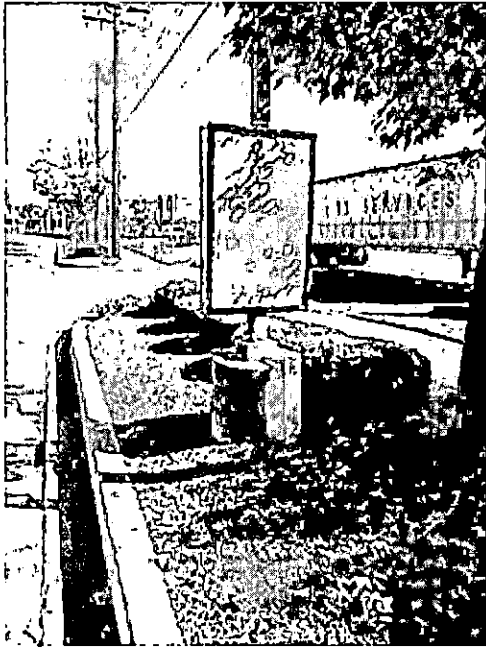
This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.











Professional Resume of
Kenneth W. Schmid
11022 Pfeffers Road
Kingsville, MD 21087

EXPERIENCE

January 1993 – Present

Traffic Concepts, Inc.
7525 Connelley Drive, Suite B
Hanover, MD 21076

Owner, Vice-President

Provides traffic engineering consultant services to the public and private sectors including:

Expert testimony before the County Zoning Officer and Board of Appeals for Special Exception and Rezoning cases. Development of Feasibility Analyses including access alternatives and the assessment of the impact of pertinent Adequate Public Facilities legislation of local governments on potential development sites. Development of Traffic Impact Studies including critical lane, highway capacity, and signal warrant analysis; recommendations of road improvements necessary to meet various Adequate Public Facility criteria and leading negotiations with government agencies to secure waivers for Adequate Public Facilities legislation; Analyze impact fee requirements and preparation of impact fee credit agreements; Design and preparation of traffic signal, maintenance of traffic, pavement marking, and road improvement concept plans. Preparation of technical and price proposals.

December 1989 – January 1993

Ronald W. Johnson Associates, Inc.
2661 Riva Road, Suite 420
Annapolis, MD 21401

Chief – Traffic Engineering Division

Started and developed the traffic engineering division at this consulting firm. Duties included: Directing the activities of the Traffic Engineering Division. Providing expert testimony at over 30 Special Exception, Rezoning, and Appeal cases. Development of more than 130 feasibility and Traffic Impact Studies. Design and preparation of traffic signal designs, maintenance of traffic, and road improvement concept plans.

December 1986 – November 1989

Anne Arundel County
Department of Public Works
Traffic Engineering Division
Annapolis, MD 21401

Traffic Engineer III and IV

Supervised the daily operations of the Development and Operation Section of the Traffic Engineering Division. This included full responsibility for reviewing and recommending approval or denial of Rezoning and Special Exception cases, subdivisions, and building permit applications. Supervised the activity of three engineers, seven traffic analysts. Duties included traffic control design and implementation throughout the County, for example traffic control design for the Baltimore & Annapolis Hiker/Biker trail.

July 1984 – December 1986

Maryland State Highway Administration
District #5 Office
Annapolis, MD 21401

Traffic Engineer III

Duties included traffic signal design, construction inspection, and conducting various traffic engineering studies in order to make recommendations to the District Traffic Engineers.

May 1981 – July 1984

Maryland State Highway Administration
Office of Traffic and Safety
Hanover, MD 21076

Traffic Engineer I and II

Duties included developing signal design and signalization plans, reviewing signal design plans submitted by consultants, and developing equipment and construction design specifications. The development of traffic signal and traffic signal system timing often required the consideration of pedestrians and bicycle routes throughout the major highway system.

EDUCATION

Baltimore Polytechnic Institute, 1976 graduate

Essex Community College, 1976 – 1978

University of Maryland, 1981 graduate
Bachelor of Science – Civil Engineering

Various Continuing Education courses in the traffic engineering and highway design field.

PUBLICATIONS

Developed the Signal Design Manual currently in use by the Maryland State Highway Administration Office of Traffic and Safety

AFFILIATIONS

Institute of Transportation Engineers, 1985 – Present

National Federation of Independent Businesses, 1993 – Present

Accepted as an expert in the traffic engineering field in the following jurisdictions:

Baltimore City
City of Annapolis
City of Elkton
City of Frederick
City of Salisbury
Town of Bel Air
Town of Bowie
Town of Easton
Anne Arundel County
Baltimore County
Calvert County
Caroline County

Carroll County
Cecil County
Charles County
Frederick County
Harford County
Howard County
Kent County
Prince George's County
Queen Anne's County
St. Mary's
Talbot County

REFERENCES:

Mr. Harry Blumenthal
Blumenthal, Delavan & Williams, P.A.
170 Jennifer Road, Suite 240
P.O. Box 868
Annapolis, MD 21401-6484
(410) 573-2900

Mr. Alan Hyatt
Hyatt & Weber, P.A.
200 Westgate Circle, Suite 500
Annapolis, MD 21401
(410) 260-6570

Mr. Steven D. Foster, Chief
Maryland State Highway Adm.
Access Management Division
707 N. Calvert Street
Baltimore, MD 21202
410-545-5600

EDWARD M. STEERE, AICP

11100 Dovedale Court • Marriottsville, Maryland 21104
443-333-5521 • ESteere@Valbridge.com

Land Use Planning • Real Estate Development • Project Management • Market Analysis
Client Relations • Business Development • Relationship Development • Operational Enhancements
Financial Management • Due Diligence • Appraisal • Budgeting • Social Media Marketing

PROFESSIONAL EXPERIENCE

VALBRIDGE PROPERTY ADVISORS | BALTIMORE WASHINGTON METRO, Marriottsville, Maryland • 2017-Present

A national real estate advisory consulting firm, with a strong emphasis on commercial and special property valuation, as well as real estate advisory and strategy services.

Managing Director

I am the regional lead on all non-appraisal products and services, including site feasibility, market analysis, impact on value assessments, zoning, real estate economics, tax increment financing, special exception expert testimony, and housing studies.

- Consult directly to financial institutions in support of proposed development projects and production of HUD studies.
- Consult and collaborate with affordable housing developers with market analysis and product positioning.
- Consult directly to property owners and developers to manage land use and zoning matters.
- Consult to the legal community for expert witness testimony.
- Collaborate with other consultants to create a comprehensive development team, in addition to analysis and reporting for real estate development projects.
- Coordinate national clients and study parameters.

LIPMAN, FRIZZELL & MITCHELL, LLC, Columbia, Maryland • 2016-2017

A 40-year old real estate valuation and advisory firm serving the Baltimore-Washington regional market.

Senior Associate

I was responsible for all of the planning and analysis projects in the mid-Atlantic area, as the principal and producer of a variety of products. Those products include market analysis, site and market feasibility, impact on value studies, expert testimony in zoning and real estate economics, community strategy, tax increment financing studies, and workforce studies.

- Analyze and produce market studies for tax credit financing in Maryland, Pennsylvania and Washington, DC.
- Consult directly to financial institutions in support of proposed development projects (both affordable and market rate) and production of HUD studies.
- Consult directly to property owners and developers to manage land use and zoning matters.
- Consult to the legal community for expert witness testimony.
- Collaborate with other consultants to create a comprehensive development team, in addition to analysis and reporting for real estate development projects.

EMSPLANNING, LLC, Aberdeen, Maryland • 2011-2015

A local independent planning consulting practice, focused on providing affordable planning, development and expert solutions to property owners and investors, as well as subcontracting and partnerships with other consulting interests.

Principal

A sole proprietor format business, wherein I was the principal, project manager, and sometimes producer, of services for clients seeking real estate development solutions. Creating collaborations and partnerships of peer professionals to accomplish tasks and projects.

- Consult directly to property owners and developers to manage land use and zoning matters.
- Consult to the legal community for expert witness testimony.
- Collaborate with other consultants to create a comprehensive development team, in addition to analysis and reporting for real estate development projects.

HUMMINGBIRD MANOR, LLC, Aberdeen, Maryland • 2008-Present

Purchased and restored a historic National Register Victorian house into a 15-bed affordable assisted living facility in partnership with my spouse.

Member, Chief Financial Officer

Act as business manager and facilities manager, maintaining the grounds and performing incidental repairs. Employ 8 certified medical staff providing care 24/7, and manage outside contractors. Coordinate payroll and accounting as CFO. Conduct extensive community networking and outreach, and design and administer website and blog.

- Created comprehensive business plan winning financing for project converting a historic house into an assisted living facility, and achieved profitability in a down market.
- Designed effective marketing efforts using social media, sustaining venture during lengthy state licensing process.

REAL PROPERTY RESEARCH GROUP, INC, Columbia, Maryland • 2013-Present

A national real estate market research firm, providing developers, lenders, investors, non-profits and state and local governments with detailed market research, feasibility and analysis.

Analyst

Focused on multifamily residential projects, work tasks involve the analysis of market area, demographics, economics and communities to derive supply and demand, affordability, penetration and absorption.

- Manage associates research tasks, compile and analyze data, coordinate with local stakeholders.
- Draft and publish comprehensive reports for submission to lenders, HUD and state governments for support of developer financial applications.

FREDERICK WARD ASSOCIATES, Bel Air, Maryland • 2005-2011

Integrated, multidisciplinary firm providing comprehensive planning, engineering, architecture and surveying services throughout the Mid-Atlantic Region for over 50 years.

Director of Business Development • 2008-2011

Spearheaded business development and marketing strategy as right hand of the president, including sponsorships, social media marketing and special events. Developed proposals and assembled project teams. Worked closely with clients in order to enhance reputation of firm as a responsive, reliable partner.

- Sustained firm during prolonged market downturn by expanding business development efforts and teaching networking, prospecting and salesmanship skills to senior staff.
- Developed productive, long-term business relationships with organizations such as the US Army, defense contractors and a Fortune 500 company.

Senior Planner • 2005-2008

Spearheaded collaborative planning efforts with clients, introducing "teaming" concept and Client Services Director role. Prepared development plans, planning studies, feasibility studies, and due diligence reports. Coordinated teams of engineers, surveyors, drafters and other professionals on all projects. Enhanced corporate communication by embracing cutting-edge technology.

Key Highlights as Senior Planner:

- Ensured departmental profitability by clarifying project roles, and enhancing teamwork and communication leading to greater efficiency and improved client relations.
- Authored BRAC transportation study widely used to promote regional transportation improvements.
- Retained as expert witness in front of Boards of Appeals and Planning Commissions.

LIPMAN, FRIZZELL AND MITCHELL, Columbia, Maryland • 2002-2005

Commercial real estate appraisal firm with 20 employees working mostly on commission.

Associate Market Analyst

Compiled detailed market reports including analysis and illustration of statistics and demographic data to help clients obtain project financing. Analyzed market feasibility of Baltimore community planning efforts. Performed property appraisal fieldwork and reporting as necessary.

- Streamlined data collection and tabulation by developing standard production format and selecting appropriate data vendors.
- Instituted GIS for map analysis and report production.

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING, Bel Air, Maryland • 1990-2001

Fast growing county in Baltimore/Washington metro area, on the I-95 corridor fronting Chesapeake Bay.

Senior Planner

Spearheaded development review for urban and waterfront planning. Operated a public access desk helping individuals, developers, surveyors and engineers with zoning matters. Represented county in public hearings and meetings as a government expert.

- Designed public database tracking development projects every step of the way, ultimately uncovering inefficiencies and shortening development review process by 30%.
- Developed reputation as an apolitical expert on zoning matters, concerned with serving the community rather than protecting my position.

EDUCATION

Master of Science in Real Estate

Johns Hopkins University, Carey Business School • Baltimore, Maryland

Master of Legal and Ethical Studies and Master of Public Administration (Coursework)

University of Baltimore • Baltimore, Maryland

Bachelor of Fine Arts in Geography

Syracuse University, Maxwell School of Citizenship and Public Affairs • Syracuse, New York

CERTIFICATIONS AND MEMBERSHIPS

American Planning Association – American Institute of Certified Planners #011075

Lambda Alpha International – Honorary Land Economics Society

Harford County Economic Development Advisory Board

Friends School of Harford Board of Trustees

Habitat for Humanity Susquehanna Chapter, Resource Development Committee

Maryland Economic Development Association • Society of American Military Engineers

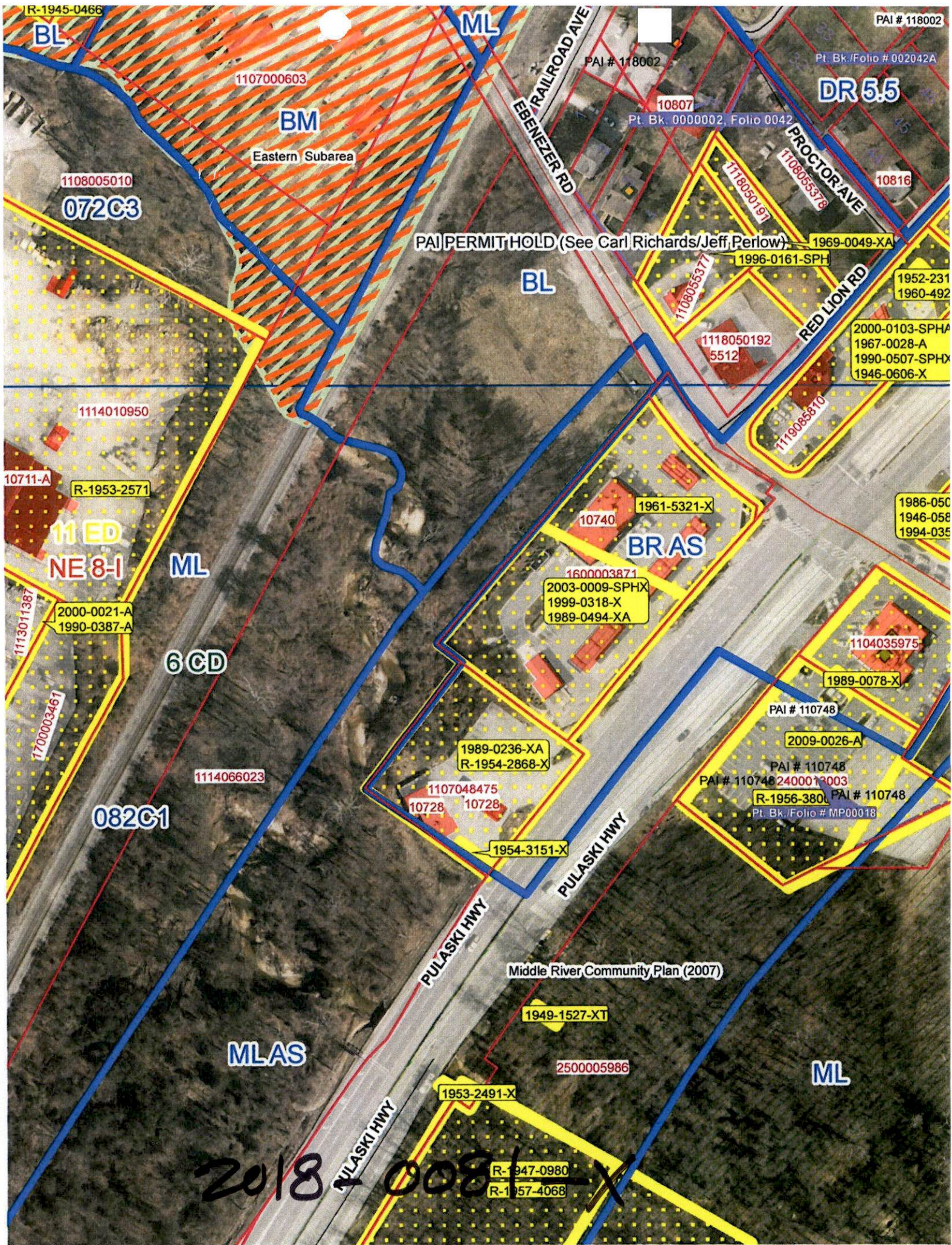
Harford Leadership Academy Board of Directors • Maryland Forest Professional

Boy Scouts of America, Baltimore Area Council District Committee

COMPUTER SKILLS

MS Office Suite • Word • Excel • MS Project • Visio • Access • Photo Editing Suites

Lotus • dBase • ArcView • Quantum • Adobe Acrobat • Nuance PDF Converter • QuickBooks



ROYAL FARMS

STORE #102

10728 & 10740 Pulaski Highway

White Marsh, MD 21162

BCZR SECTION 419 STANDARDS:

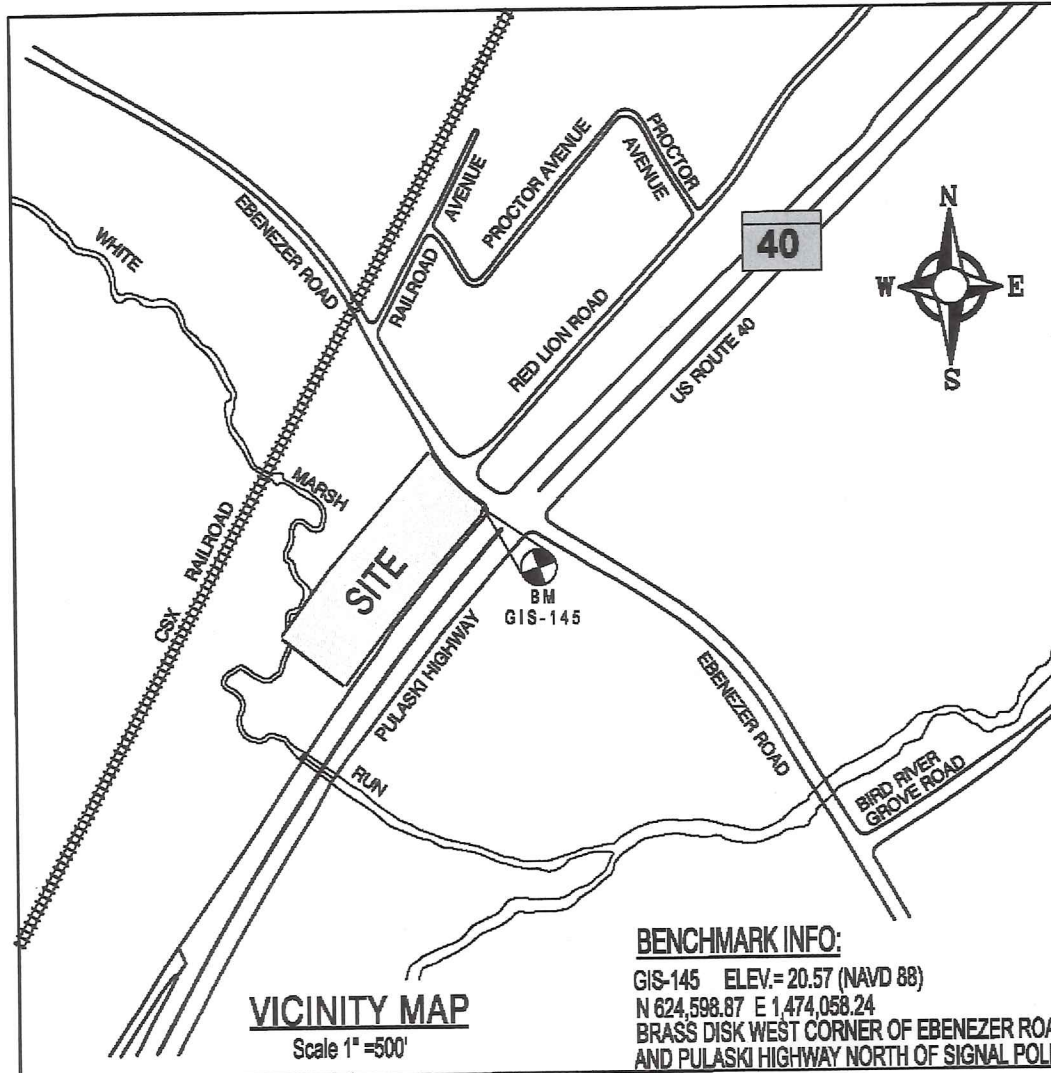
- 419.1 The Proposed Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.
- 419.2 Manufacturer's rated hourly production capacity is 28 cars/hour
- 419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that precludes vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
- Nine stacking spaces have been provided for the proposed roll-over car wash tunnel. (Nine Required)
- Parking spaces have been located to avoid conflict with on-site circulation patterns.
- Three parking spaces have been provided vacuum and air services. (3 Required)
- Two parking spaces have been provided for Drying. (Two Required)
- 419.4 The Car Wash is 900+/- feet from the closest residential zone. (50-feet Required)
- The tunnel exit of car wash facilities is set back 75 +/- feet from the nearest exit drive. (50-feet Required)
- Tunnel entrance or exit does not face an adjacent residentially zoned property.
- The walls of the proposed car wash building are glass, except around the pumps and equipment.
- Except for the required access drives, a 10-foot minimum width landscaped transition area is provided where the car wash fronts public right of way and 6-foot minimum width in side & rear yards.
- The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

BCZR SECTION 405.4 STANDARDS:

- Site Dimensions :
- Minimum service station site area = 15,000.s.f. or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E
- Minimum Setbacks:
- 35 ft from main structure to street ROW
- 25 ft from fuel pump to street ROW
- 15 ft from canopy to street ROW
- 10 ft from perimeter of paved area to public ROW
- 6 ft from perimeter of paved area to side and rear property lines of non-residential zones
- 15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW
- Ancillary uses. The uses listed below, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A.1 shall be increased each ancillary use by at least the number of square feet indicated below, which includes land for required parking and stacking spaces:
- Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.
- Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.
- Uses in combination with fuel service stations. The minimum area of the site as determined by Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below: (SE = Special Exception and P = Permitted by Right)
- Convenience store with a sales area of up to 6,000 square feet inclusive of accessory storage. Additional site area of four times the square footage of the convenience store's sales area must be provided. (P)
- Roll-over car wash. No specific additional site area required, provided that the stacking, parking and buffer requirements of Section 419 are met. (SE)

NOTE:

A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENT PROTECTION AND SUSTAINABILITY FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS ON JUNE 30, 2017. THIS VARIANCE APPROVED IMPACTS TO THE FOREST BUFFER. ANY CHANGE IN LAND USE SHALL NULLIFY THIS VARIANCE.



SITE DATA

BUILDING FLOOR AREA:
EXIST. CONVENIENCE STORE = 5,000 SF
PROPOSED CAR WASH = 1,388 SF
TOTAL = 6,388

FLOOR AREA RATIO: 6,388 S.F./ 141,275 S.F. = 0.04 (2.0 PERMITTED)

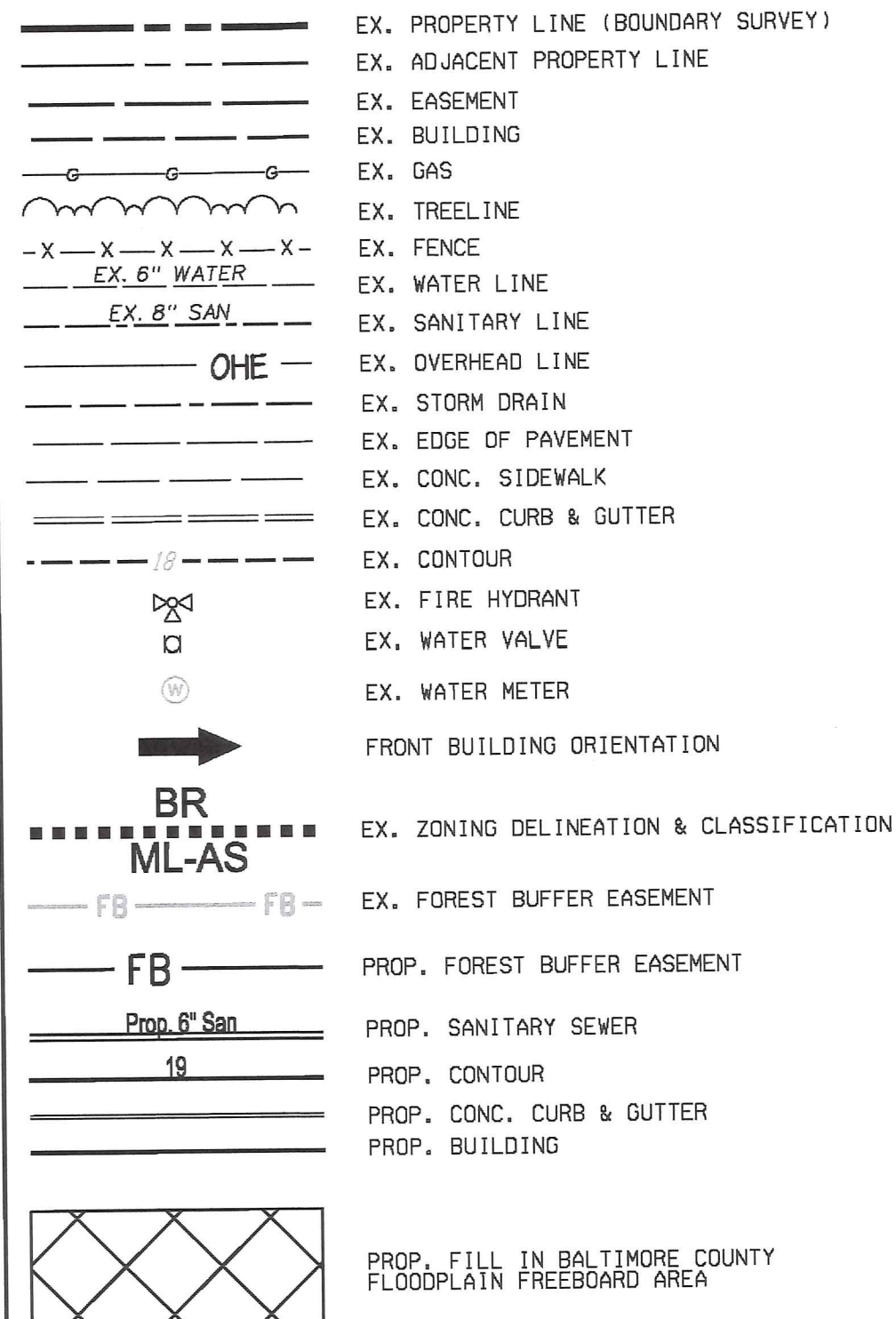
SITE AREA REQUIREMENTS FOR COMBINATION USES:
22 FUEL SERVICE SPACES * 1500 S.F. = 33,000 S.F.

ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 S.F. = 1000 S.F.
4 x 5000 = 20,000 S.F. ADDITIONAL SITE AREA FOR 4 TIMES THE CONVENIENCE STORE SALES AREA.
54,000 S.F. SITE AREA REQUIRED < 141,275 S.F. SITE AREA

PARKING REQUIRED:
FUEL SERVICE W/ COMBINATION USE = 25
5,000 S.F. @ 5/1000 = 6
MAXIMUM EMPLOYEES PER SHIFT = 1
ATM = 1
ROLL-OVER CAR WASH = 2
1 TUNNEL @ 2/TUNNEL (DRYING) = 3
3 VACUUM CLEANER / AIR UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 39
TOTAL REQUIRED = 69-62
TOTAL PROVIDED = 69-62

PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 18' MIN PROVIDED - (8.5' x 18' REQUIRED)
HANDICAP SPACE = 13' x 18' FOR STANDARD HC SPACE & 16' x 18' FOR VAN ACCESSIBLE HC SPACE.
HC SPACES CAN SHARE THE HATCHED ACCESS PORTION OF THE PARKING SPACE.
VACUUM CLEANER SPACE = 12' x 18'

LEGEND



NOTES:

- PROPERTY OWNER:
PARCEL 15:
RODICK REALTY LLC
1110 BATVIA FARM RD
BALTIMORE, MD 21237
PARCEL 14:
JOAN B. THOMPSON, TRUSTEE
LWE, LLC
9040 BABY LANE
BOYNTON BEACH, FL 33472
- PROPERTY DEVELOPER: TWO FARMS, INC.
3611 ROLAND AVE.
BALTIMORE, MD 21211
- TAX ACCOUNT NUMBERS: 16-0000-3871 (Parcel 15), 11-0704-8475 (Parcel 14)
- HEARING SIZE AREA:
GROSS AREA:
(INCLUDES 30' WIDE EX. R/W)
NET AREA:
PARCEL 14
47,822-SF/1.09-AC
41,430-SF/0.95-AC
PARCEL 15
93,653-SF/2.15-AC
75,878-SF/1.74-AC
TOTAL
141,275-SF/3.24-AC
117,308-SF/2.69-AC
- DEED REFERENCE: 39038/00388 (Parcel 15), 14551/00387 (Parcel 14)
- CENSUS TRACT: 411302
- PLAT REF.: N/A
- TAX MAP: 82, PARCELS: 14, 15
- ELECTION DISTRICT: 11
- COUNCILMANIC DISTRICT: 6
- ZONING: BR-AS (2.44+- AC), ML-AS (0.25+- AC), PER ZONING MAP REFERENCE NUMBER: 082C1 & 072C3
- ZONING, DRC & DEVELOPMENT HISTORY:
PARCEL 15- EXISTING ROYAL FARMS STORE:
CASE NO. 1961-5321-X - SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION GRANTED JULY 19, 1961.
CASE NO. 1989-0494-XA - SPECIAL EXCEPTION FOR A FOOD STORE WITH LESS THAN 5,000-SF AS A USE IN COMBINATION WITH AN AUTOMOTIVE SERVICE STATION AND A VARIANCE TO ALLOW 4 BUSINESS SIGNS WITH A TOTAL AREA OF 255.87-SF IN LIEU OF THE PERMITTED 3 SIGNS TOTALING 100-SF DISMISSED AUGUST 7, 1990.
CASE NO. 1999-0318-X - SPECIAL EXCEPTION TO PERMIT AN AUTOMOBILE SERVICE STATION USE IN COMBINATION WITH A FOOD STORE WITH A SALES AREA LARGER THAN 1,500-SF GRANTED JUNE 23, 1999.
CASE NO. 2003-0009-SPHX - SPECIAL EXCEPTION TO PERMIT THE EXPANSION OF AN EXISTING FUEL SERVICE STATION AND TO ADD A ROLLOVER CAR WASH AS A USE IN COMBINATION AND SPECIAL HEARING RELIEF TO AMEND PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 98-318-X APPROVED SEPTEMBER 10, 2002.
PARCEL 14- CLOSED SHELL STATION:
CASE NO. 1954-2888-RX - ZONING RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "E" COMMERCIAL ZONE AND SPECIAL PERMIT FOR USE AS A GASOLINE SERVICE STATION GRANTED FEBRUARY 5, 1954.
CASE NO. 1954-3151-X - SPECIAL PERMIT TO ERECT AN ADVERTISING SIGN GRANTED OCTOBER 18, 1954.
CASE NO. 1989-0236-XA - SPECIAL EXCEPTION FOR FOOD MART USE IN CONJUNCTION WITH EXISTING SERVICE STATION AND A VARIANCE TO ALLOW A 5 FT SIDE/REAR SETBACK IN LIEU OF 30 FT GRANTED JANUARY 5, 1989.
PARCEL 14, AND 15
DRC No. 111516F - LIMITED EXEMPTION PER SECTION 32-4-(b)(8) GRANTED NOVEMBER 23, 2016.
- SETBACKS:
FRONT = 60 FT IF ON A DUAL HWY / 25 FT IF ANY OTHER STREET.
SIDE = 30 FT.
REAR = 30 FT.
SERVICE STATION = 35' FROM STREET RW
MAIN STRUCTURE OF FUEL PUMP = 25' FROM STREET RW
GAS CANOPY = 15' FROM STREET RW
- EXISTING LAND USE: CONVENIENCE STORE, CAR WASH & GASOLINE/DIESEL FUELING STATION
- PROPOSED LAND USE: CONVENIENCE STORE, CAR WASH & GASOLINE/DIESEL FUELING STATION
- BUILDING HEIGHT:
EXISTING: CONVENIENCE STORE = 17.5'
PROPOSED: ROLL-OVER CAR WASH = 15.5'
GASOLINE/DIESEL CANOPY = 19'
- WATERSHED: BIRD RIVER
- A PORTION OF THIS SITE IS WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100295G, DATED 05/05/2014. THE FLOOD PLAIN STUDY "EBENEZER ROAD" WAS ACCEPTED FOR FILING BY BALTIMORE COUNTY DEVELOPMENT PLANS REVIEW SECTION ON FEBRUARY 18, 2011.
- PROPOSED PROPERTY TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, OR A VARIANCE WILL BE REQUESTED.
- TRAFFIC ENGINEERING HAS CONFIRMED THE AREA IS WITHIN A FAILING/FAILED TRAFFIC SHED.
- THE SITE IS IN ACCORDANCE WITH BCZR 4A02.4-E-1 WHICH EXEMPTS THE SITE FROM BASIC SERVICES MAPPING STANDARDS. THE SITE BEING WITHIN THE CONWENTON-EBENEZER COMMERCIAL REVITALIZATION DISTRICT.
- KNOWN COMMERCIAL PERMITS:
B408181 - Permit to construct Royal Farms Convenience Store [Completed 2001]
B449135 - Permit to construct canopy over gasoline pump islands [Completed 2001]
B519906 - Grading permit
- THE SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO ACTIVE ZONING VIOLATIONS
- THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC PROPERTIES LOCATED ON SITE.

DRC #: 111516F

PETITIONER'S EXHIBIT

Plan to Accompany Petition for
Special Exception
ROYAL FARMS STORE #102
10728 & 10740 Pulaski Highway
White Marsh, MD 21162

Election District 11
Councilmanic District 6

Tax Map 82 - Parcel 14 & 15
October 30, 2017

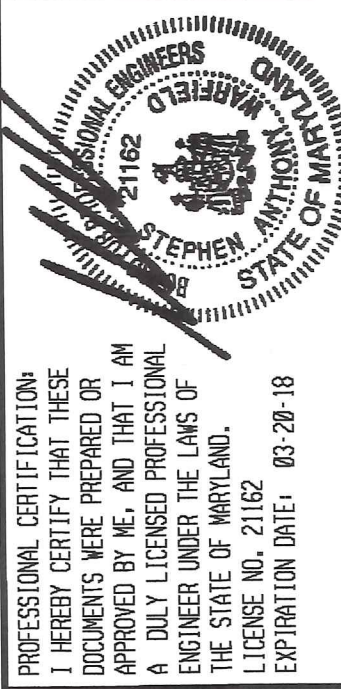
PHASE NO.

DRAWING NO.

Z-01

SHEET NO.

1 OF 5



MATIS WARFIELD
Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

ZONING ORDER - CASE 1961-5321-X

PETITION FOR ZONING RE-CLASSIFICATION
AND FOR SPECIAL EXCEPTION
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, STANLEY E. HARRIS, JR., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an AM-1 zone to an AM-2 zone for the following reasons:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of July, 1961, that the Special Exception request, to permit the expansion of an existing fuel service station and to add a rollover car wash as a use in combination, in accordance with Sections 405.2.B.1 and 405.4.E.2 of the Baltimore County Zoning Regulations, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner shall submit elevation drawings of the car wash building to the Office of Planning for their review and approval prior to the issuance of any building permits.
- The Petitioner shall be required to remove all temporary, non-permitted signs from the subject site.
- When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotrocco
 Deputy Zoning Commissioner
 of Baltimore County

ZONING ORDER - CASE 1989-0494-XA

PETITION FOR SPECIAL EXCEPTION
AND ZONING VARIANCE
 NW/S Pulaski Highway, SW/S of
 Ebenezer Road
 10740 Pulaski Highway
 11th Election District
 5th Councilmanic District
 EXXON COMPANY, U.S.A.
 Petitioner

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 CASE #89-494-XA

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 17th day of August, 1990 that the Petitions for Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

ZONING ORDER - CASE 1999-0318-X

IN THE MATTER OF
 THE APPLICATION OF
 RODICK REALTY PARTNERSHIP I
 -LEGAL OWNER; CLOVERLAND FARMS
 DAIRY, INC. -CONTRACT PURCHASER*
 NW/SIDE PULASKI HIGHWAY AT
 SW/SIDE EBENEZER ROAD
 (10740 PULASKI HIGHWAY)
 11TH ELECTION DISTRICT
 5TH COUNCILMANIC DISTRICT

BEFORE THE
 COUNTY BOARD OF APPEALS
 OF
 BALTIMORE COUNTY
 CASE NO. 99-318-X

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of June, 1999 that the Petition for Special Exception to permit an automobile service station use in combination with a food store with a sales area larger than 1,500 sq.ft., pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotrocco
 Deputy Zoning Commissioner
 of Baltimore County

ZONING ORDER - CASE 2003-0009-SPHX

IN RE: PETITIONS FOR SPECIAL HEARING
 AND SPECIAL EXCEPTION
 SW/Corner Ebenezer Road
 and Pulaski Highway
 11th Election District
 5th Councilmanic District
 (10740 Pulaski Highway)

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 CASE NO. 03-009-SPHX

Rodick Realty Partnership I, Legal Owner
 and Cloverland Farms Dairy, Inc., Lessee
 Petitioners

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of September, 2002, that the Special Exception request, to permit the expansion of an existing fuel service station and to add a rollover car wash as a use in combination, in accordance with Sections 405.2.B.1 and 405.4.E.2 of the Baltimore County Zoning Regulations, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner shall submit elevation drawings of the car wash building to the Office of Planning for their review and approval prior to the issuance of any building permits.
- The Petitioner shall be required to remove all temporary, non-permitted signs from the subject site.
- When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the Special Hearing relief requested, to amend the previously approved site plan in Case No. 99-318-X, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy M. Kotrocco
 DEPUTY ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

ZONING ORDER - CASE 1954-2868-X

PETITION FOR (1) ZONING RECLASSIFICATION
 (2) SPECIAL PERMIT
 To the Zoning Commissioner of Baltimore County:

I, ELMER C. WOODWARD, of the following described parcel:

All that parcel of land on the northwest side of Pulaski Highway beginning 400 feet southwest of Ebenezer Road; thence southwesterly and binding on the northwest side of Pulaski Highway 200 feet; thence north 43 degrees 57 minutes west 198.56 feet; thence north 44 degrees 46 minutes east 207.06 feet; thence south 41 degrees 58 minutes east 203.44 feet to a corner of beginning.

Upon hearing on petition (1) for reclassification of the parcel of land described the win from an "A" Residence Zone to an "E" Commercial Zone and (2) for a Special Permit to use said property for gasoline service station and it appearing that by reason of location, the safety and general welfare not being detrimentally affected, the said petition should be granted, therefore:

It is this 5th day of February, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition be and the same is hereby granted; the first, for reclassification as aforesaid and the second for use of property for a gasoline service station, provided, however, that the setback for any buildings or structures to be erected and the island for the gasoline pumps, shall be subject to approval by the Zoning Department.

William N. Adams
 Zoning Commissioner
 of Baltimore County

ZONING ORDER - CASE 1989-0236-XA

IN RE: PETITIONS FOR SPECIAL
 EXCEPTION & ZONING VARIANCE
 NW/S Pulaski Highway, 406'
 S c/1 Ebenezer Rd.
 (10728 Pulaski Hwy.)
 11th Election District
 5th Councilmanic District

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 CASE #89-236-XA

Herbert Goldman, Legal Owner*
 Earl J. Hale, Contract
 Purchaser, Petitioners

THEREFORE, IT IS ORDERED, this 5th day of January, 1989, by the Zoning Commissioner of Baltimore County to approve a food mart use in combination with existing service station and, a variance from Section 238.2 and 405.4D8 to allow a 5 ft. side/rear setback in lieu of the required 30 feet, as more particularly described in Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within 5 years of the date of this final Order.
- When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
- The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

IT IS FURTHER ORDERED that the Petition for Zoning Variance for an area of 16,320 sq. ft., in lieu of the required 16,500 sq. ft. be and is hereby DISMISSED.

J. Robert Haines
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

ZONING ORDER - CASE 1954-3151

PETITION FOR SPECIAL PERMIT
 IN THE MATTER OF
 SHELL OIL COMPANY
 SHELL OIL COMPANY

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

For a Special Permit
 To the Zoning Commissioner of Baltimore County

Shell Oil Co. Legal Owner
 Contract Purchaser

herby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, accessible to Chapter 677 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now on or to be erected thereon) hereinafter described for one advertising structure to advertise products sold or produced by W.S. Pulaski - approx 400 sq ft of structure

All that parcel of land in the 11th Election District of Baltimore County, on the west side of Pulaski Highway, beginning 375 feet south of Ebenezer Road; thence southerly and binding on the west side of Pulaski Highway 25 feet with a rectangular depth westerly of 75 feet.

Upon hearing on petition for a Special Permit to use the property described there for erection of One Advertising Signs and it appearing that by reason of location, being in a commercial zone, the safety and general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 16th day of October, 1954, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for a special permit, be and the same is hereby granted for a period of two (2) years from the above date, provided, however the setback for said Sign is subject to the approval of the State Roads Commission.

William N. Adams
 Zoning Commissioner
 of Baltimore County

Owner:
 Rodick Realty LLC
 1110 Batavia Farm Road
 Baltimore, Maryland 21237
 (410) 889-0200

Lessee/Developer:
 Two Farms, Inc.
 3611 Roland Avenue
 Baltimore, Maryland 21211
 (410) 889-0200

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE JOINT ENGINEERS' ACT OF 1901 OF THE STATE OF MARYLAND. LICENSE NO. 21162 EXPIRATION DATE: 03-26-18

MATIS WARFIELD
 Consulting Engineers

954 Ridgebrook Road, Suite 120
 Sparks, Maryland 21152
 PHONE 410.683.7004 FAX 410.683.1798
 www.matiswarfield.com

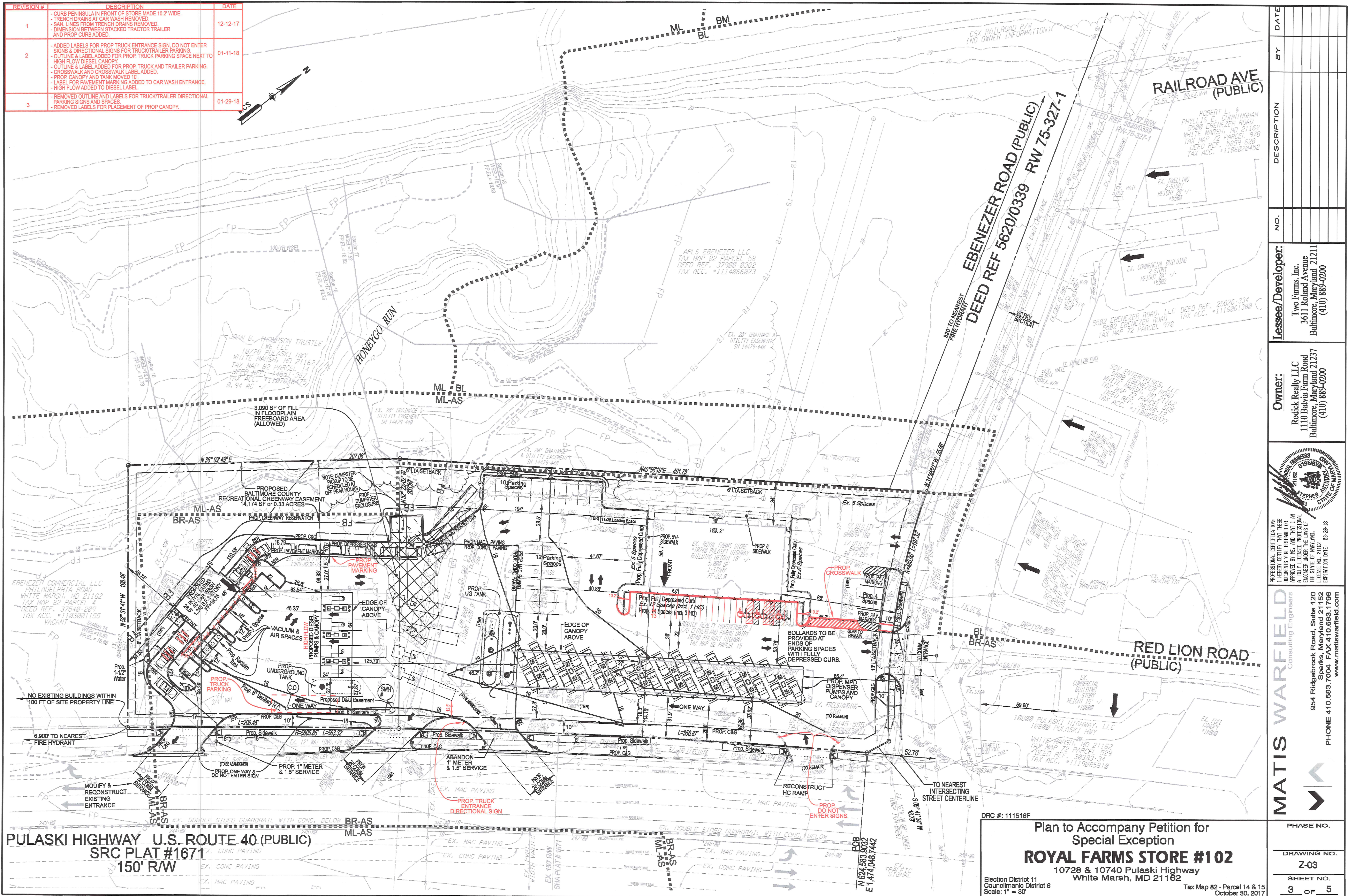
DRC #: 111516F

Plan to Accompany Petition for
 Special Exception
ROYAL FARMS STORE #102
 10728 & 10740 Pulaski Highway
 White Marsh, MD 21162

Election District 11
 Councilmanic District 6
 Tax Map 82 - Parcel 14 & 15
 December 13, 2017

PHASE NO.
 DRAWING NO.
 Z-02
 SHEET NO.
 2 OF 5

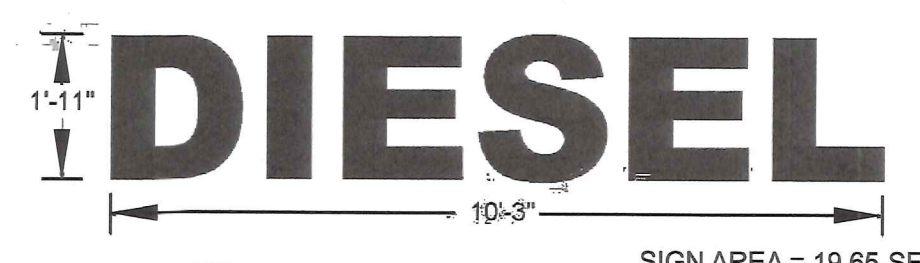
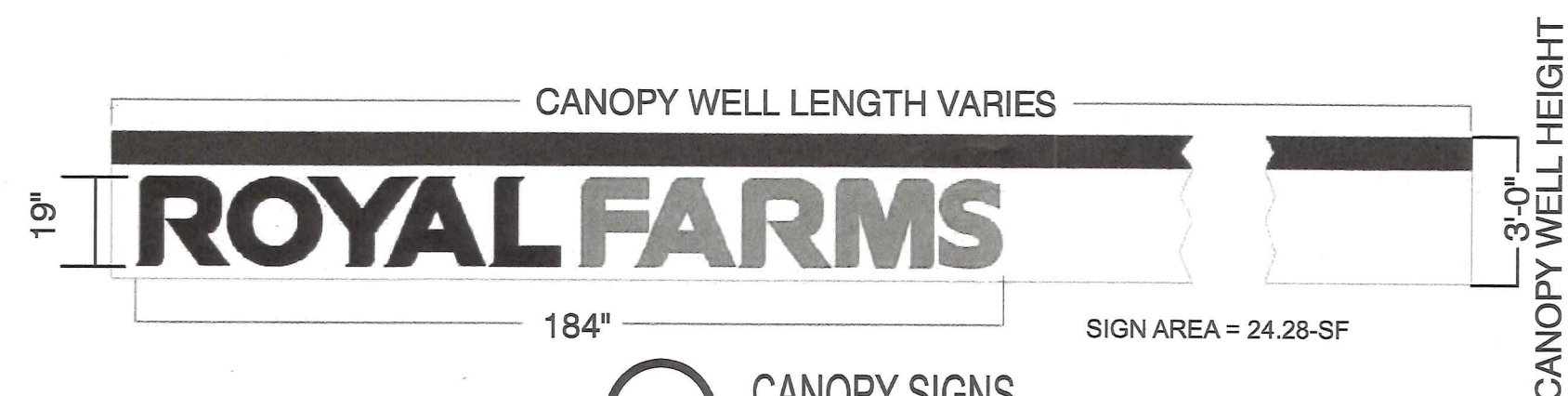
REVISION #	DESCRIPTION	DATE
1	- CURB PENINSULA IN FRONT OF STORE MADE 10.2' WIDE. - TRENCH DRAINS AT CAR WASH REMOVED. - SAN LINES FROM TRENCH DRAINS REMOVED. - DIMENSION BETWEEN STACKED TRACTOR TRAILER AND PROP CURB ADDED.	12-12-17
2	- ADDED LABELS FOR PROP TRUCK ENTRANCE SIGN. DO NOT ENTER SIGNS & DIRECTIONAL SIGNS FOR TRUCK/TRAILER PARKING. - OUTLINE & LABEL ADDED FOR PROP. TRUCK PARKING SPACE NEXT TO HIGH FLOW DIESEL CANOPY. - OUTLINE & LABEL ADDED FOR PROP. TRUCK AND TRAILER PARKING. - CROSSWALK AND CROSSWALK LABEL ADDED. - PROP. CANOPY AND TANK MOVED 10'. - LABEL FOR PAVEMENT MARKING ADDED TO CAR WASH ENTRANCE. - HIGH FLOW ADDED TO DIESEL LABEL.	01-11-18
3	- REMOVED OUTLINE AND LABELS FOR TRUCK/TRAILER DIRECTIONAL PARKING SIGNS AND SPACES. - REMOVED LABELS FOR PLACEMENT OF PROP CANOPY.	01-29-18



MATIS WARFIELD Consulting Engineers 954 Ridgebrook Road, Suite 120 Sparks, Maryland 21152 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: 03-28-18 21162 STEPHEN A. WARFIELD 21162	Owner: Rodick Realty LLC 1110 Barvia Farm Road Baltimore, Maryland 21237 (410) 889-0200	Lessee/Developer: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200	NO.	DESCRIPTION	BY	DATE	
PHASE NO.								
DRAWING NO.		Z-03						
SHEET NO.		3 OF 5						



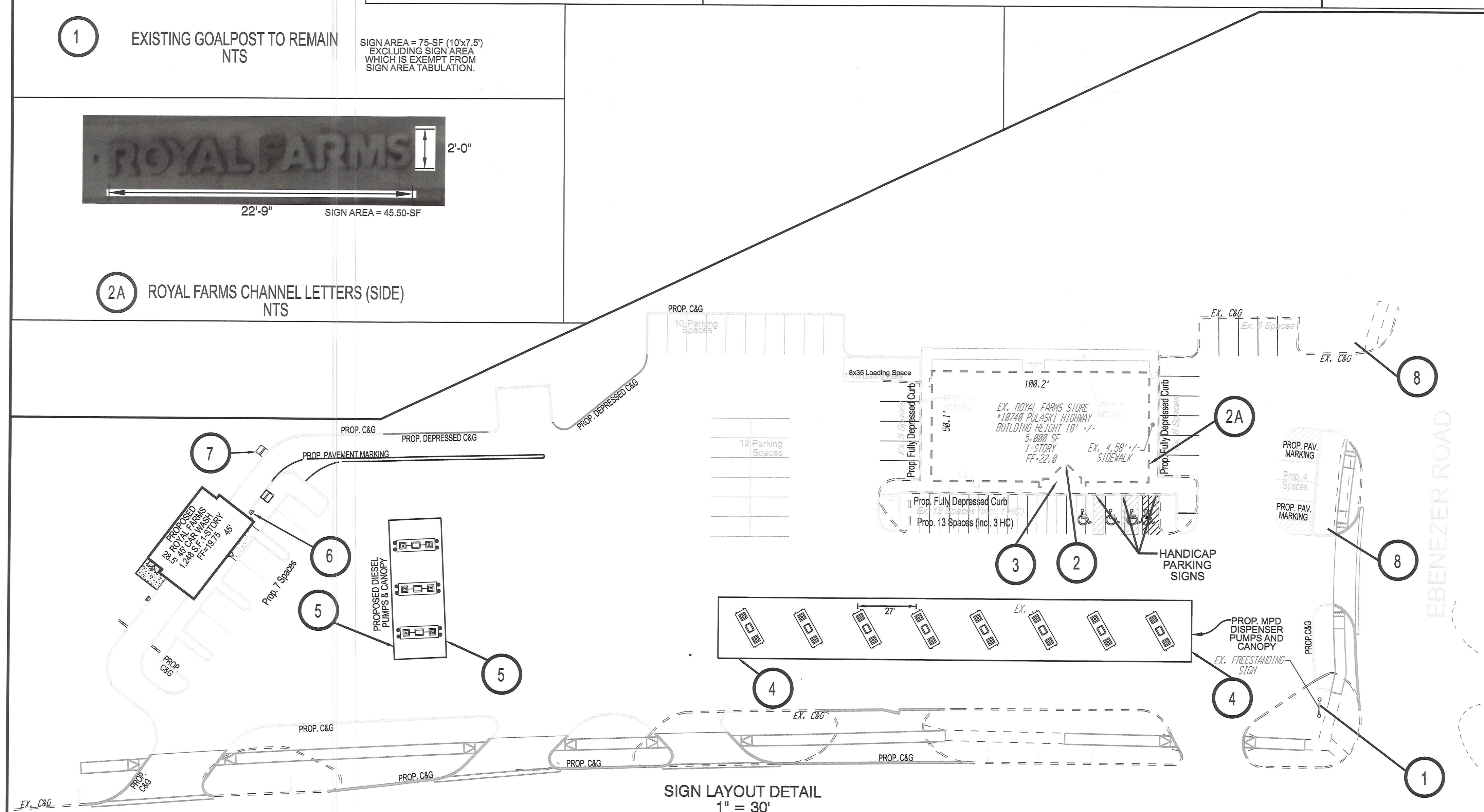
SIGN AREA = 11.75-SF



"ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.

SIGN AREA = 2.0' x 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA
= (4.0 SF) X (0.3) = 1.2 SF
PROPOSED TEXT/LOGO AREA
= 1'-1/2" X 8" = 0.98 SF
PROPOSED PERCENT OF SIGN
= 25% FOR TEXT/LOGO

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	FREESTANDING	1	75	75	75
2- Front	WALL-MOUNTED	1	67.47	78.92	200
3- Front		1	11.75	FRONT	
2A- Side		1	45.50	45.50	
				SIDE	
4	SERVICE STATION	2	24.20	96.80	150
5	CANOPY	2	13.65	39.28	150
6	DIRECTIONAL	1	3.75	3.75	8
7	ORDER BOARD	1	15	15	50
8	DIRECTIONAL	1	4	4	8



DRC #: 111516F

Plan to Accompany Petition for Special Exception

ROYAL FARMS STORE #102

10728 & 10740 Pulaski Highway
White Marsh, MD 21162

Election District 11
Councilmanic District 6
Scale: As Shown

Tax Map 82 - Parcel 14 & 15
December 13, 2017

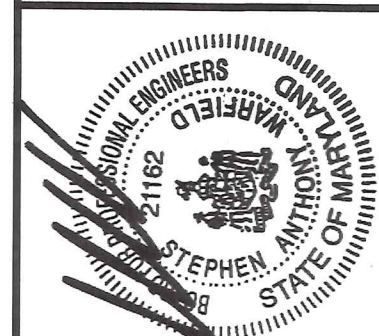
[illegible]

Lessee/Developer:

Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

Owner:

Rodick Realty LLC
1110 Batvia Farm Road
Baltimore, Maryland 21237
(410) 889-0200



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 21162
EXPIRATION DATE: 02-28-19

MATIS WARFIELD
Consulting Engineers

954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

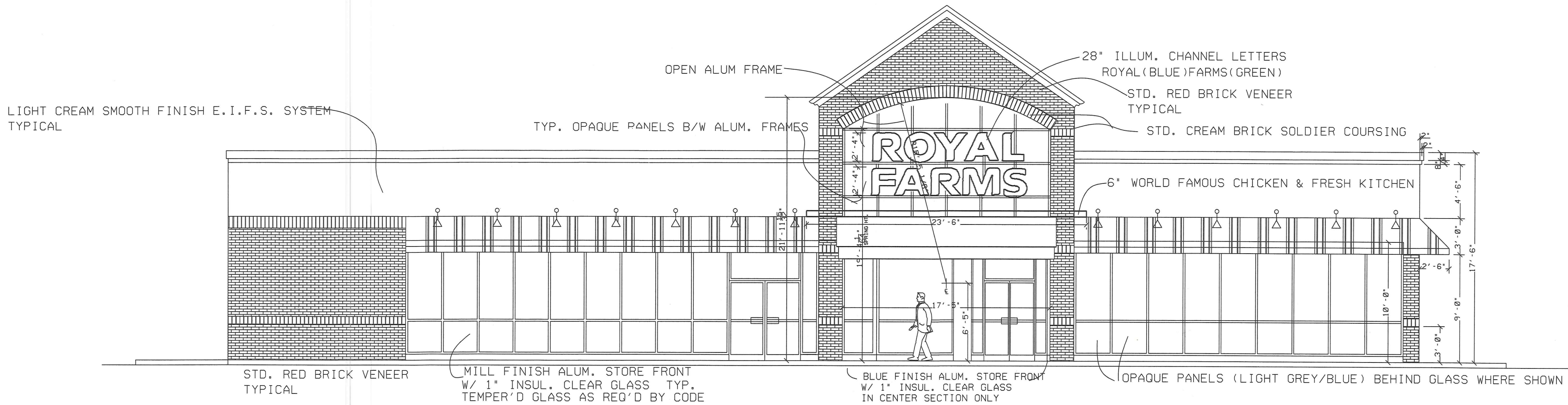
	PHASE NO.
--	-----------

DRAWING NO.

SHEET NO.

4 OF 5

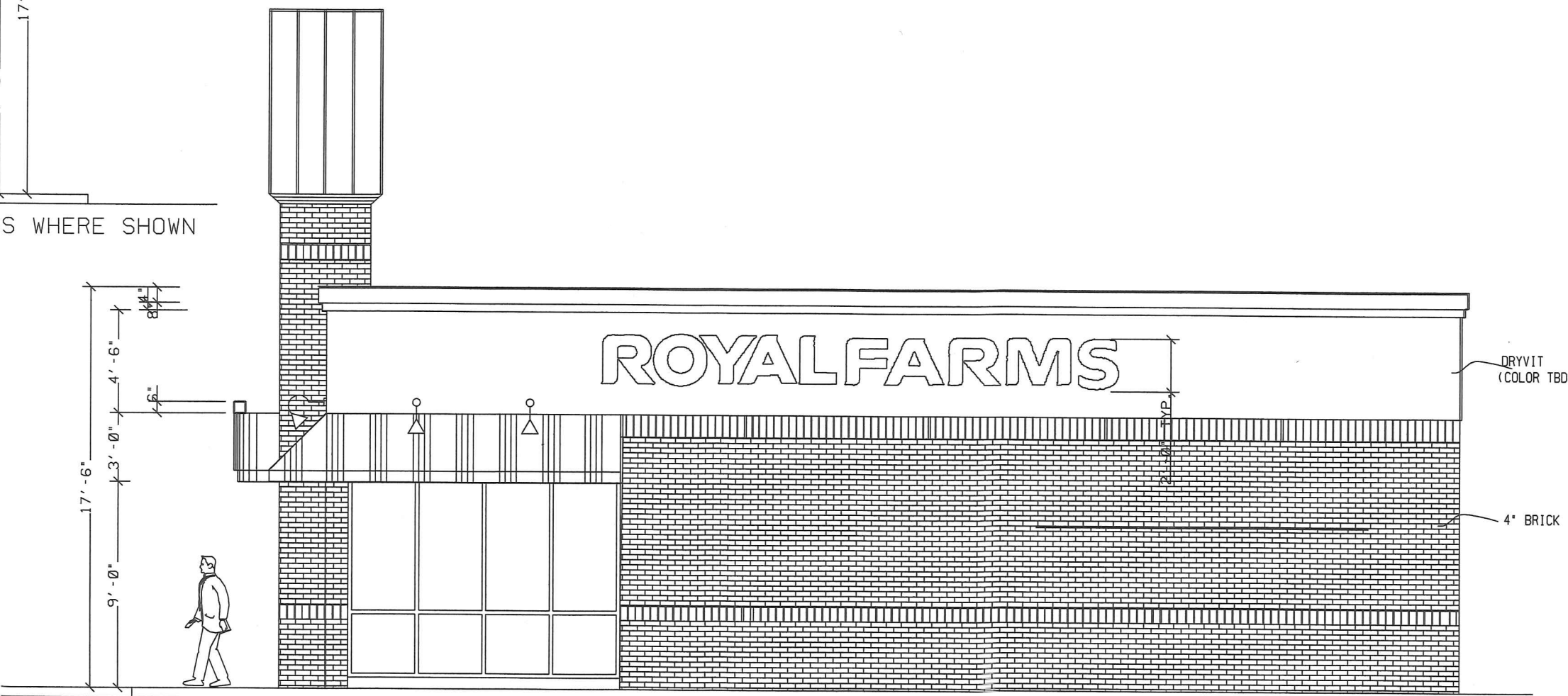
CONVENIENCE STORE ELEVATIONS



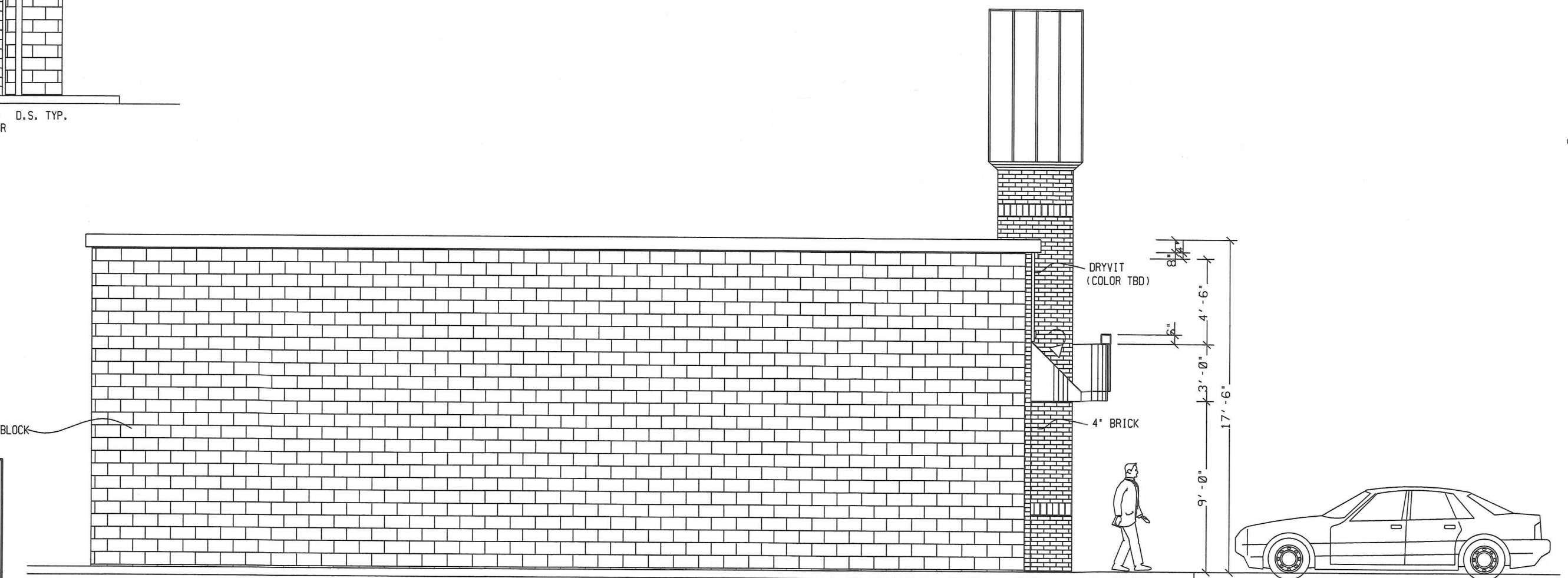
CONVENIENCE STORE ENTRANCE ELEVATION



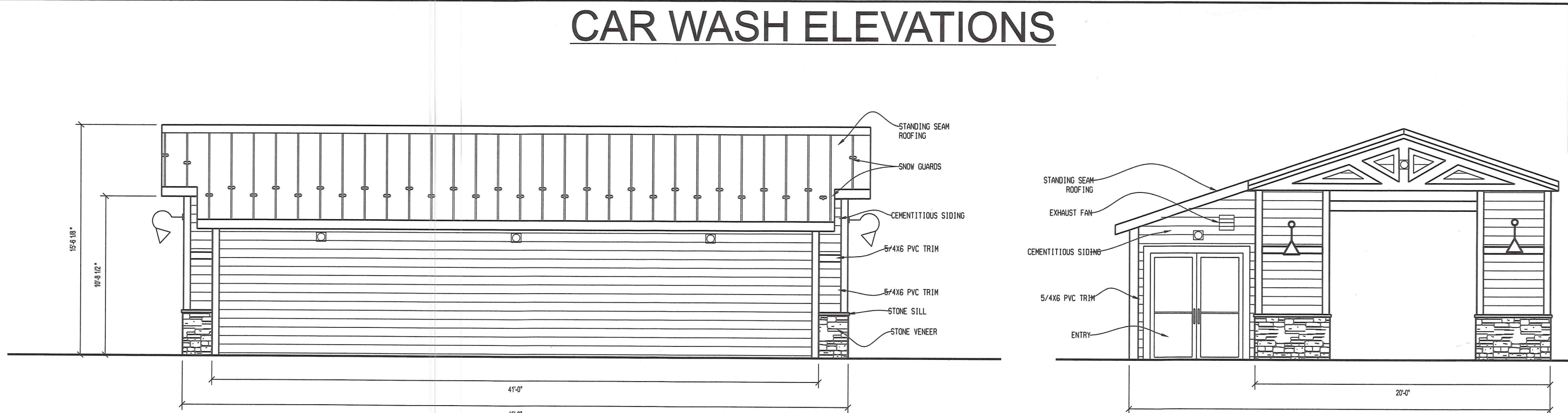
CONVENIENCE STORE REAR ELEVATION



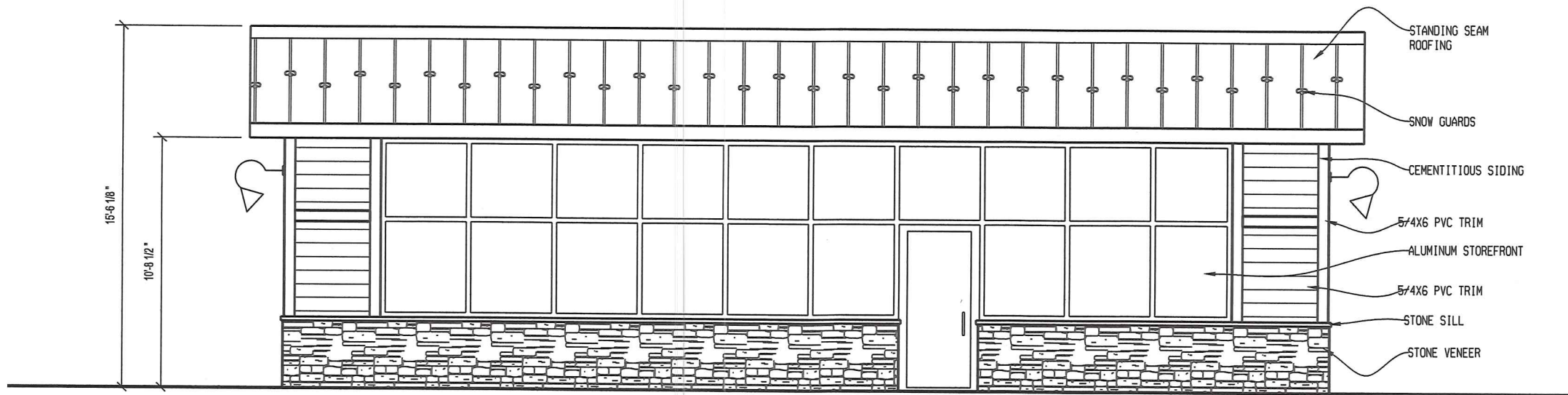
CONVENIENCE STORE SIDEWALL SIDE ELEVATION



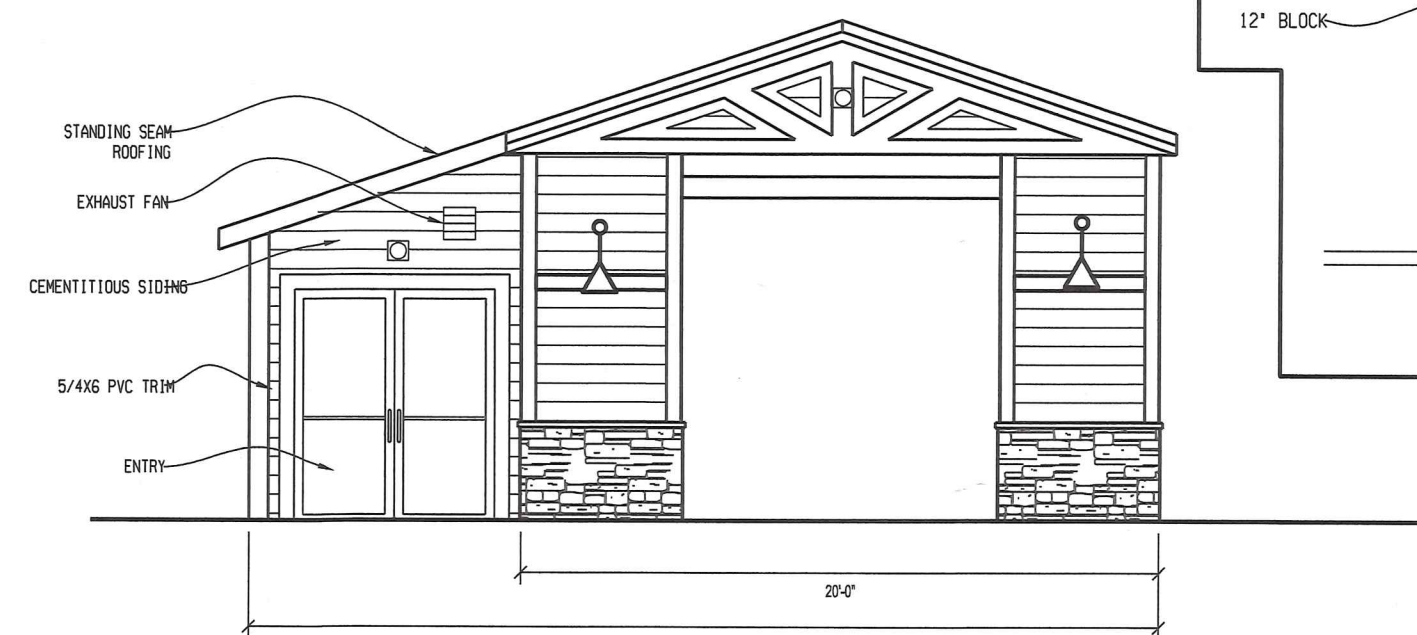
CONVENIENCE STORE SIDEWALL SIDE ELEVATION



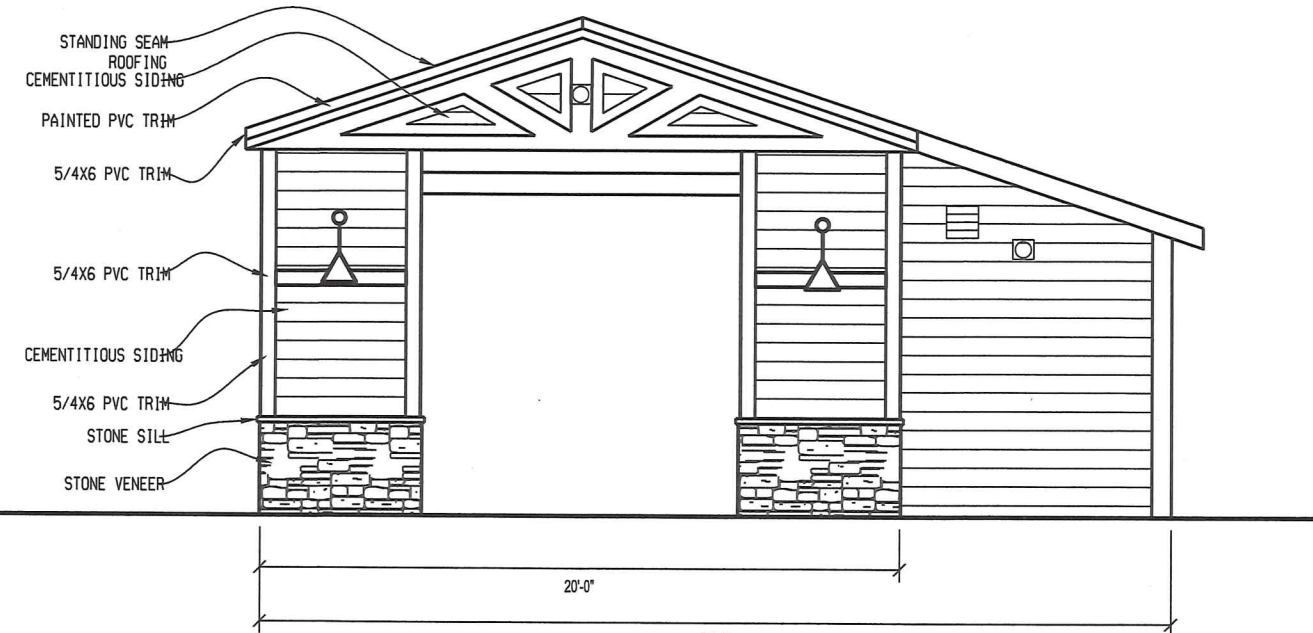
CAR WASH SIDEWALL SIDE ELEVATION



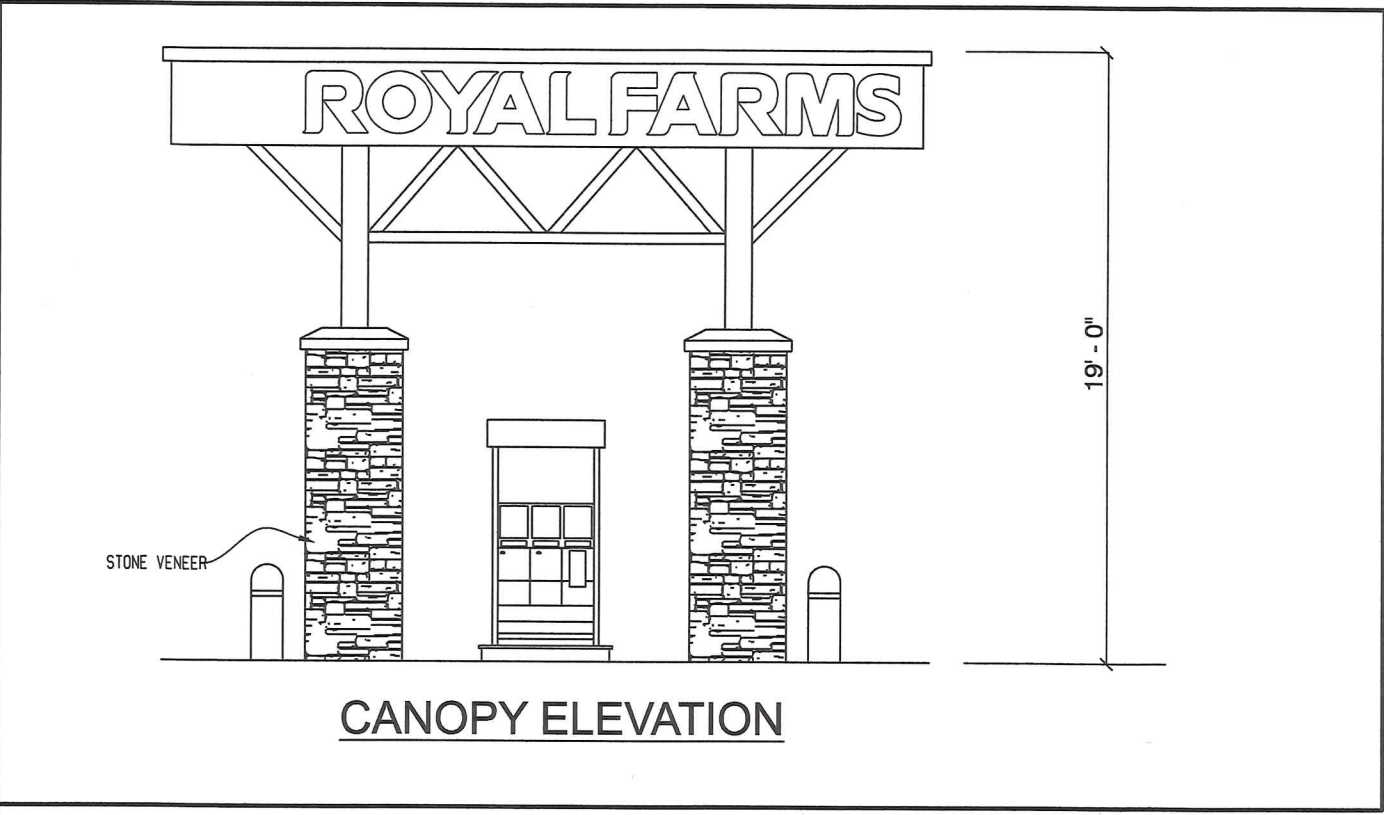
CAR WASH SIDEWALL SIDE ELEVATION



CAR WASH EXIT ELEVATION



CAR WASH ENTRY ELEVATION

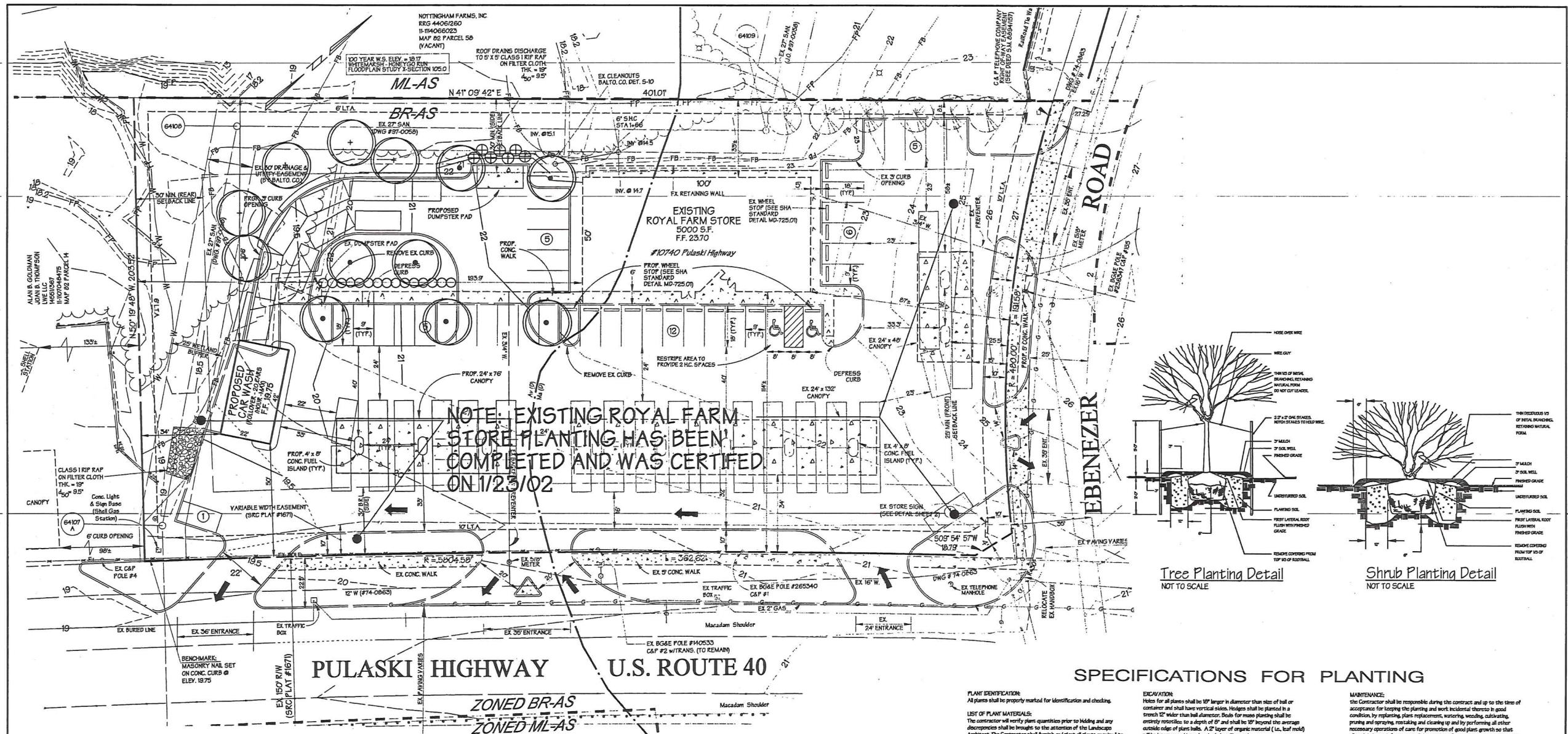


CANOPY ELEVATION

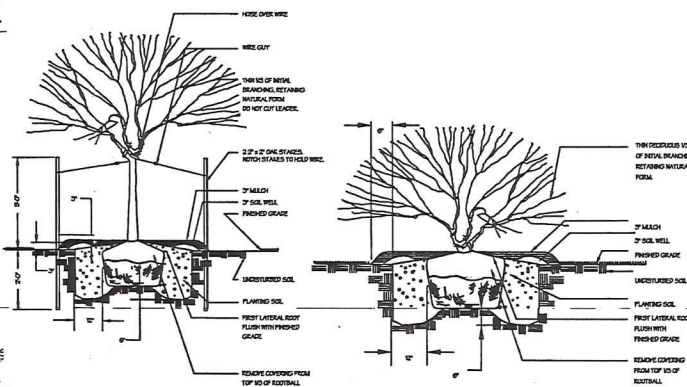
DRC #: 111516F

Plan to Accompany Petition for
Special Exception
ROYAL FARMS STORE #102
10728 & 10740 Pulaski Highway
White Marsh, MD 21162
Election District 11
Councilmanic District 6
Scale: As Shown
Tax Map 82 - Parcel 14 & 15
December 13, 2017

DATE	BY	DESCRIPTION	NO.
Lessee/Developer: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200			
Owner: Rodick Realty LLC 1110 Batavia Farm Road Baltimore, Maryland 21237 (410) 889-0200			
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21162 EXPIRATION DATE: 03-20-18			
MATIS WARFIELD Consulting Engineers 954 Ridgebrook Road, Suite 120 Sparks, Maryland 21152 PHONE 410.683.7004 FAX 410.683.1796 www.matiswarfield.com			
PHASE NO.			
DRAWING NO.			
ZON-05			
SHEET NO.			
5 OF 5			



NOTE: EXISTING ROYAL FARM STORE PLANTING HAS BEEN COMPLETED AND WAS CERTIFIED ON 1/23/02



SPECIFICATIONS FOR PLANTING

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.

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 damage, and shall have a healthy, normal root system.

PLANT SPACING: Plant spacing is to be as shown 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.

TRANSPLANTING TREES BY TREE MAHINES: Trees shall be moved by machines that provide a minimum of 12" per T of tree caliper.

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.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
+	5	QUERCUS PALUSTRIS PIN OAK	2'-2 1/2' CAL	B & B	
•	7	ULMUS PARVIFOLIA 'DYNASTY' DYNASTY ELM	2'-2 1/2' CAL	B & B	
⊕	7	MYRTICA PENNSYLVANICA NORTHERN BAYBERRY	24" - 30" HT.	B & B	SPACE 5' O.C.
○	15	TAXUS MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	24" HT.	B & B	SPACE 4' O.C.

GENERAL NOTES:

- Contractor to be notified by letter of any change in quantity of plants within 72 hours prior to planting. Telephone: 410-953-7000.
- The Landscape Architect is to be notified 48 hours before any plants are to be delivered to the site. The contractor shall be responsible for the care and protection of the plants until they are installed.
- No tree or shrub planting pits are to be left open or unattended.
- Shrubs are to be grouped in matched holes. Buds are to be covered and the plants are to be removed prior to planting.

A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.

THE FOREST BUFFER EASEMENT HAS BEEN PERMANENTLY POSTED AT 7' INTERVALS WITH 'FOREST BUFFER - DO NOT DISTURB' SIGNS THAT ARE AVAILABLE FROM THIS DEPARTMENT.

A PERMANENT FENCE HAS BEEN INSTALLED ALONG THE LIMIT OF THE FOREST BUFFER EASEMENT.

A WARNING OF STORM WATER MANAGEMENT WAS GRANTED OCTOBER 4, 1999 FOR THIS PROJECT. DISCHARGING OF THE NEW IMPERVIOUS AREA ACROSS ON SITE VEGETATION WILL PROVIDE WATER QUALITY.

Matis Wamfield
consulting engineers

10540 York Road, Suite M
Hunt Valley, Maryland 21036
Phone: 410-953-7000
Fax: 410-953-7000
www.matiswamfield.com



OWNER
Rodick Realty Partnership I
1110 Batavia Farm Road
Baltimore, Maryland 21237

DEVELOPER
Cloverland Farms Dairy, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

ZONING PETITIONS

- Special Exception to approve the expansion of the existing fuel service station and the addition of a rollover car wash as a use combination use pursuant to Section 405.2.B.1 and Section 405.4.E.2 of the Baltimore County Zoning Regulations.
- Special Hearing to approve an amendment to the site plan previously approved in Case No. 99-315-X in accordance with the modified site plan.

Plan to Accompany A Petition for a
Special Exception and Special Hearing
ROYAL FARM STORE
10740 Pulaski Highway (U.S. Route 40)
Baltimore County, Maryland 21162

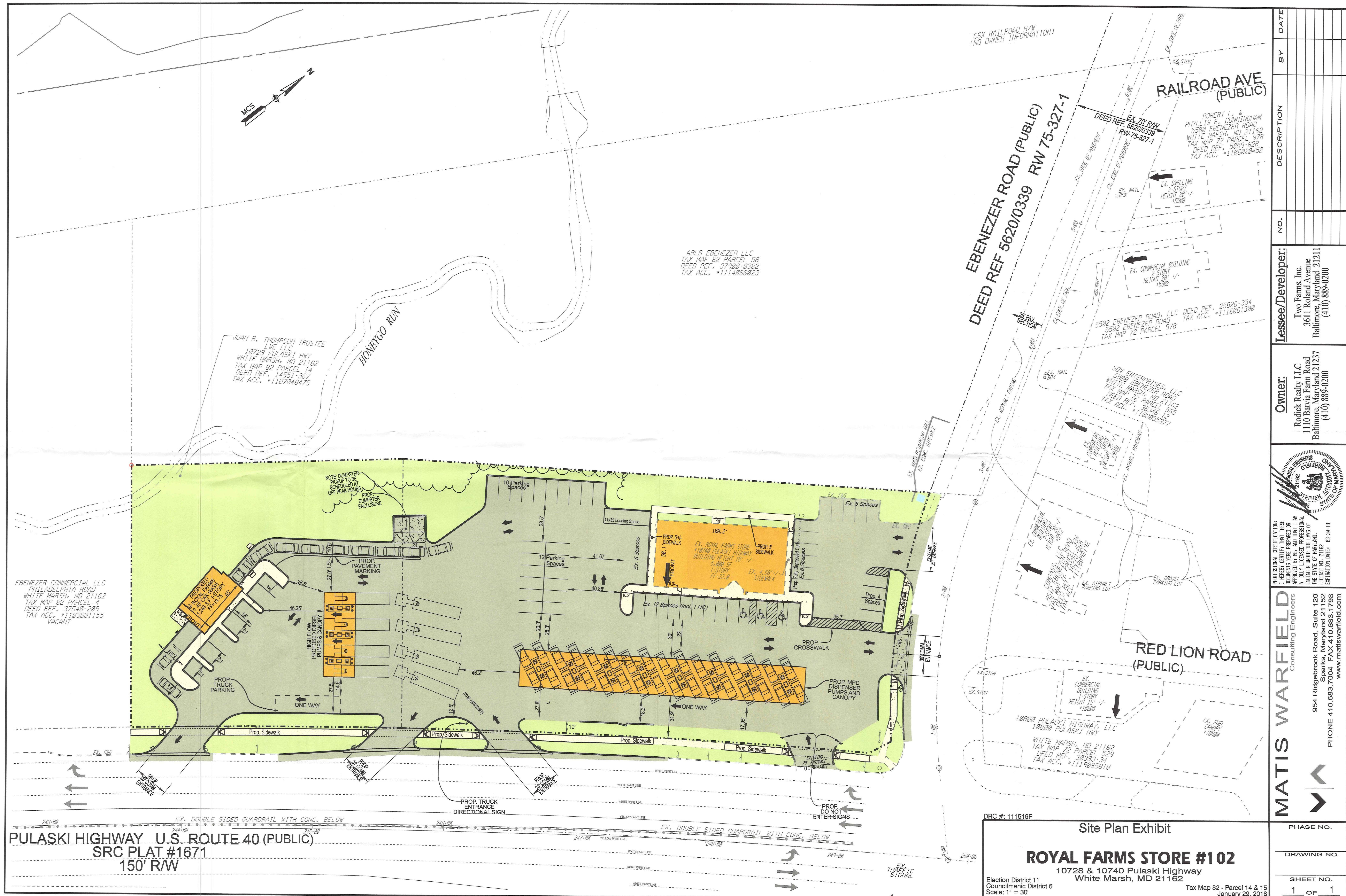
Election District 11
Councilmanic District 5
Scale: 1" = 20'

#102
Tax Map 82 - Parcel 15
June 11, 2002
Sheet 3 of 3



PETITIONER'S EXHIBIT **3B**

Site Photo Location Exhibit
ROYAL FARMS STORE #102
 10740 Pulaski Highway
 White Marsh, MD 21162





ROYAL FARMS

CAR WASH PROTOTYPE
RENDERED PERSPECTIVE

R RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone: 410-484-7010 • Fax: 410-484-3819 • pete@ratcliffearchitects.com

PETITIONER'S EXHIBIT

5

Stephen A. Warfield, P.E.

10540 York Road, Suite M
Hunt Valley, Maryland 21030
(410) 683-7004

Professional Registration

Registered Professional Engineer - Civil Engineering 1995 - Maryland P.E. # 21162

Education

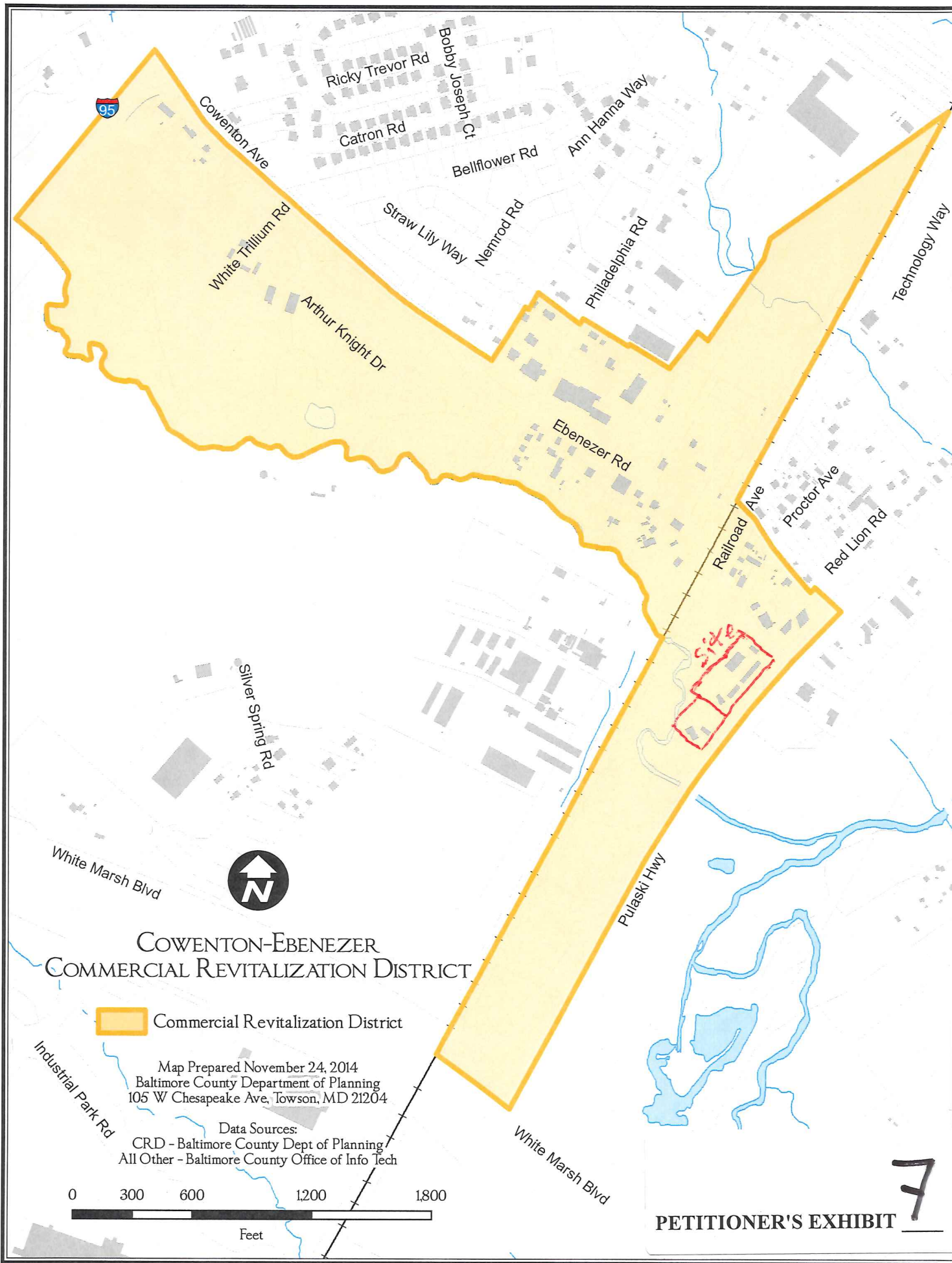
B.S. Civil Engineering - 1990 - University of Maryland, College Park
Master of Environmental Engineering - 1994- Johns Hopkins University

Professional Experience

- 12/94-Present Matis Warfield, Inc.; 10540 York Road, Suite M; Hunt Valley, Maryland 21030:
Currently employed as a principal at Matis Warfield, Inc. Responsible for civil engineering services for the development community. Responsibilities include; planning, design, development, and permitting for site development projects. Responsibilities include; feasibility studies, concept plans, development plans, zoning plans, expert witness testimony, floodplain studies, open channels, stormwater management facilities, storm drain systems, erosion and sediment control plans, highways, pumping stations, utilities, specification development, cost estimating, grading, alternatives analysis, critical area analysis, project management, marketing, administration, client relations, etc.
- 5/91-12/94 Gannett Fleming, Inc.; Suite 200; East Quadrangle; The Village of Cross Keys; Baltimore, Maryland 21210: Supervisors: Fred Wagner-Project Manager, and Dave Ross-Office Manager
Employed as a project engineer by Gannett Fleming, Inc., Baltimore Maryland. Responsible for design and specification development for water treatment plant process design, wastewater treatment plant process and site design, pumping station design, open channel design, stormwater management design, erosion and sediment control design, drainage studies, alternatives analysis, and highway designs.
- 6/90-5/91 George William Stephens, & Associates, Inc.; 658 Kenilworth Drive; Towson, Maryland 21204: Supervisor: Tapobrata Chakrabarti, Partner
Employed as a design engineer by George William Stephens Jr. & Associates, Inc., Towson, Maryland. Performed floodplain studies, designed stormwater management facilities, and designed open channel flow systems for residential, commercial, and industrial development projects. Responsibilities also included development of computer programs to aid stormwater management design.

Professional Affiliations

Baltimore County Engineers Association
Home Builders Association of Maryland
Maryland Society of Professional Engineers



COWENTON-EBENEZER COMMERCIAL REVITALIZATION DISTRICT

 Commercial Revitalization District

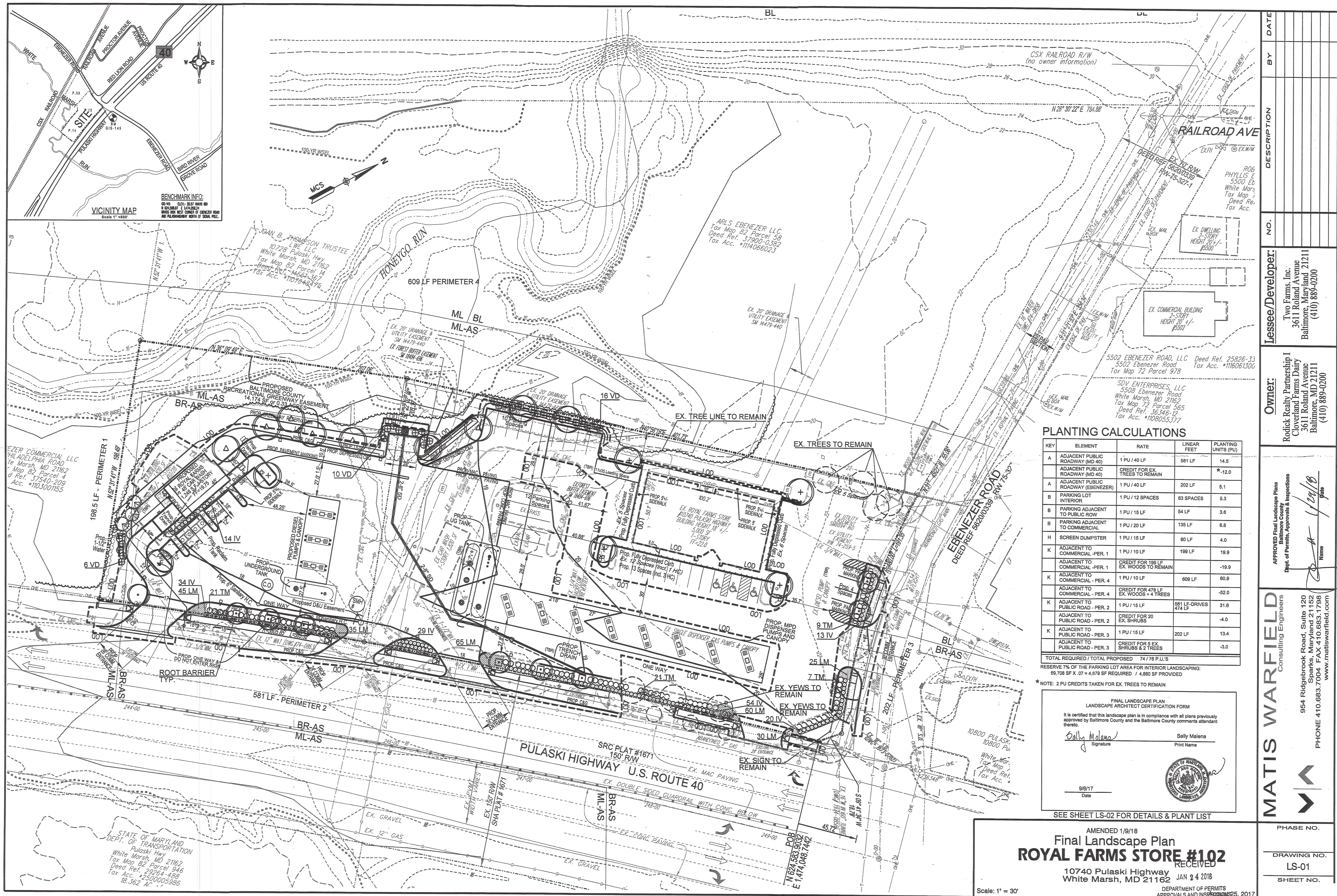
Map Prepared November 24, 2014
Baltimore County Department of Planning
105 W Chesapeake Ave, Towson, MD 21204

Data Sources:
CRD - Baltimore County Dept of Planning
All Other - Baltimore County Office of Info Tech

0 300 600 1200 1800
Feet

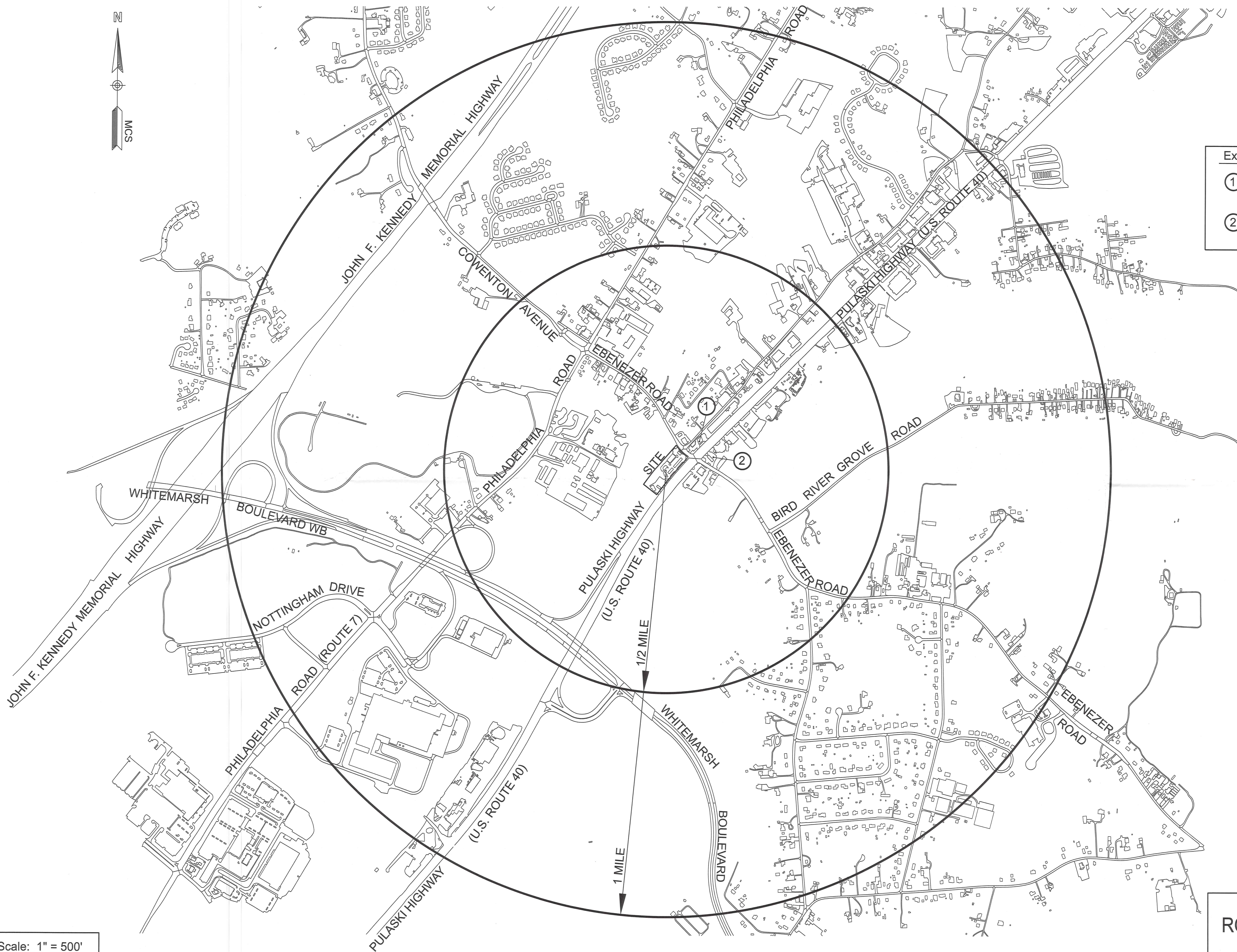
PETITIONER'S EXHIBIT

7





- Existing Fuel Service Stations
- ① CROWN GAS STATION
 - ② GULF GAS STATION (ABANDONED)



Scale: 1" = 500'

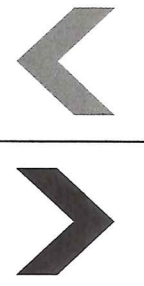
Existing Fuel Stations Exhibit
ROYAL FARMS STORE #102
10740 Pulaski Highway
White Marsh, MD 21162

LEGEND

- Existing Contour
- Site Property Line
- Adjacent Property Line
- Existing Curb
- Base Flow (Bottom of Bank)
- Information Dividing Line
- 100-Year Floodplain Limits
- Based on Rating of
- Elevations Shown on
- Honeygo Run Floodplain
- Profile from Balt. Co. Flood
- Insurance Study
- Study No. 240010V000D
- Dated 05-05-2014

100-Year Floodplain Limits
From FEMA FIRM
MAP No. - 2400100265G
MAP Rev. - 05-05-2014

MATIS WARFIELD
Consulting Engineers

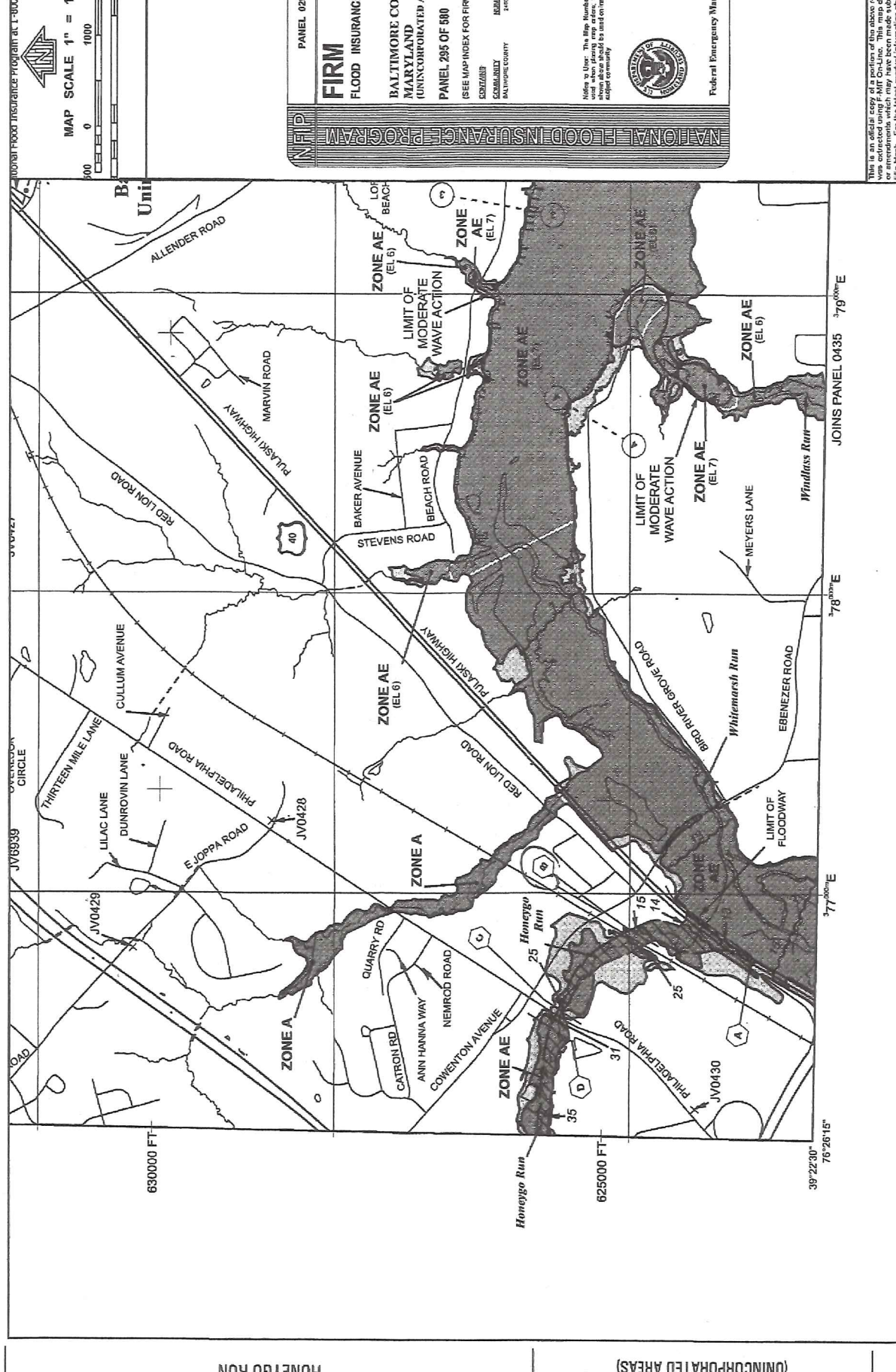
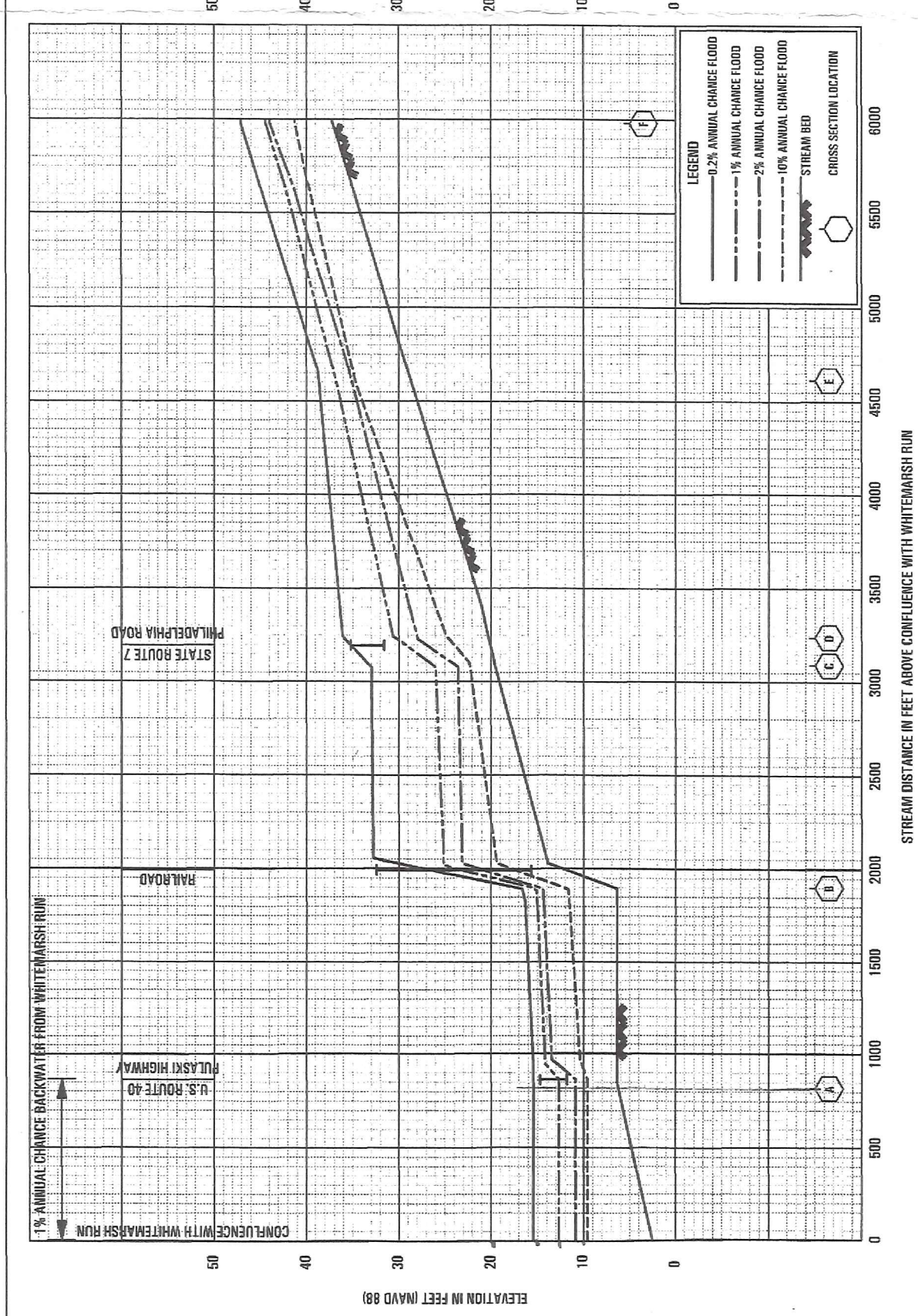


954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM
A FULLY LICENSED PROFESSIONAL
ENGINEER IN THE STATE OF MARYLAND.
LICENSE NO. 21152
EXPIRATION DATE: 03-20-18



NO.	DESCRIPTION	BY	DATE



FLOODING SOURCE		FLOODWAY		WATER-SURFACE ELEVATION (FEET MVD)		
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY
Gwynns Falls (continued)						
AZ	71,039'	341	1,488	2.0	541.7	542.7
BA	72,020'	385	1,04	7.6	544.9	545.0
BC	72,632'	189	1,238	2.4	547.2	547.9
BD	73,245'	533	533	5.8	558.7	559.3
BE	73,465'	278	1,119	2.7	560.1	561.1
BF	73,400'	339	339	3.5	561.5	561.5
BG	73,800'	103	36	3.6	561.5	561.5
BH	74,000'	103	674	4.5	561.2	561.2
BI	76,880'	181	573	5.2	561.6	562.5
BJ	77,070'	187	573	5.2	561.6	562.5
Herbert Run						
A	569'	58	44	1.6	23.3	11.8
B	1,175'	214	1,728	3.0	23.3	17.0
C	2,428'	183	1,382	3.7	18.9	19.5
D	2,428'	183	1,382	3.7	18.9	19.5
E	4,028'	139	2,324	2.7	34.2	34.3
F	4,740'	183	1,412	4.4	34.2	34.5
G	5,596'	160	1,176	6.3	37.6	38.6
Honeygo Run						
A	597'	597	2,274	0.3	19.7	19.8
B	1,895'	257	818	2.1	15.6	15.6
C	3,990'	55	157	10.7	26.0	26.0
D	5,258'	242	1,019	1.7	30.6	30.6

Elevation computed without consideration of backwater effects from Patuxent River
Elevation computed without consideration of backwater effects from White Marsh Run

FEDERAL EMERGENCY MANAGEMENT AGENCY
BALTIMORE COUNTY, MD
(UNINCORPORATED AREAS)

FLOODWAY DATA

GWYNNS FALLS - HERBERT RUN - HONEYGO RUN

TABLE 5

PETITIONER'S EXHIBIT 11

BELOW SHOWN THIS:
METROPOLITAN DISTRICT DATUM
(88.54) = MARYLAND COORDINATE
SYSTEM DATUM
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)



PLAN



LETTER OF MAP AMENDMENT PLAN
ROYAL FARMS STORE #102

10740 Pulaski Highway
White Marsh, MD 21162

Election District 11
Councilmanic District 6

Task Map 82
Baltimore County, MD
March 5, 2018

ROYAL FARMS

STORE #102

10728 & 10740 Pulaski Highway

White Marsh, MD 21162

BCZR SECTION 419 STANDARDS:

- 419.1 The Proposed Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.
- 419.2 Manufacturer's rated hourly production capacity is 28 cars/hour
- 419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that precludes vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
- Nine stacking spaces have been provided for the proposed roll-over car wash tunnel. (Nine Required)
- Parking spaces have been located to avoid conflict with on-site circulation patterns.
- Three parking spaces have been provided vacuum and air services. (3 Required)
- Two parking spaces have been provided for Drying. (Two Required)

- 419.4 The Car Wash is 900+/- feet from the closest residential zone. (50-feet Required)
- The tunnel exit of car wash facilities is set back 75 +/- feet from the nearest exit drive. (50-feet Required)
- Tunnel entrance or exit does not face an adjacent residentially zoned property.
- The walls of the proposed car wash building are glass, except around the pumps and equipment.
- Except for the required access drives, a 10-foot minimum width landscaped transition area is provided where the car wash fronts public right of way and 6-foot minimum width in side & rear yards.
- The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

BCZR SECTION 405.4 STANDARDS:

Site Dimensions :

Minimum service station site area = 15,000s.f. or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E

Minimum Setbacks:

35 ft from main structure to street ROW

25 ft from fuel pump to street ROW

15 ft from canopy to street ROW

10 ft from perimeter of paved area to public ROW

6 ft from perimeter of paved area to side and rear property lines of non-residential zones

15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW

Ancillary uses. The uses listed below, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A.1 shall be increased each ancillary use by at least the number of square feet indicated below, which includes land for required parking and stacking spaces:

Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.

Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.

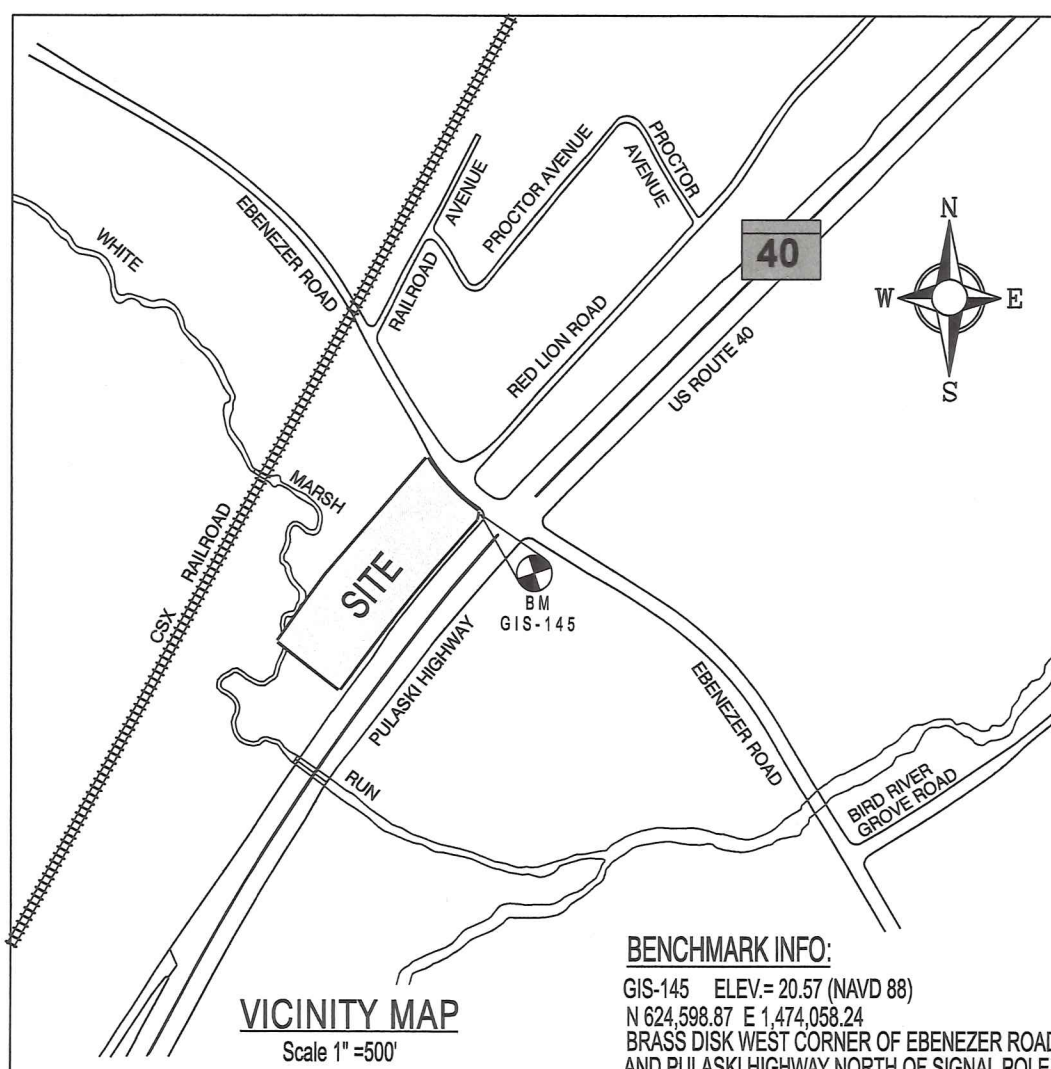
Uses in combination with fuel service stations. The minimum area of the site as determined by Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below: (SE = Special Exception and P = Permitted by Right)

Convenience store with a sales area of up to 6,000 square feet inclusive of accessory storage. Additional site area of four times the square footage of the convenience store's sales area must be provided. (P)

Roll-over car wash. No specific additional site area required, provided that the stacking, parking and buffer requirements of Section 419 are met. (SE)

NOTE:

A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENT PROTECTION AND SUSTAINABILITY FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS ON JUNE 30, 2017. THIS VARIANCE APPROVED IMPACTS TO THE FOREST BUFFER. ANY CHANGE IN LAND USE SHALL NULLIFY THIS VARIANCE.



SITE DATA

BUILDING FLOOR AREA:
EXIST. CONVENIENCE STORE = 5,000 SF
PROPOSED CAR WASH = 1,388 SF
TOTAL = 6,388

FLOOR AREA RATIO: 6.388 S.F./141,275 S.F. = 0.04 (2.0 PERMITTED)

SITE AREA REQUIREMENTS FOR COMBINATION USES:
22 FUEL SERVICE SPACES * 1500 S.F. = 33,000 S.F.

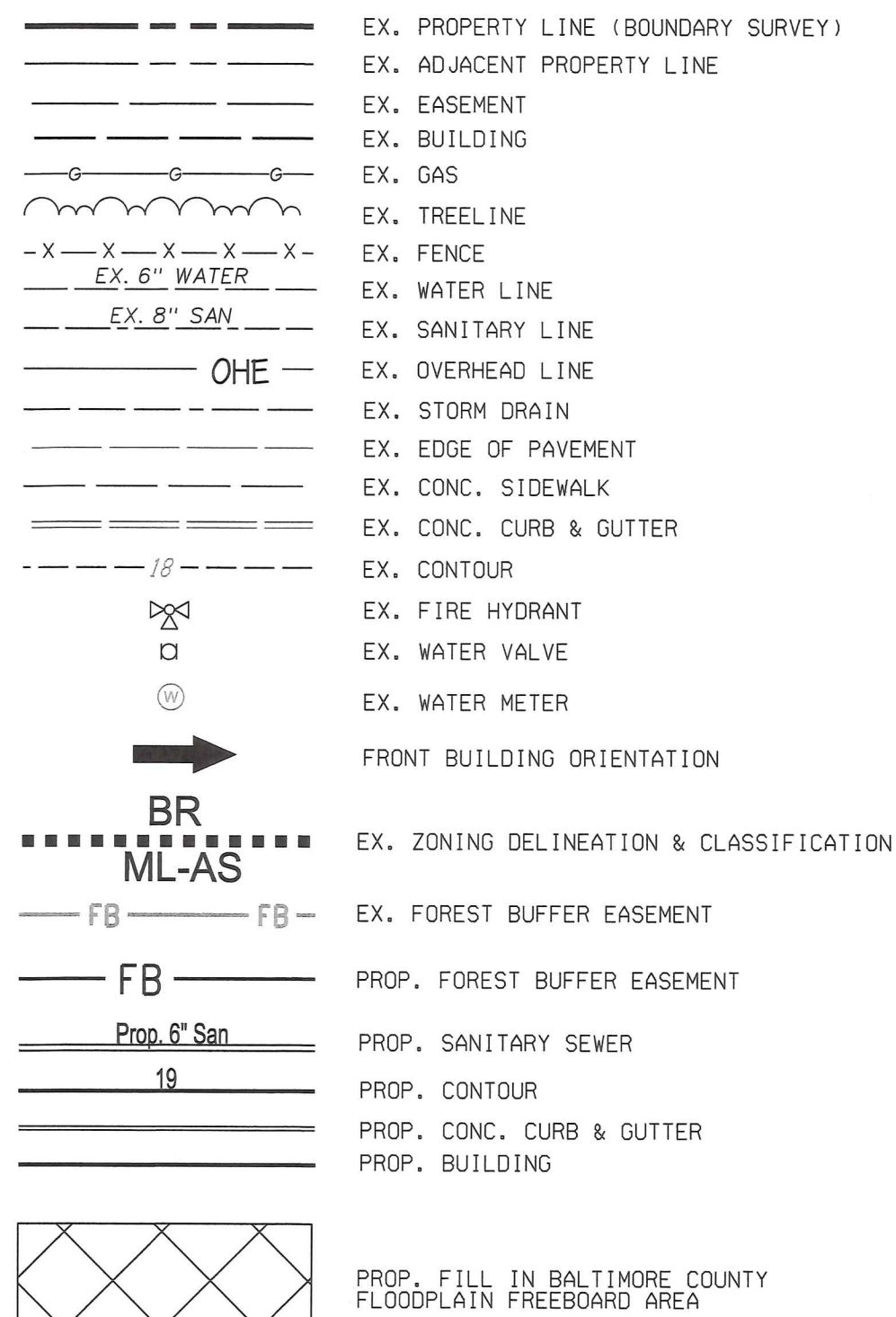
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 S.F. = 1000 S.F.
4 x 5000 = 20,000 S.F. ADDITIONAL SITE AREA FOR 4 TIMES THE CONVENIENCE STORE SALES AREA.

54,000 S.F. SITE AREA REQUIRED < 141,275 S.F. SITE AREA

PARKING REQUIRED:
FUEL SERVICE W/ COMBINATION USE
5,000 S.F. @ 5/1000 = 25
MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
3 VACUUM CLEANER / AIR UNITS @ 1/UNIT = 3
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 39
TOTAL PROVIDED = 63

PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 18' MIN PROVIDED - (8.5' x 18' REQUIRED)
HANDICAP SPACE = 13' x 18' FOR STANDARD HC SPACE & 16' x 18' FOR VAN ACCESSABLE HC SPACE.
HC SPACES CAN SHARE THE HATCHED ACCESS PORTION OF THE PARKING SPACE.
VACUUM CLEANER SPACE = 12' x 18'

LEGEND



NOTES:

- PROPERTY OWNER:
PARCEL 15:
RODICK REALTY LLC
1110 BATVIA FARM RD
BALTIMORE, MD 21237
- PROPERTY DEVELOPER:
TWO FARMS, INC.
3611 ROLAND AVE.
BALTIMORE, MD 21211
- TAX ACCOUNT NUMBERS: 16-0000-3871 (Parcel 15), 11-0704-8475 (Parcel 14)
- HEARING SIZE AREA:
GROSS AREA:
NET AREA:
- DEED REFERENCE: 39036/00368 (Parcel 15), 14551/00367 (Parcel 14)
- CENSUS TRACT: 411302
- PLAT REF.: N/A
- TAX MAP: 82, PARCELS: 14, 15
- ELECTION DISTRICT: 11
- COUNCILMANIC DISTRICT: 6
- ZONING: BR-AS (2.44+- AC), ML-AS (0.25+- AC), PER ZONING MAP REFERENCE NUMBER: 082C1 & 072C3
- ZONING, DRC & DEVELOPMENT HISTORY:
PARCEL 15- EXISTING ROYAL FARMS STORE:
CASE NO. 1981-4331-X - SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION GRANTED JULY 19, 1961.
CASE NO. 1989-0494-XA - SPECIAL EXCEPTION FOR A FOOD STORE WITH LESS THAN 5,000-SF AS A USE IN COMBINATION WITH AN AUTOMOTIVE SERVICE STATION AND A VARIANCE TO ALLOW 4 BUSINESS SIGNS WITH A TOTAL AREA OF 255.87-SF IN LIEU OF THE PERMITTED 3 SIGNS TOTALING 100-SF DISMISSED AUGUST 7, 1990.
CASE NO. 1999-0318-X - SPECIAL EXCEPTION TO PERMIT AN AUTOMOBILE SERVICE STATION USE IN COMBINATION WITH A FOOD STORE WITH A SALES AREA LARGER THAN 1,500-SF GRANTED JUNE 23, 1999.
CASE NO. 2003-0009-SPHX - SPECIAL EXCEPTION TO PERMIT THE EXPANSION OF AN EXISTING FUEL SERVICE STATION AND TO ADD A ROLLOVER CAR WASH AS A USE IN COMBINATION AND SPECIAL HEARING RELIEF TO AMEND PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 98-318-X APPROVED SEPTEMBER 10, 2002.
PARCEL 14- CLOSED SHELL STATION:
CASE NO. 1954-2868-RX - ZONING RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "E" COMMERCIAL ZONE AND SPECIAL PERMIT FOR USE AS A GASOLINE SERVICE STATION GRANTED FEBRUARY 5, 1964.
CASE NO. 1954-3151-X - SPECIAL PERMIT TO ERECT AN ADVERTISING SIGN GRANTED OCTOBER 18, 1964.
CASE NO. 1989-0236-XA - SPECIAL EXCEPTION FOR FOOD MART USE IN CONJUNCTION WITH EXISTING SERVICE STATION AND A VARIANCE TO ALLOW A 5 FT SIDE/REAR SETBACK IN LIEU OF 30 FT GRANTED JANUARY 5, 1989.
PARCEL 14, AND 15
DRC No. 111516F - LIMITED EXEMPTION PER SECTION 32-4-(b)(8) GRANTED NOVEMBER 23, 2016
- SETBACKS:
FRONT = 50 FT IF ON A DUAL HWY / 25 FT IF ANY OTHER STREET.
SIDE = 30 FT.
REAR = 30 FT.
SERVICE STATION = 35' FROM STREET RW
MAIN STRUCTURE OF FUEL PUMP = 25' FROM STREET RW
GAS CANOPY = 15' FROM STREET RW
- EXISTING LAND USE: CONVENIENCE STORE, CAR WASH & GASOLINE/DIESEL FUELING STATION
- PROPOSED LAND USE: CONVENIENCE STORE, CAR WASH & GASOLINE/DIESEL FUELING STATION
- BUILDING HEIGHT:
EXISTING: CONVENIENCE STORE = 17.5'
PROPOSED: ROLL-OVER CAR WASH = 15.51'
GASOLINE/DIESEL CANOPY = 19'
- WATERSHED: BIRD RIVER
- A PORTION OF THIS SITE IS WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100295G, DATED 05/05/2014, THE FLOOD PLAIN STUDY "EBENEZER ROAD" WAS ACCEPTED FOR FILING BY BALTIMORE COUNTY DEVELOPMENT PLANS REVIEW SECTION ON FEBRUARY 18, 2011.
- PROPOSED PROPERTY TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, OR A VARIANCE WILL BE REQUESTED.
- TRAFFIC ENGINEERING HAS CONFIRMED THE AREA IS WITHIN A FAILING/FAILED TRAFFIC SHED.
- THE SITE IS IN ACCORDANCE WITH BCZR 4A02.4-E1 WHICH EXEMPTS THE SITE FROM BASIC SERVICES MAP STANDARDS. THE SITE BEING WITHIN THE COWENTON-EBENEZER COMMERCIAL REVITALIZATION DISTRICT
- KNOWN COMMERCIAL PERMITS:
B408181 - Permit to construct Royal Farms Convenience Store [Completed 2001]
B449135 - Permit to construct canopy over gasoline pump islands [Completed 2001]
B518906 - Grading permit
- THE SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO ACTIVE ZONING VIOLATIONS
- THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC PROPERTIES LOCATED ON SITE.

DRC #: 111516F

Plan to Accompany Petition for
Special Exception
ROYAL FARMS STORE #102
10728 & 10740 Pulaski Highway
White Marsh, MD 21162

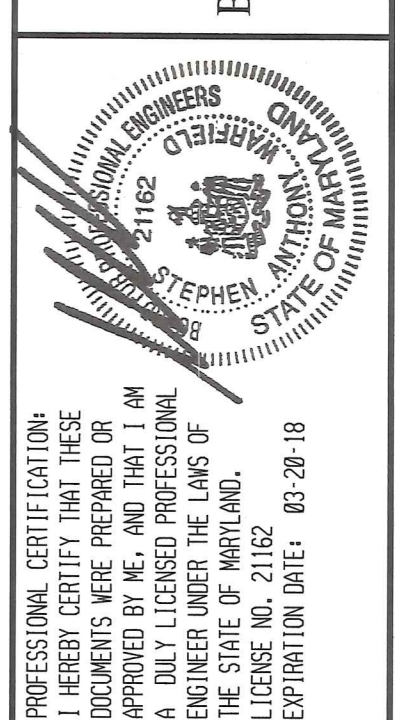
Election District 11
Councilmanic District 6

Tax Map 82 - Parcel 14 & 15
October 30, 2017

NO.	DESCRIPTION	BY	DATE

Lessee/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

Owner:
Rodick Realty LLC
1110 Batavia Farm Road
Baltimore, Maryland 21237
(410) 889-0200



MATIS WARFIELD
Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

PHASE NO.
DRAWING NO.
Z-01
SHEET NO.
1 OF 5

2018-0081-X

PETITION FOR ~~ZONING RE-CLASSIFICATION~~
~~AND/OR~~ SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SINGLATE SYSTEMS COMPANY, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herelo described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of July, 1961, that ~~the same be re-classified~~ that a Special Exception for a Gasoline Service station should be and the same is granted, from and after the date of this order.

 Zoning Commissioner of Baltimore County

#5321-XA
 MAP L
 11-C
 X 1A
 7/11/61

IN RE: PETITION FOR SPECIAL EXCEPTION
OF ZONING VARIANCE
NW/S Pulaski Highway, SW/S of
Ebenezer Road
10730 Pulaski Highway
11th Election District
5th Councilmanic District

REPORT THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE #89-494-XA

Exxon Company, U.S.A.
Petitioner

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 1st day of August, 1990 that the Petitions for Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Hines
J. ROBERT HINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

IN THE MATTER OF	*	BEFORE THE	
THE APPLICATION OF			
RODICK REALTY PARTNERSHIP I	*	COUNTY BOARD OF APPEALS	
-LEGAL OWNER; CLOVERLAND FARMS			
DAIRY, INC.-CONTRACT PURCHASER*		OF	
NW/SIDE PULASKI HIGHWAY AT			
SW/SIDE EBENEZER ROAD	*	BALTIMORE COUNTY	
(13740 PULASKI HIGHWAY)			
11TH ELECTION DISTRICT		CASE NO.	99-318-X
5TH COUNCILMANIC DISTRICT			
* * * *	*	*	*

ORDER RECEIVED FOR FILING
Date 6/23/99
By lbc

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND SPECIAL EXCEPTION		
SW/Corner Ebenezer Road	*	DEPUTY ZONING COMMISSIONER
and Pulaski Highway		
11th Election District	*	OF BALTIMORE COUNTY
5th Councilmanic District		
(10740 Pulaski Highway)	*	CASE NO. 03-009-SPHX
 Rodick Realty Partnership I, <i>Legal Owner</i>	*	
and Cloverland Farms Dairy, Inc., <i>Lessee</i>		
<i>Petitioners</i>	*	

- 1) The Petitioner shall submit elevation drawings of the car wash building to the Office of Planning for their review and approval prior to the issuance of any building permits.
- 2) The Petitioner shall be required to remove all temporary, non-permitted signs from the subject site.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

9/16/02
H. J. Gineson
TMK:raj

2868-RS

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

I, James G. Woodward
of the following described parcel:

Contract Purchaser
1/26/54
E+S

All that parcel of land on the northwest side of Pulaski Highway beginning 400 feet southwest of Ebenezer Road; thence southwesterly and binding on the northwest side of Pulaski Highway 300 feet; thence north 43 degrees 57 minutes west 190.56 feet; thence north 44 degrees 44 minutes east 207.06 feet; thence south 41 degrees 58 minutes east 203.44 feet to the place of beginning.

Zoning Commissioner
of Baltimore County

IN RE: PETITIONS FOR SPECIAL	*	BEFORE THE
EXCEPTION & ZONING VARIANCE		
NW/8 Pulaski Highway, 406'	*	ZONING COMMISSIONER
S c/l Ebenezer Rd.		
(10728 Pulaski Hwy.)	*	OF BALTIMORE COUNTY
11th Election District		
5th Councilmanic District	*	CASE #89-230 . .
Herbert Goldman, Legal Owner*		
Earl J. Hale, Contract		
Purchaser, Petitioners	*	

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

310

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF :

1

BEFORE THE

SHELL OIL COMPANY: 1 ZONING COMMISSIONER

1 OF BALTIMORE COUNTY

SHELL OIL COMPANY 1

1

For a Special Permit

To The Zoning Commissioner of Baltimore County

Shell Oil Co. Legal Owner

1 1 1

Contract

Permitted

herby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeably, to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for one adv. Structure to ads. products sold on premises

W.S. Pulaski, owner 401 S of Chelmsford Park

All that parcel of land in the Calverton District of Baltimore County, on the west side of Pulaski Highway, 375 feet north - 20 degrees East; thence southerly and blinding on the west side of Pulaski Highway 25 feet with a rectangular depth westerly of 75 feet.

William N. Adams
Zoning Commissioner
of Baltimore County

MATIS WARFIELD Consulting Engineers 954 Ridgebrook Road, Suite 120 Sparks, Maryland 21152 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com		Owner: Rodick Realty LLC 1110 Batvia Farm Road Baltimore, Maryland 21237 (410) 889-0200	Lessee/Developer: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200	NO.	DESCRIPTION	BY	DATE	

Plan to Accompany Petition for
Special Exception
ROYAL FARMS STORE #102
10728 & 10740 Pulaski Highway
White Marsh, MD 21162

Tax Map 82 - Parcel 14 & 15
October 30, 2017

PHASE NO.

DRAWING NO.

Z-02

SHEET NO.

2 OF 5

2018-0081-X



1 EXISTING GOALPOST TO REMAIN
NTS

23'-6"
WORLD FAMOUS CHICKEN & FRESH KITCHEN

@ FRONT TRELLIS

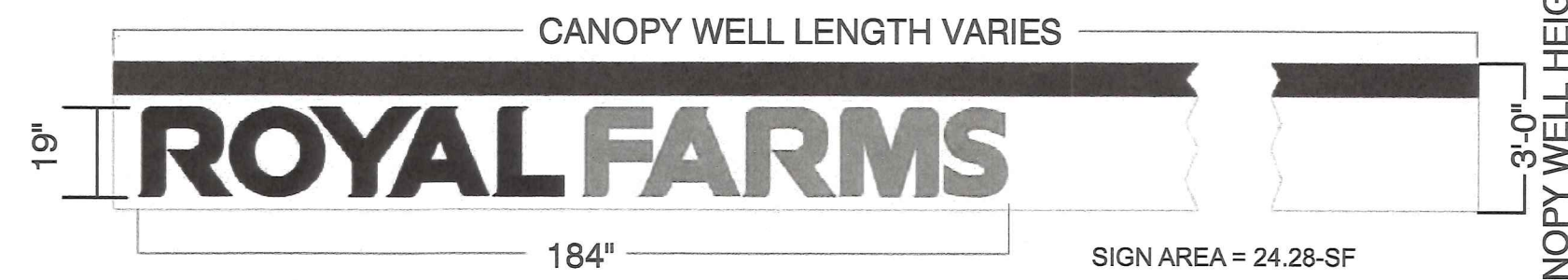
SIGN AREA = 11.75-SF

3 ROYAL FARMS CHANNEL LETTERS
NTS

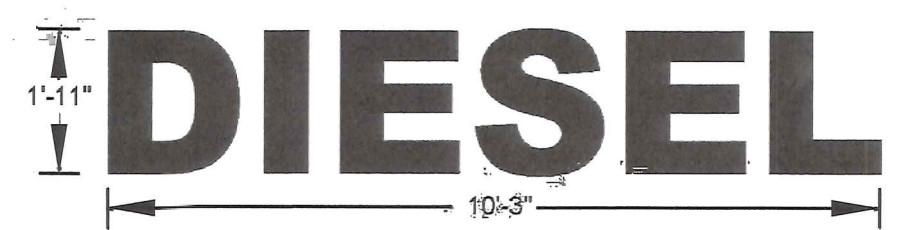


SIGN AREA = 67.17-SF

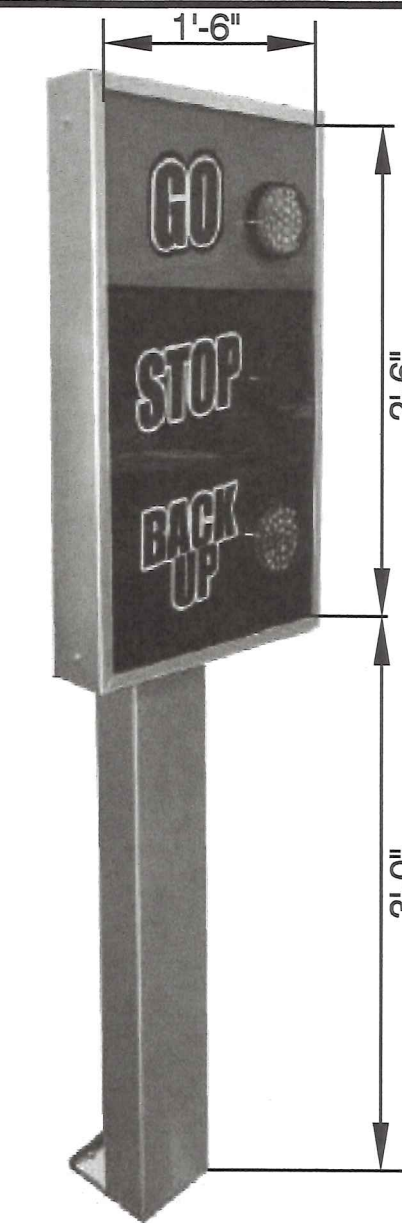
2 ROYAL FARMS CHANNEL LETTERS
NTS



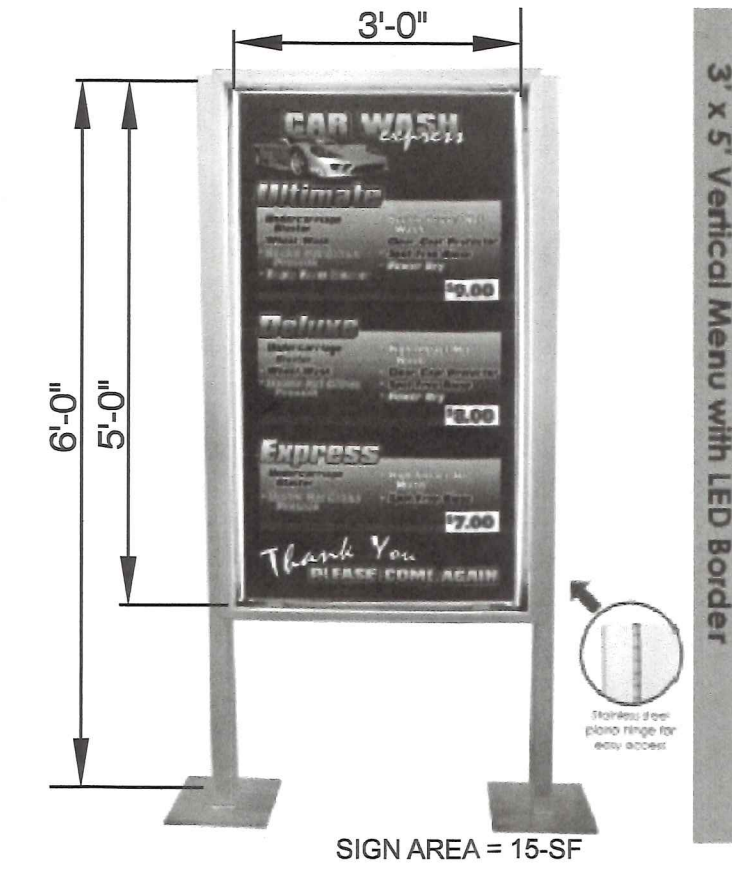
4 CANOPY SIGNS
NTS



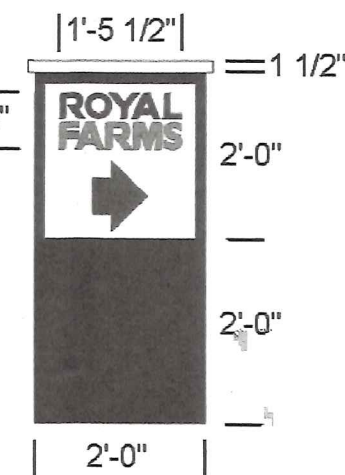
5 DIESEL CANOPY SIGNS
NTS



6 DIRECTIONAL SIGN
CAR WASH TRAFFIC
CONTROL SIGN
NOT TO SCALE



7 ORDER BOARD SIGN
LARGE CAR WASH OPTIONS
PRICING CHART
NOT TO SCALE

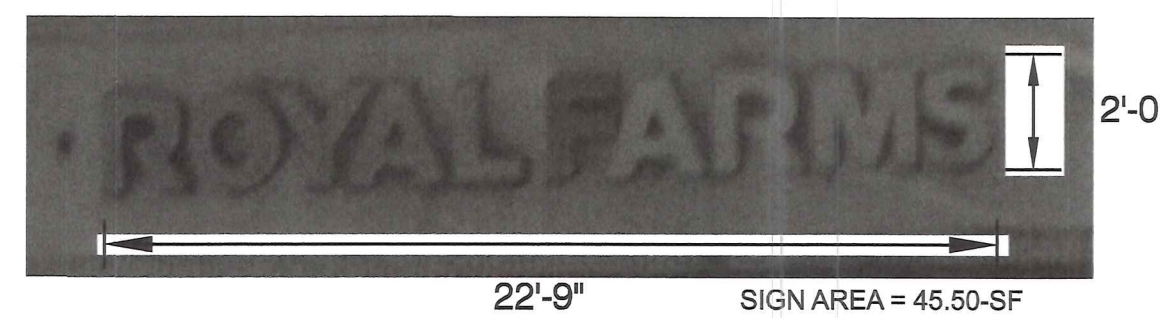


8 DIRECTIONAL SIGN
NOT TO SCALE

"ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.

SIGN AREA = 2.0' X 2.0' = 4.0 SF

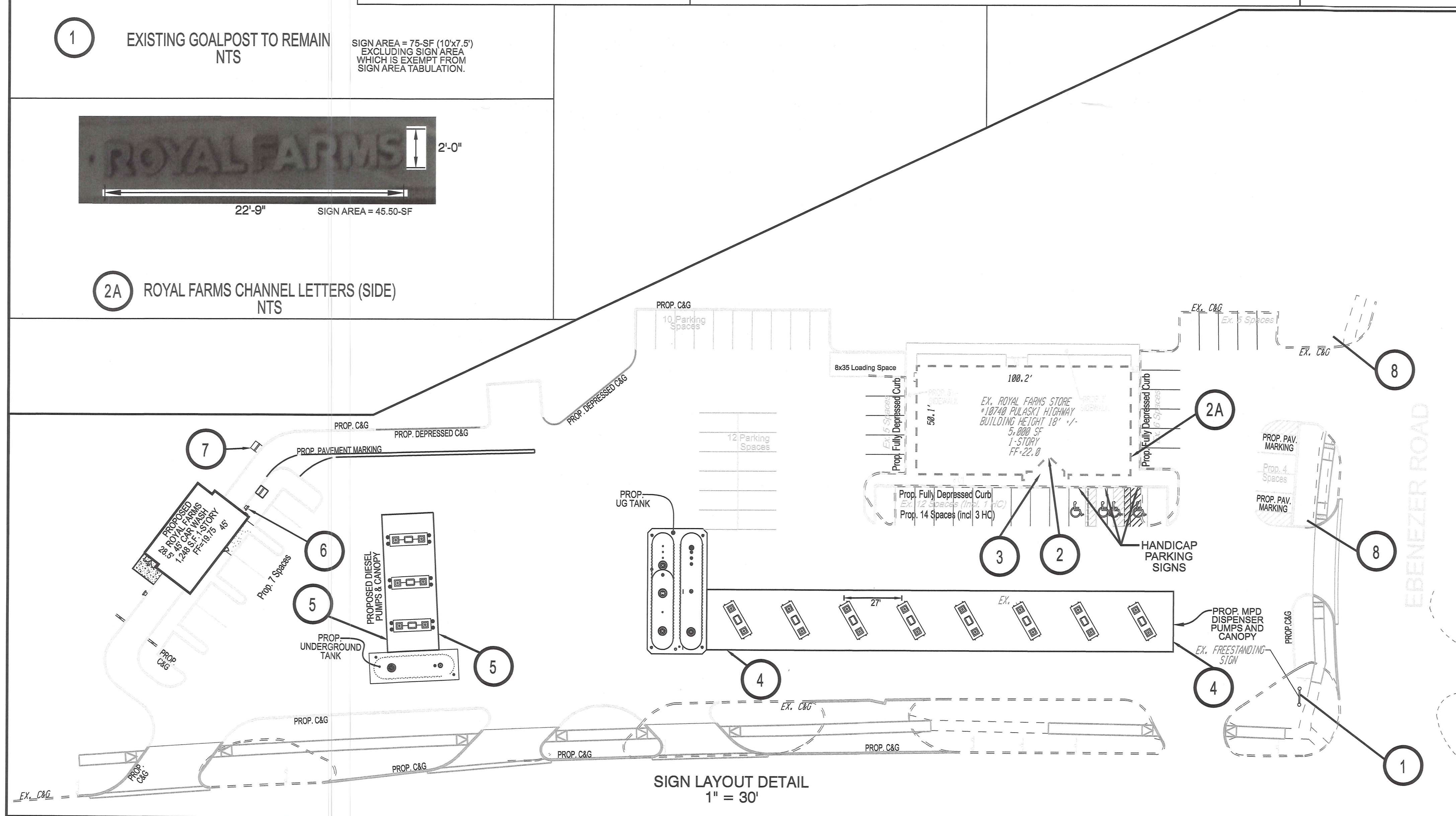
ALLOWABLE TEXT/LOGO AREA
= (4.0 SF) X (0.3) = 1.2 SF
PROPOSED TEXT/LOGO AREA
= 1'-5-1/2" X 8" = 0.98 SF
PROPOSED PERCENT OF SIGN AREA
= 25% FOR TEXT/LOGO



2A ROYAL FARMS CHANNEL LETTERS (SIDE)
NTS

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

SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	FREESTANDING	1	75	75	75
2 - Front	WALL-MOUNTED	1	67.17	78.92	200
3 - Front		1	11.75	FRONT	
2A - Side		1	45.50	45.50	100
4	SERVICE STATION CANOPY	2	24.20	96.80	150
5		2	19.65	39.29	150
6	DIRECTIONAL	1	3.75	3.75	8
7	ORDER BOARD	1	15	15	50
8	DIRECTIONAL	1	4	4	8



SIGN LAYOUT DETAIL
1" = 30'

DRC #: 111516F

Plan to Accompany Petition for
Special Exception
ROYAL FARMS STORE #102

10728 & 10740 Pulaski Highway
White Marsh, MD 21162

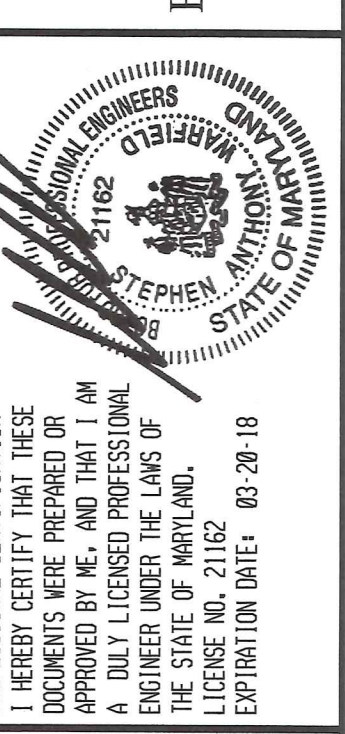
Election District 11
Councilmanic District 6
Scale: As Shown

Tax Map 82 - Parcel 14 & 15
October 30, 2017

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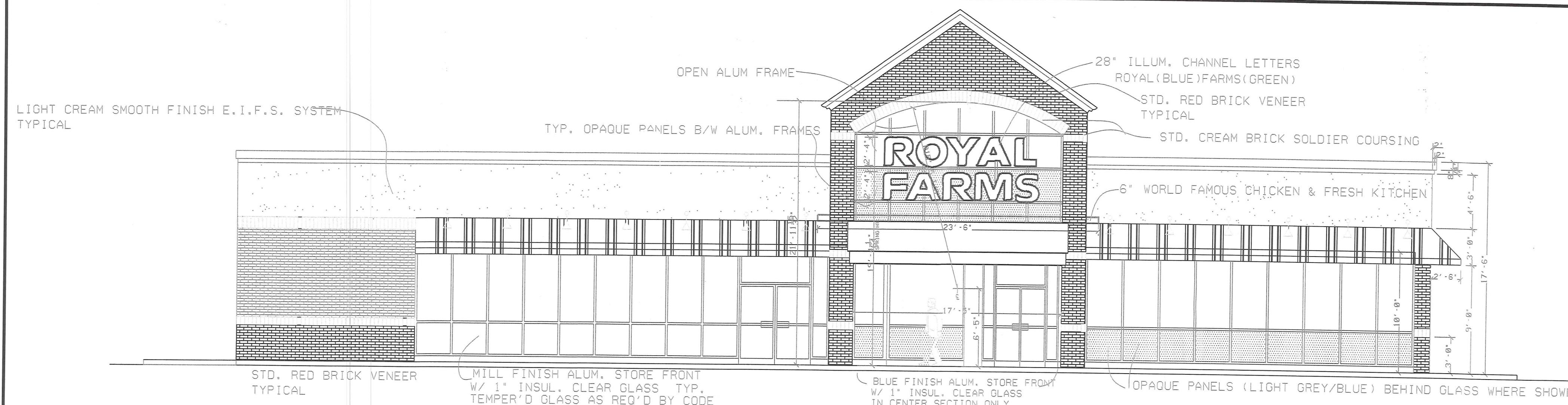


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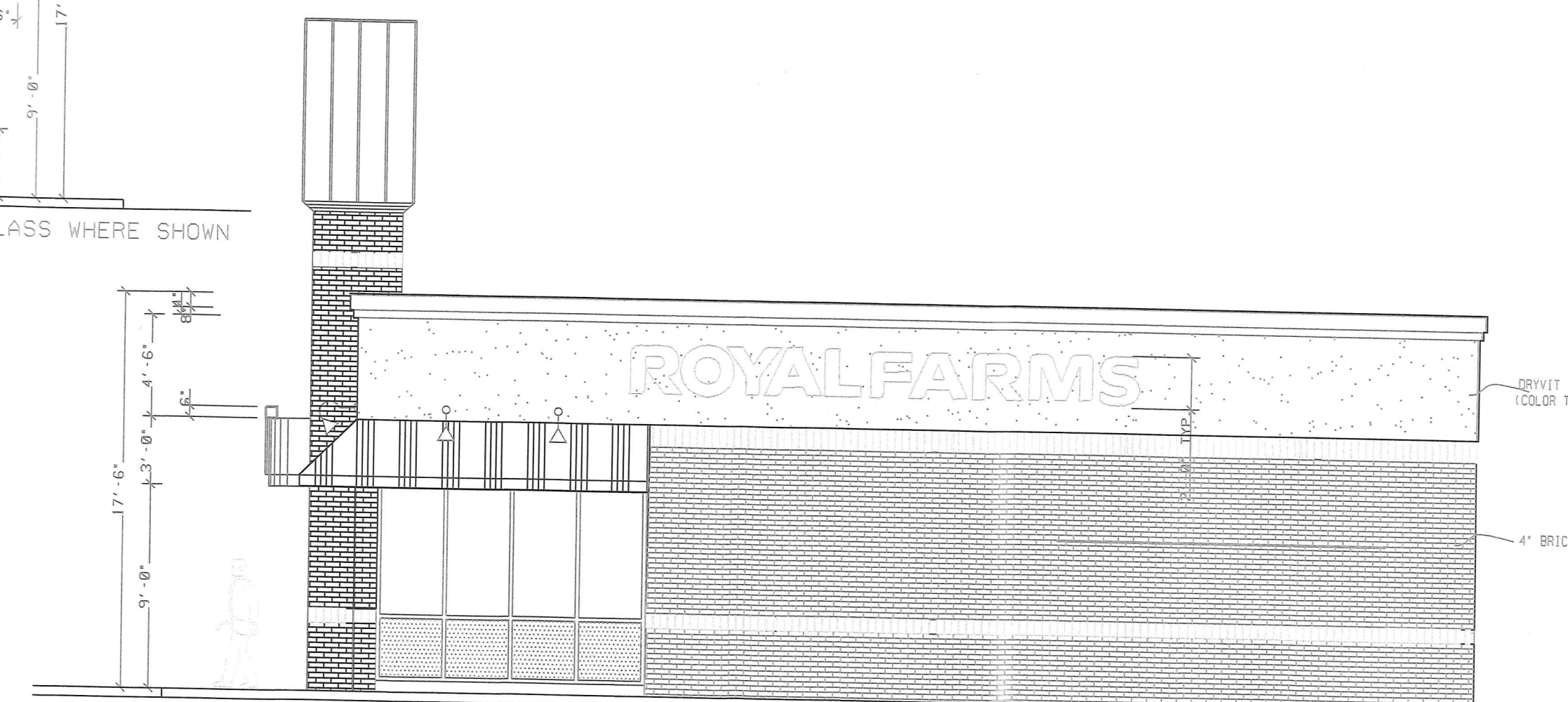
PHASE NO.
DRAWING NO. ZON-04
SHEET NO. 4 OF 5

2018-0081-X

CONVENIENCE STORE ELEVATIONS



CONVENIENCE STORE ENTRANCE ELEVATION

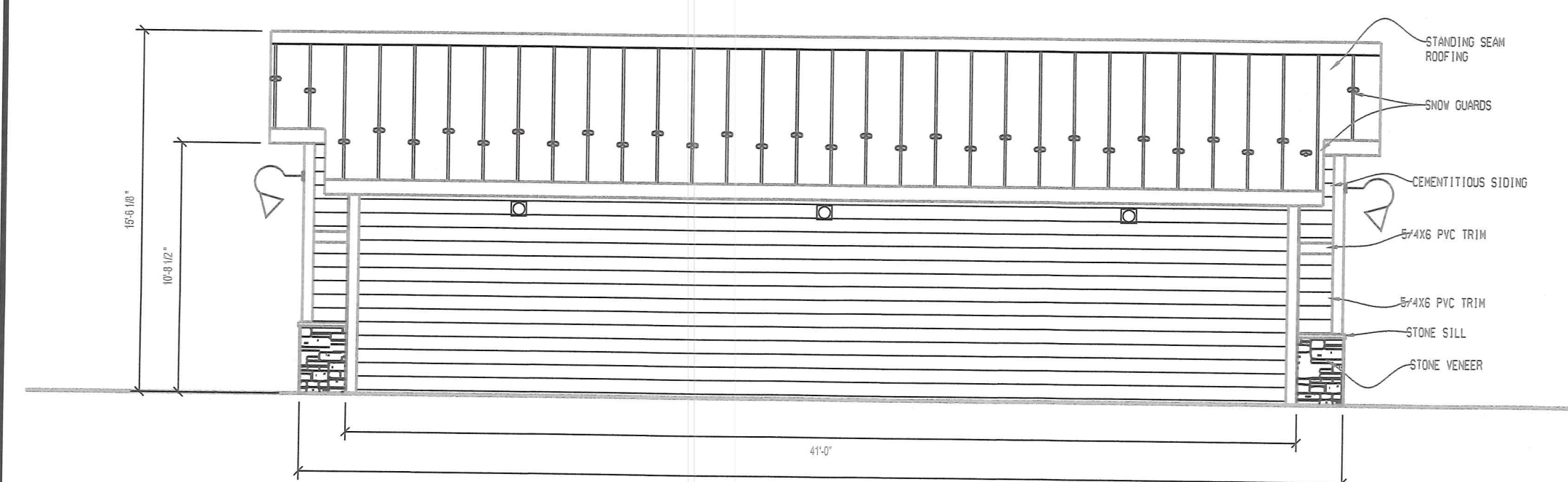


CONVENIENCE STORE SIDEWALL SIDE ELEVATION

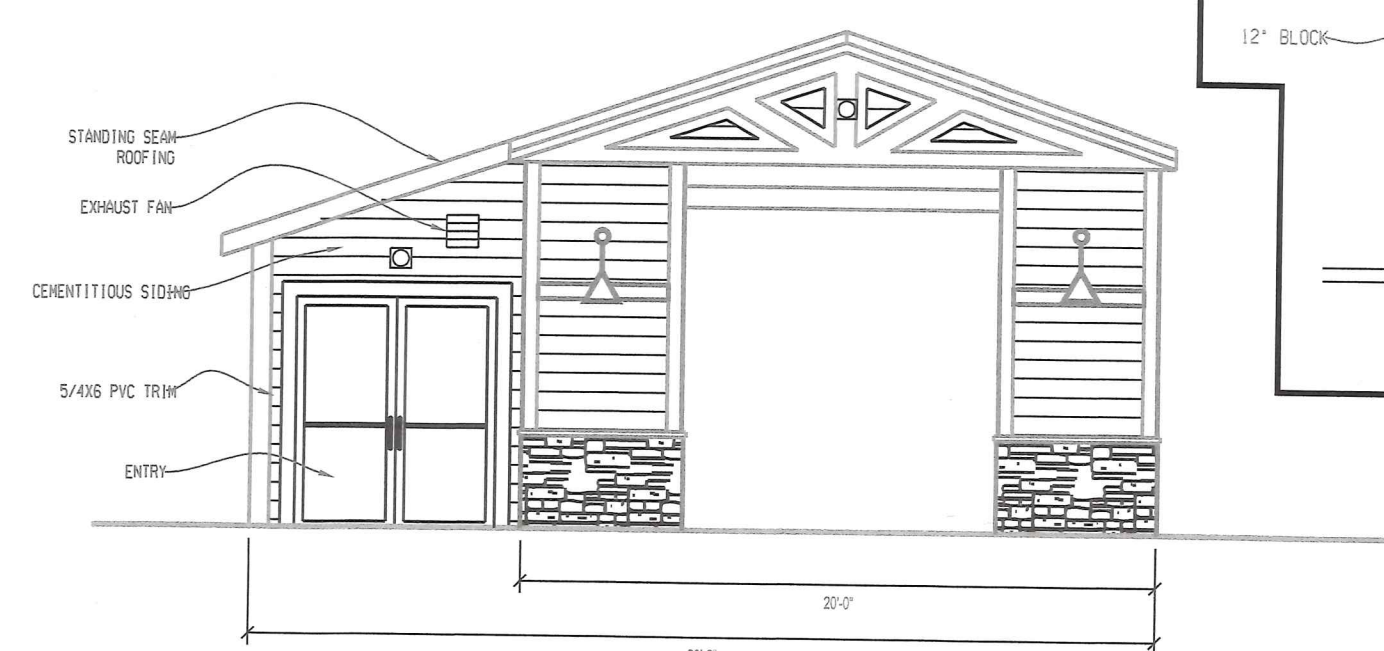


CONVENIENCE STORE REAR ELEVATION

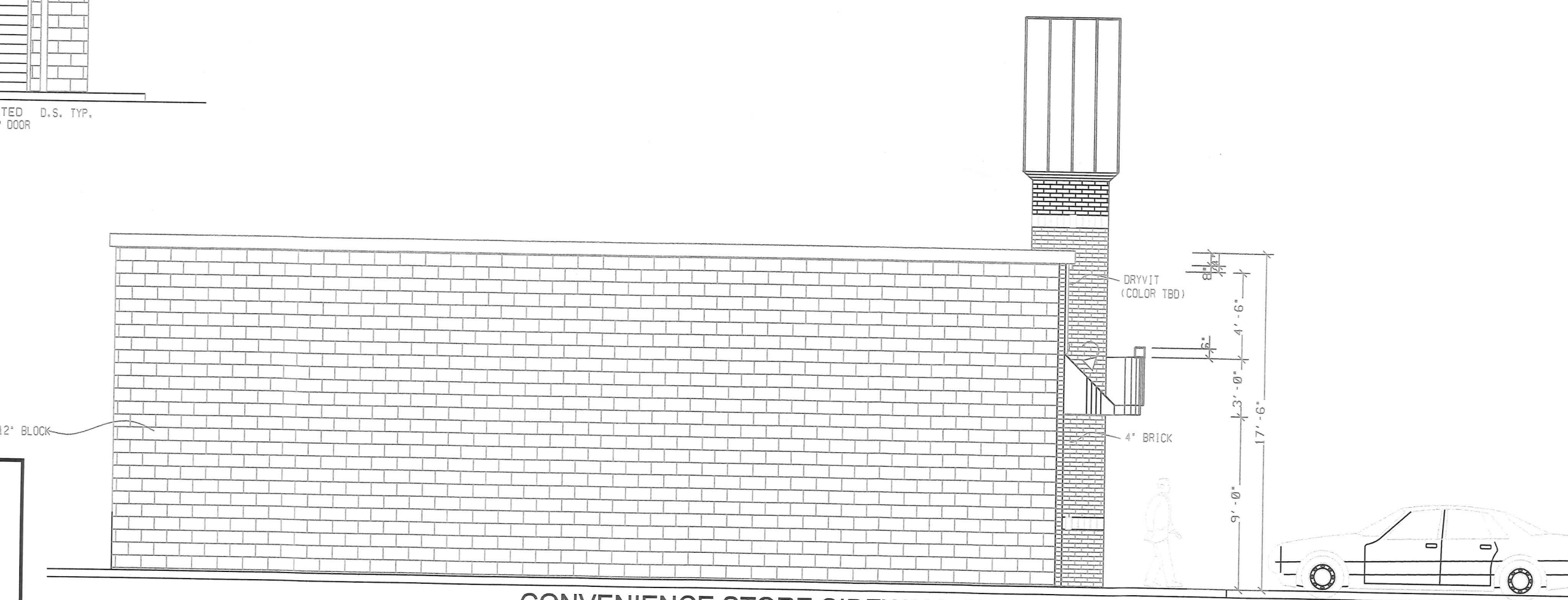
CAR WASH ELEVATIONS



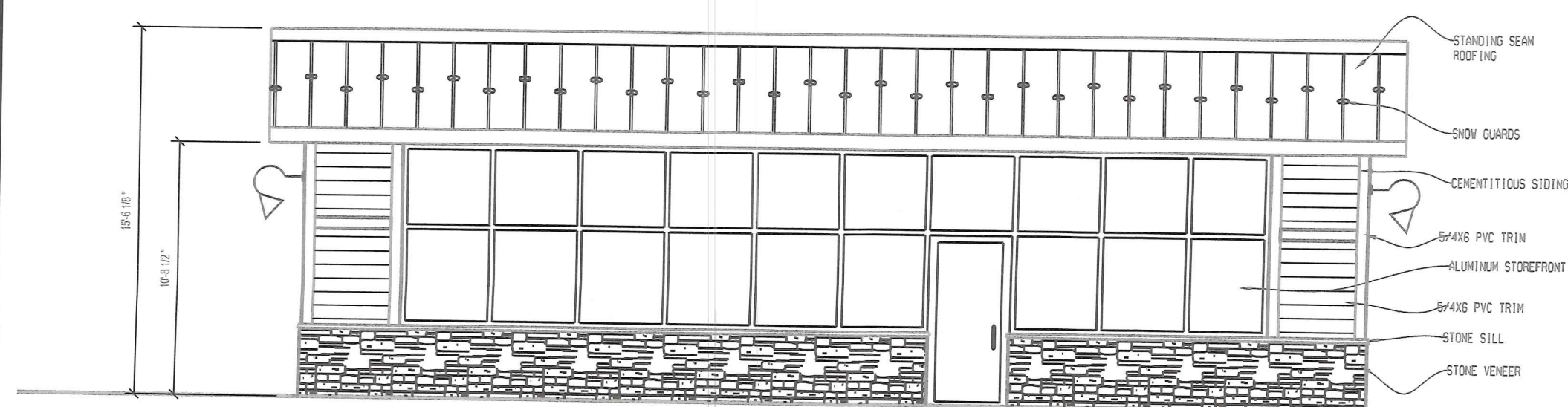
154
CAR WASH SIDEWALL SIDE ELEVATION



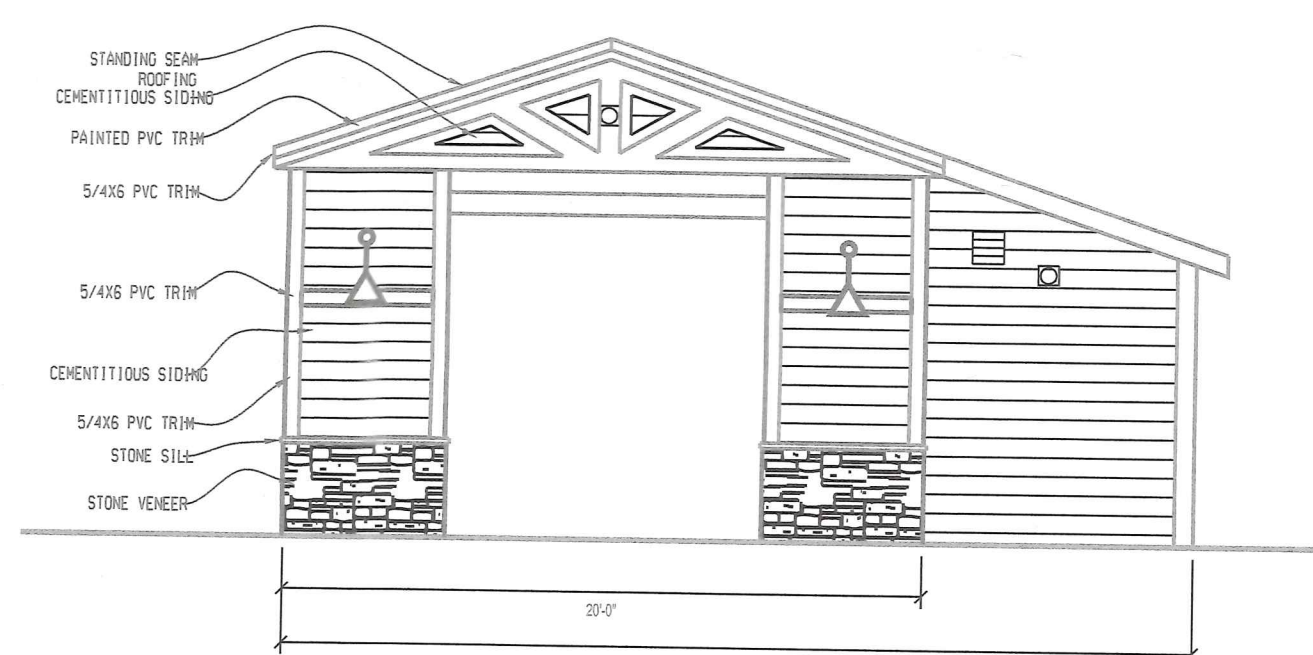
CAR WASH EXIT ELEVATION



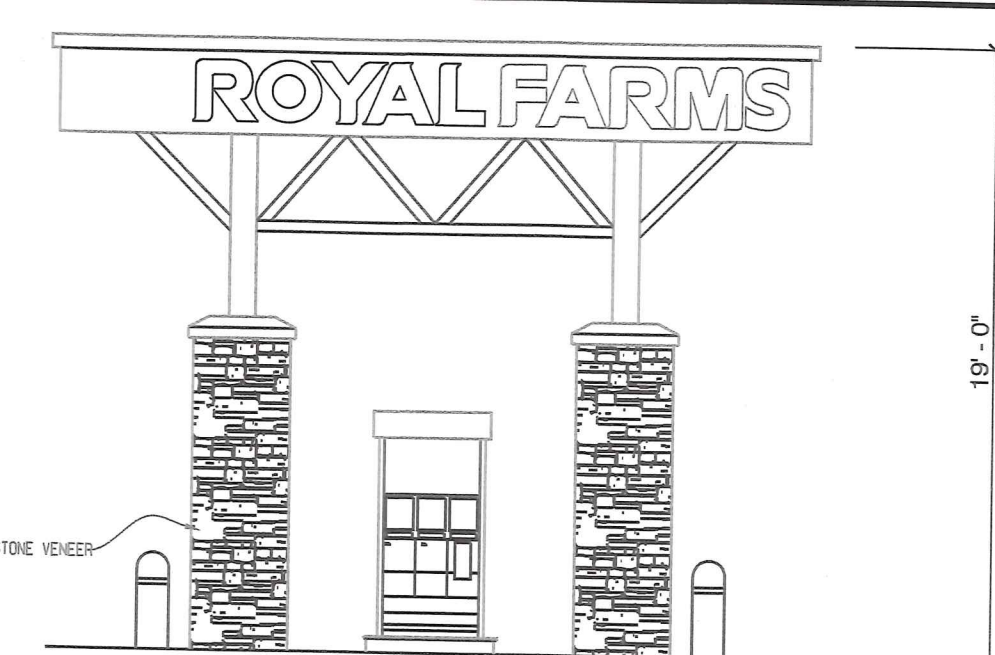
CONVENIENCE STORE SIDEWALL SIDE ELEVATION



CAR WASH SIDEWALL SIDE ELEVATION



CAR WASH ENTRY ELEVATION



CANOPY ELEVATION

DRC #: 111516F

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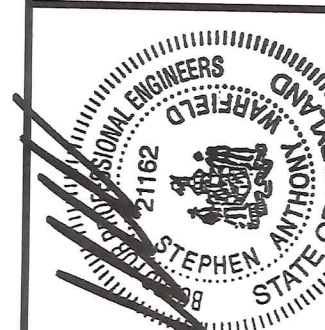
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[illegible]

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PROFESSIONAL CERTIFICATION:
HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 21162
EXPIRATION DATE: 03-20-18

RFIELD
Consulting Engineers

Lebrook Road, Suite 120
Baltimore, Maryland 21152
410.683.1798
FAX 410.683.1798

954 Ridd
PHONE 410.683.7



PHASE NO.

DRAWING NO.

ZON-05

SHEET NO.

5 OF 5

2018-0081-X