

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

(6124, 6126, 6132 Edmondson Ave) *
1st Election District
1st Council District *
Stilling Properties, LLC *
Legal Owner *
Two Farms, Inc. *
Lessee *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0101-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Stilling Properties, LLC, legal owner and Two Farms, Inc., lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to approve a waiver; (2) to permit the redevelopment of a portion of the site in a riverine floodplain; and (3) to allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain. A Petition for Special Exception was filed to use the property for a fuel service station on an individual site.

Jeff Bambridge, professional engineer Joshua Sharon, landscape architect Matthew Bishop, traffic engineer Mark Keeley and Jason Stilling attended the public hearing in support of the requests. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP). Neither agency opposed the requests.

ORDER RECEIVED FOR FILING

Date 12/5/17

By Sen

The subject property is approximately 1.153 acres in size and is zoned BL-AS, with an extremely small portion zoned DR 5.5. All proposed improvements would be in the BL-AS zoned portion of the site. The property was previously zoned BL, but during the 2016 Comprehensive Zoning Map Process the property was rezoned to BL-AS. Petitioners' Ex. 3.

At present there is a liquor store and automotive service garage at the property. Petitioners would raze those structures and construct a Royal Farms Store with gasoline pumps, convenience store and carry-out restaurant. Such a use(s) is permitted by special exception in the BL-AS zone.

SPECIAL HEARING

The special hearing pertains to a waiver of certain requirements pertaining to a riverine floodplain on the property. As shown on the plan, only a small portion of the 100-year floodplain is located on the subject property, and no structures or buildings are proposed in that location. Instead, Petitioners propose to install within the floodplain landscaping and curb, gutter, sidewalk and utility improvements along Harlem Lane. The County Code (BCC §32-4-414) permits such infrastructure items to be located within the floodplain, as noted in a November 29, 2017 memorandum from the Director of Department of Public Works (DPW). Petitioners' Ex. 8. That agency did not object to the waiver request and the petition for special hearing will therefore be granted.

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

ORDER RECEIVED FOR FILING

Date 12/5/17

By Sen

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.

Messrs. Sharon, Bishop and Keeley (each of whom was accepted as an expert) testified via proffer the Petitioners satisfied each of the requirements set forth in the B.C.Z.R. §502.1. They each also opined the adverse impacts of this special exception use would be no greater at this location than it would be at other BL-AS zoned sites. As such the petition for special exception will be granted.

THEREFORE, IT IS ORDERED this 5th day of **December 2017**, by this Administrative Law Judge, that the Petition for Special Hearing as follows: (1) to approve a waiver; (2) to permit the redevelopment of a portion of the site in a riverine floodplain; and (3) to allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, storm water management facility, storm drain, landscaping and other site work improvements within the floodplain, as shown in detail on the site plan admitted as Petitioners' Exhibit 1A, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to use the subject property for a fuel service station on an individual site 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 their 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 shall have five (5) years from the date hereof in which to utilize the special exception.
3. Prior to issuance of permits Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.

ORDER RECEIVED FOR FILING

Date

12/5/17

By

Sen

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

ORDER RECEIVED FOR FILING

Date 12/5/17

By sln

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



September 22, 2017

ZONING PROPERTY DESCRIPTION 6124-6132 EDMONSON AVENUE

Beginning at a point on the east side of Harlem Lane which is a 40' wide right of way, at the distance of 53.71' and bearing of N 04° 43' 22" E of the centerline of Edmonson Ave which is a 60' wide right of way. Thence the following courses and distances:

- 1) An arc to the right with a radius of 231.03' an arc length of 77.86' subtended by a chord bearing of N 14° 35' 31" W and a chord distance of 77.49'.
- 2) North 03° 00' 56" West 55.04'.
- 3) North 04° 06' 49" West 90.29'.
- 4) North 89° 19' 11" East 92.41'.
- 5) South 85° 45' 59" East 211.03'.
- 6) South 02° 28' 36" West 115.64'.
- 7) An arc to the left with a radius of 1,462.40' an arc length of 267.25' subtended by a chord bearing of S 68° 33' 18" W and a chord distance of 266.88'.
- 8) An arc to the right with a radius of 15.00' an arc length of 24.57' subtended by a chord bearing of N 69° 45' 19" W and a chord distance of 21.91' back to the point of beginning as recorded in deeds Liber 15375, Folio 133, Liber 38084 Folio 477 and Liber 38084 Folio 480, containing 51,373 square feet or 1.18 acres+/-

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

Stephen J. Hall
Professional Land Surveyor #21642

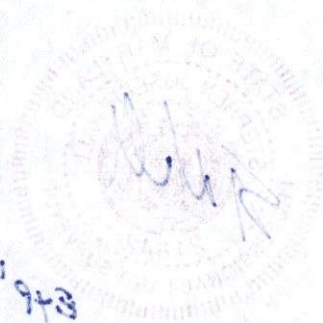


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2018-0101-SPHX

8/11/94



X-1010-3103



AMENDED PETITION FOR ZONING HEARING(S)

ADDED SPECIAL HEARING

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 6124, 6126, and 6132 Edmonson Avenue which is presently zoned BL-AS; DR 5.5
Deed References: 15753/133; 38084/477; 38084/480 10 Digit Tax Account # 0120549800; 2200017424; 0120800550
Property Owner(s) Printed Name(s) Stilling Properties, LLC; Anthony Christopher Stilling, trustee, Anthony Christopher Stilling
Revocable Trust

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

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

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
SEE ATTACHMENT NO. 1
2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHMENT NO. 2
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 ATTACHMENT NO. 3

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 ATTACHMENT NOS. 4 & 5

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

2018-0101SPHX

Filing Date

10/5/17

Do Not Schedule Dates:

Reviewer

JCM

**STILLING PROPERTIES, LLC
ANTHONY CHRISTOPHER STILLING, TRUSTEE, ANTHONY
CHRISTOPHER STILLING REVOCABLE TRUST**

6124, 6126, AND 6132 EDMONSON AVENUE

**ATTACHMENT No. 1 TO PETITION FOR SPECIAL HEARING AND
SPECIAL EXCEPTION**

Special Hearing to approve a waiver pursuant to B.C.Z.R. Section 500.6, Section 3112.2 of the Baltimore County Building Code, and Sections 32-4-107(a)(2), 32-4-404, 32-4-414, 33-8-101 of the B.C.C. to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain.

**STILLING PROPERTIES, LLC
ANTHONY CHRISTOPHER STILLING, TRUSTEE, ANTHONY
CHRISTOPHER STILLING REVOCABLE TRUST**

6124, 6126, AND 6132 EDMONSON AVENUE

**ATTACHMENT No. 2 TO PETITION FOR SPECIAL HEARING AND
SPECIAL EXCEPTION**

Special Exception for a fuel service station on an individual site pursuant to BCZR
Sections 405.2.B.1.

**STILLING PROPERTIES, LLC
ANTHONY CHRISTOPHER STILLING, TRUSTEE, ANTHONY
CHRISTOPHER STILLING REVOCABLE TRUST**

6124, 6126, AND 6132 EDMONSON AVENUE

**ATTACHMENT No. 3 TO PETITION FOR SPECIAL HEARING AND
SPECIAL EXCEPTION**

Contract Purchaser/Lessee:

Two Farms Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
Telephone: 410-889-0200

By: _____



Title: _____

**STILLING PROPERTIES, LLC
ANTHONY CHRISTOPHER STILLING, TRUSTEE, ANTHONY
CHRISTOPHER STILLING REVOCABLE TRUST**

6124, 6126, AND 6132 EDMONSON AVENUE

**ATTACHMENT NO. 4 TO PETITION FOR SPECIAL HEARING AND
SPECIAL EXCEPTION**

Legal Owners (Petitioners):

Stilling Properties, LLC
6124 Edmonson Avenue
Baltimore, Maryland 21228
Telephone: _____

By: Anthony C Stilling

Title: OWNER

STILLING PROPERTIES, LLC
ANTHONY CHRISTOPHER STILLING, TRUSTEE, ANTHONY
CHRISTOPHER STILLING REVOCABLE TRUST

6124, 6126, AND 6132 EDMONSON AVENUE

ATTACHMENT NO. 5 TO PETITION FOR SPECIAL HEARING AND
SPECIAL EXCEPTION

Legal Owners (Petitioners):

Anthony Christopher Stilling, trustee,
Anthony Christopher Stilling Revocable Trust
7901 Frys Lane
Baltimore, Maryland 21244
Telephone: _____

By: Anthony C Stilling

Title: Owner

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



September 22, 2017

ZONING PROPERTY DESCRIPTION 6124-6132 EDMONSON AVENUE

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- 3) North 04° 06' 49" West 90.29'.
- 4) North 89° 19' 11" East 92.41'.
- 5) South 85° 45' 59" East 211.03'.
- 6) South 02° 28' 36" West 115.64'.
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I certify that this description was either personally prepared by me or I was in responsible charge of its preparation. All of the surveying work reflected in said description complies with the requirements set forth in Chapter 06.12 of the Minimum Standards of Practice for Professional Land Surveyors.

Stephen J. Hall
Professional Land Surveyor #21642



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2018-0101-SPHX



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. 5281083

Sold To:

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

Bid 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:

Nov 09, 2017

NOTICE OF ZONING HEARING

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

Case: 8 2018-0101-SPHK
6124, 6126 & 6127 Edmondson Avenue
125 Harlan Lane 63,711 ft. NW of the centerline of Edmondson Avenue
1st Election District - 1st Councilmatic District
Legal Owner: Billings Properties, LLC
Contact Purchaser/Lessor: Two Farms, Inc.

Special Exception to use property for a fuel service station on an individual site.

Special Hearing: 1. To approve a waiver, 2. To permit the redevelopment of the portion of the site in a future floodplain, and 3. To allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain.

Hearing: Friday, December 1, 2017 at 5:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JARON, 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) 887-3565.
(2) For information concerning the fee and/or hearing, Contact the Zoning Review Office at (410) 887-3391.

11/09/17 November 9 5281083

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

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

Nov 09, 2017

NOTICE OF ZONING HEARING

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

Case #: 2016-0103-SPHX
6124, 3126 & 4132 Edmondson Avenue
E/S Harlem Lane, 53.71 ft NW of the centerline of Edmondson Avenue
1st Election District - 1st Councilmanic District
Legal Owners: Stilling Properties, LLC
Contract Purchaser/Lessee: Two Farms, Inc.
Special Exception to use property for a fuel service station on an individual site.

Special Hearing 1: To approve a waiver. 2: To permit the redevelopment of the portion of the site in a riverine floodplain; and 3: To allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain.

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

ARNOLD TABLON, 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.

11/04/2017 November 9 5281083

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2018-0101-SPHX

RE: Case No.: _____

Petitioner/Developer: Stilling Properties, LLC
Two Farms, Inc.

Date of Hearing/Closing: December 1, 2017

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

Attn: Kristen Lewis:

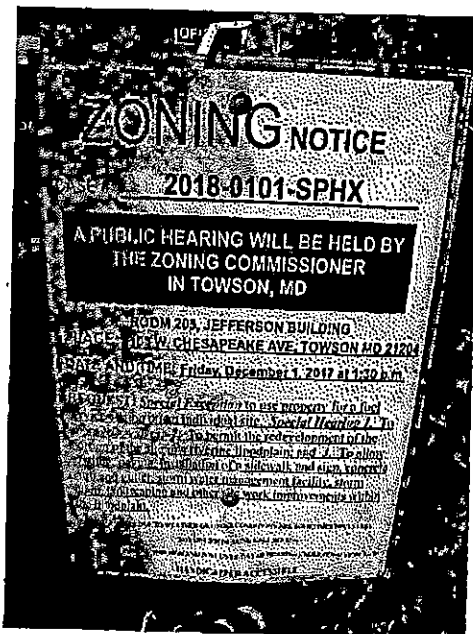
Ladies and Gentlemen:

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: _____

6124, 6126 & 6132 Edmondson Avenue

November 11, 2017

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



Sincerely,

November 11, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

NO 157272

Date: 10/5/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				4500.00 500.00

Total: ~~4500.00~~
500.00

Rec From: VENABLE

For: 2018-0101-X

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL - TIME BSA
10/05/2017 10/05/2017 14:47:00 1
REG 0501 WALKIN LJR
>>RECEIPT # 754873 10/05/2017 CFLN
Dept 5 52B ZONING VERIFICATION
CR NO. 157272
Recpt Tot 4500.00
4500.00 CR 1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

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NOTICE OF ZONING HEARING

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

Case: # 2018-0101-SPHX
6124, 3126 & 6132 Edmondson Avenue
E/s Harlem Lane, 53.71 ft. NW of the centerline of Edmondson Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) Stilling Properties, LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception to use property for a fuel service station on an individual site.

Special Hearing 1. To approve a waiver. 2. To permit the redevelopment of the portion of the site in a riverine floodplain; and 3. To allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain.

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

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

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

11/042 November 9 5281083

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2018-0101-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Stilling Properties, LLC

Two Farms, Inc.

December 1, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6124, 6126 & 6132 Edmondson Avenue

November 11, 2017

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



Sincerely,

November 11, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

November 7, 2017

NEW 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: 2018-0101-SPHX

6124, 3126 & 6132 Edmondson Avenue

E/s Harlem Lane, 53.71 ft. NW of the centerline of Edmondson Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Stilling Properties, LLC

Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception to use property for a fuel service station on an individual site. Special Hearing 1. To approve a waiver. 2. To permit the redevelopment of the portion of the site in a riverine floodplain; and 3. To allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain.

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

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Two Farms, Inc., 3611 Roland Avenue, Baltimore 21211
Stilling Properties, LLC, 6124 Edmondson Avenue, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 11, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2017 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: 2018-0101-SPHX

6124, 3126 & 6132 Edmondson Avenue

E/s Harlem Lane, 53.71 ft. NW of the centerline of Edmondson Avenue

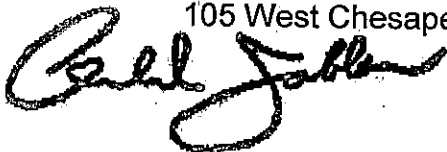
1st Election District – 1st Councilmanic District

Legal Owners: Stilling Properties, LLC

Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception to use property for a fuel service station on an individual site. Special Hearing 1. To approve a waiver. 2. To permit the redevelopment of the portion of the site in a riverine floodplain; and 3. To allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain.

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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
6124, 6126 & 6132 Edmondson Avenue; E/S * OF ADMINISTRATIVE
Harlem Lane, 53.71' NW of Edmondson Ave*
Legal Owner(s): Stillings Properties, LLC * HEARINGS FOR
Contract Purchaser(s): Two Farms, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2018-101-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

OCT 12 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 12th day of October, 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: 2018-0101-SPHX
Property Address: 6124, 6126, + 6132 Edmonson Avenue
Property Description: E/s of HARLEM LN, 53.71' ± n/w of & of Edmonson Ave.
Legal Owners (Petitioners): Stilling Properties, LLC; Anthony Christopher Stilling, trustee,
Contract Purchaser/Lessee: Two Farms, Inc. Anthony Christopher Stilling Revocable Trust.

PLEASE FORWARD ADVERTISING BILL TO:

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

Andrew
 Campbell
 Stirling
 Lawrence
 Trott



KEVIN KAMENETZ
County Executive

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

November 22, 2017

Stilling Properties LLC
Anthony C Stilling
6124 Edmondson Avenue
Baltimore MD 21228

RE: Case Number: 2018-0101 SPHX, Address: 6124, 6126 and 6132 Edmondson Avenue

Dear Mr. Stilling:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 5, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Two Farms Inc., 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: 11/28/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-101(amended)

INFORMATION:

Property Address: 6124, 6126, 6132 Edmondson Avenue
Petitioner: Two Farms, Inc., Anthony Stilling, Stilling Properties, LLC
Zoning: BL-AS, DR 5.5
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel service station on an individual site. And the petition for special hearing to determine whether or not the Administrative Law Judge should approve a waiver to the Baltimore County Code as identified on the attachment submitted in support of the amended petition.

A site visit was conducted on November 18, 2015.

The site was the subject of 2016 CZMP Issue#1-010 wherein the zoning was changed from 1.13 acres of BL and 0.39 acres of DR5.5, to 1.5 acres of BL-AS and 0.01 acres of DR5.5. This site plan includes a convenience store and carry out restaurant with outdoor seating.

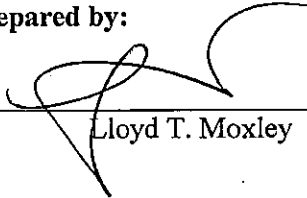
Edmondson Avenue is identified as a high priority for sidewalk construction within the Western Baltimore County Pedestrian and Bicycle Access Plan. The existing sidewalk along the property's frontage with Edmondson Avenue is narrow in some areas and blocked by utility poles, signs and a mail box in places.

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

- The existing sidewalk along the property's frontage with Edmondson Avenue should be widened and/or replaced with a sidewalk that is a minimum width of 5 feet to improve pedestrian access and safety. At those places where an existing utility pole, sign or mailbox or combination thereof impedes pedestrian movement, the sidewalk should be routed in a way that allows citizens on foot and/or wheelchair assisted to bypass those obstructions. Curb ramps should be provided where access drives cross the sidewalks.
- Submit a landscape plan to the Baltimore County Landscape Architect for review. Such a plan shall include vegetative or solid opaque screening along the northern tract boundary and vegetative screening along the Harlem Lane frontage sufficient to mitigate the impacts of the special exception on the adjacent residential uses.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Pat McDougall

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
ML
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2017
Item No. 2018-0101-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 and Special Hearing is granted, a landscape plan is required per the requirement of the Landscape Manual. A Lighting Plan is also required.

The Developer needs to improve existing Harlem Lane (West side of the property) to 30-feet of paving width and make Harlem Lane perpendicular to Edmondson Avenue.

A Traffic Impact Study is required.

* * * * *

VKD: efc
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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0121-SPH
Address 6305 Mt. Ridge Road
(Aldave Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

Date: 10/22/18

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

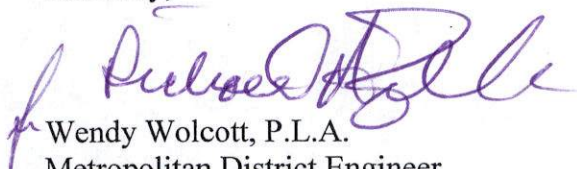
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0121-SPH

*Special Hearing
Robert & Melissa Alder
6305 Mt. Ridge Road*

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

Sincerely,



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

WW/RAZ

Date: 11/13/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0101-X

*Special Exception, Special Hearing
Stilling Properties, LLC. Anthony Christopher Stilling
6124, 6126, 2132 Edmondson Avenue.*

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

Sincerely,



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

WW/RAZ

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 10/10/17

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

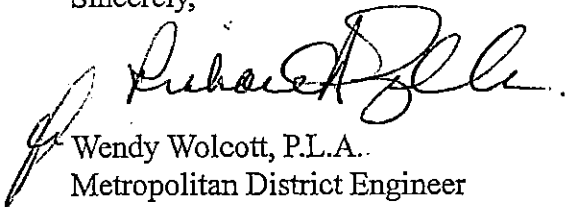
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*Special Exception
Stilling Properties LLC Anthony Christopher Stilling
6124, 6126, 6132 Edmonson Avenue*

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

Sincerely,



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

WW/RAZ

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 10/10/17

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

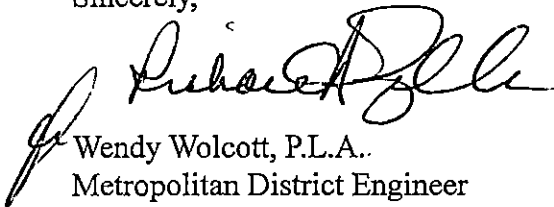
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*Special Exception
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6124, 6126, 6132 Edmonson Avenue*

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Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 11/28/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-101(amended)



INFORMATION:

Property Address: 6124, 6126, 6132 Edmondson Avenue
Petitioner: Two Farms, Inc., Anthony Stilling, Stilling Properties, LLC
Zoning: BL-AS, DR 5.5
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel service station on an individual site. And the petition for special hearing to determine whether or not the Administrative Law Judge should approve a waiver to the Baltimore County Code as identified on the attachment submitted in support of the amended petition.

A site visit was conducted on November 18, 2015.

The site was the subject of 2016 CZMP Issue#1-010 wherein the zoning was changed from 1.13 acres of BL and 0.39 acres of DR5.5, to 1.5 acres of BL-AS and 0.01 acres of DR5.5. This site plan includes a convenience store and carry out restaurant with outdoor seating.

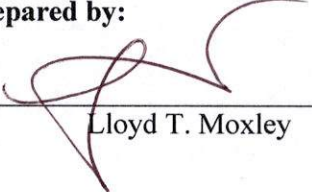
Edmondson Avenue is identified as a high priority for sidewalk construction within the Western Baltimore County Pedestrian and Bicycle Access Plan. The existing sidewalk along the property's frontage with Edmondson Avenue is narrow in some areas and blocked by utility poles, signs and a mail box in places.

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

- The existing sidewalk along the property's frontage with Edmondson Avenue should be widened and/or replaced with a sidewalk that is a minimum width of 5 feet to improve pedestrian access and safety. At those places where an existing utility pole, sign or mailbox or combination thereof impedes pedestrian movement, the sidewalk should be routed in a way that allows citizens on foot and/or wheelchair assisted to bypass those obstructions. Curb ramps should be provided where access drives cross the sidewalks.
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For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

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

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 11/2/2017

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-101

INFORMATION:

Property Address: 6124, 6126, 6132 Edmondson Avenue
Petitioner: Two Farms, Inc., Anthony Stilling, Stilling Properties, LLC
Zoning: BL-AS, DR 5.5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel service station on an individual site.

A site visit was conducted on November 18, 2015.

The site was the subject of 2016 CZMP Issue#1-010 wherein the zoning was changed from 1.13 acres of BL and 0.39 acres of DR5.5, to 1.5 acres of BL-AS and 0.01 acres of DR5.5. This site plan includes a convenience store and carry out restaurant with outdoor seating.

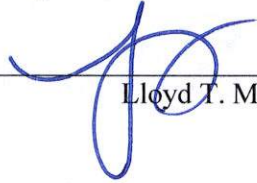
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- Provide a pedestrian connection from the proposed sidewalk along the Harlem Street frontage to the convenience store entrance.
- Submit a landscape plan to the Baltimore County Landscape Architect for review. Such a plan shall include vegetative or solid opaque screening along the northern tract boundary and vegetative screening along the Harlem Lane frontage sufficient to mitigate the impacts of the special exception on the adjacent residential uses.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Pat McDougall

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

David H. Karceski, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

12-1-17 1:30 PM

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 # 2018-0101-X-1
Address 6124, 6126, 6132 Edmondson
Avenue
(Stilling Properties, LLC 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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0101-X
Address 6124, 6126, 6132 Edmonson Avenue
(Stilling Properties, LLC Property)

Zoning Advisory Committee Meeting of **October 16, 2017**.

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

Reviewer: Steve Ford

Date: 10-12-2017

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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0101-X
Address 6124, 6126, 6132 Edmonson Avenue
(Stilling Properties, LLC Property)

Zoning Advisory Committee Meeting of **October 16, 2017**.

X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford Date: 10-12-2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2017
Item No. 2018-0101-X

DATE: October 19, 2017

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

If Special Exception is granted, a landscape plan is required per the requirement of the Landscape Manual. A Lighting Plan is also required.

The Developer needs to improve existing Harlem Lane (East side of the property) to a 36-feet of paving width and make Harlem Lane perpendicular to Edmondson Avenue.

A Traffic Impact Study is required.

* * * * *

VKD: EFC
cc: file

TO WEP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 11/2/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-101

INFORMATION:

Property Address: 6124, 6126, 6132 Edmondson Avenue
Petitioner: Two Farms, Inc., Anthony Stilling, Stilling Properties, LLC
Zoning: BL-AS, DR 5.5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel service station on an individual site.

A site visit was conducted on November 18, 2015.

The site was the subject of 2016 CZMP Issue#1-010 wherein the zoning was changed from 1.13 acres of BL and 0.39 acres of DR5.5, to 1.5 acres of BL-AS and 0.01 acres of DR5.5. This site plan includes a convenience store and carry out restaurant with outdoor seating.

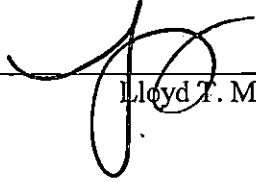
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- Provide a pedestrian connection from the proposed sidewalk along the Harlem Street frontage to the convenience store entrance.
- Submit a landscape plan to the Baltimore County Landscape Architect for review. Such a plan shall include vegetative or solid opaque screening along the northern tract boundary and vegetative screening along the Harlem Lane frontage sufficient to mitigate the impacts of the special exception on the adjacent residential uses.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

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

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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0101-X
Address 6124, 6126, 6132 Edmonson Avenue
(Stilling Properties, LLC Property)

Zoning Advisory Committee Meeting of **October 16, 2017**.

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

Reviewer: Steve Ford Date: 10-12-2017

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: November 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0101-X-1
Address 6124, 6126, 6132 Edmondson
Avenue
(Stilling Properties, LLC 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

CASE NAME 6124, 6126, 6132 Edmonson Ave
CASE NUMBER 2018-0101-X
DATE 12/1/17

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>11/15</u>	DEPS (if not received, date e-mail sent _____)	<u>no comment</u>
	FIRE DEPARTMENT	
<u>11/29/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection w/ conditions</u>
<u>11/13/17</u>	STATE HIGHWAY ADMINISTRATION	<u>no objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>11/9/17</u>	
SIGN POSTING	Date: <u>11/11/17</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 2200017424							
Owner Information									
Owner Name:		STILLING ANTHONY CHRISTOPHER TRUSTEE				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		7901 FRY'S LANE BALTIMORE MD 21244-1302				Deed Reference:		/38084/ 00477	
Location & Structure Information									
Premises Address:		6126 EDMONDSON AVE BALTIMORE 21228-				Legal Description:		.220 AC 6126 EDMONDSON AV NS 175 FT NE HARLEM LA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0101	0002	2136		0000				2018	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1960		4752				9,609 SF		20	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		RETAIL STORE							
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2017		07/01/2018	
Land:			240,200	240,200					
Improvements			218,700	218,700					
Total:			458,900	458,900		458,900			
Preferential Land:			0						
Transfer Information									
Seller: STILLING ANTHONY C				Date: 09/30/2016		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /38084/ 00477		Deed2:			
Seller: T M D CONSTRUCTION CO				Date: 11/18/1993		Price: \$135,000			
Type: ARMS LENGTH IMPROVED				Deed1: /10148/ 00629		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00		0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 0120800550							
Owner Information									
Owner Name:		STILLING ANTHONY CHRISTOPHER TRUSTEE				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		7901 FRY'S LANE BALTIMORE MD 21244-1302				Deed Reference:		/38084/ 00480	
Location & Structure Information									
Premises Address:		6132 EDMONDSON AVE BALTIMORE 21228-				Legal Description:		NS EDMONDSON AV 6132 EDMONDSON AVE NE COR HARLEM AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0002	0094		0000				2018	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	
1957		4281				14,723 SF		20	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		SERVICE GARAGE							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2017		07/01/2018	
Land:		273,600		273,600					
Improvements		190,600		190,600					
Total:		464,200		464,200		464,200			
Preferential Land:		0							
Transfer Information									
Seller: STILLING ANTHONY C				Date: 09/30/2016		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /38084/ 00480		Deed2:			
Seller: STILLING ANTHONY C				Date: 12/19/2001		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /15876/ 00151		Deed2:			
Seller: TUCKER JACK				Date: 06/28/1985		Price: \$100,000			
Type: ARMS LENGTH IMPROVED				Deed1: /08437/ 00235		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	
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 01 Account Number - 0120549800							
Owner Information										
Owner Name:		STILLING PROPERTIES LLC			Use:		COMMERCIAL			
Mailing Address:		7901 FRY'S LANE BALTIMORE MD 21244-1302			Principal Residence:		NO			
					Deed Reference:		/15735/ 00133			
Location & Structure Information										
Premises Address:		6124 EDMONDSON AVE BALTIMORE 21228-			Legal Description:		.609 AC 6124 EDMONDSON AVE NS 300 FT NE HARLEM LA			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0101	0002	0093		0000				2018		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1960		3022				26,528 SF		20		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
		SERVICE GARAGE								
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2015		07/01/2017		07/01/2018		
Land:		332,600		332,600						
Improvements		193,700		193,700						
Total:		526,300		526,300		526,300				
Preferential Land:		0								
Transfer Information										
Seller: T M D CONSTRUCTION CO				Date: 11/07/2001			Price: \$240,000			
Type: ARMS LENGTH IMPROVED				Deed1: /15735/ 00133			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00		0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										

Debra Wiley

From: Joe Shinault <jkshinault@gmail.com>
Sent: Monday, January 08, 2018 12:12 PM
To: Catherine T. Engers
Cc: Administrative Hearings; PAI Zoning; County Council District 1; Academy Heights Civic Association
Subject: RE: Royal Farm Store #2018-010-SPHX

Cathy,

The Dec. 14 email was the first notice, then it was discussed at the AHCA meeting on Jan. 2. There was no one in attendance from the county to address the issue.

The owners of the businesses at the three addresses (Catonsville Liquors & 2 auto repair) were never notified and no one had seen postings on the properties.

Joe

On Jan 8, 2018 11:49 AM, "Catherine T. Engers" <cengers@baltimorecountymd.gov> wrote:

Joe,

Did you receive my Dec 14th email? I sent to Pat, Denise Avara and yourself? Just checking to make sure Denise and I had several emails back and forth about it.

I'm not sure what 3 business owners you are referring to.

Be Safe with the ice coming

Cathy

From: Joe Shinault [mailto:jkshinault@gmail.com]
Sent: Sunday, January 07, 2018 8:25 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>
Cc: County Council District 1 <council1@baltimorecountymd.gov>; Catherine T. Engers <cengers@baltimorecountymd.gov>; Academy Heights Civic Association <info@academyheightsmd.org>
Subject: Royal Farm Store #2018-010-SPHX

I am writing on behalf of the Academy Heights Civic Association in regards to the zoning notice for case #2018-010-SPHX.

Our association was just made aware of this public hearing by Councilman Quirks office two weeks ago. This was well after the December 5 hearing date.

Our association and community, as well as many other parties, are extremely concerned that no one in our area was made aware of this hearing. We have spoken with the Ingleside Neighborhood Association, where the properties are located, and they were never made aware. More disturbing, is that each of the three business owners were never aware of the notice until recent inquiries from local residents. The required newspaper notice was placed in The Jeffersonian, a paper that is not even distributed in the Catonsville area. The notice should have been correctly posted the Catonsville Times. Because of these lack of notices, there were no citizens in attendance at the special hearing, and now the appeal period has expired.

The Academy Heights Civic Association is requesting additional information to clarify how this notice process was handled. Could we please be provided the dates and specific locations that the notices were placed at the three properties on Edmondson Avenue? Also, how is the proper newspaper chosen to publish notices for the affected community? We need to understand why the immediate surrounding community was not properly notified of this action.

Thank You,

Joe Shinault

President, AHCA



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

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Sent: Monday, January 08, 2018 11:49 AM
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Cc: County Council District 1; Academy Heights Civic Association
Subject: RE: Royal Farm Store #2018-010-SPHX

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Cc: County Council District 1 <council1@baltimorecountymd.gov>; Catherine T. Engers <cengers@baltimorecountymd.gov>; Academy Heights Civic Association <info@academyheightsmd.org>
Subject: Royal Farm Store #2018-010-SPHX

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Thank You,
Joe Shinault
President, AHCA

Debra Wiley

From: Matthew Riesner <matthewriesner@gmail.com>
Sent: Monday, January 08, 2018 3:48 PM
To: Administrative Hearings; PAI Zoning
Cc: County Council District 1; Catherine T. Engers; Patrick Young; charles.sydnor@house.state.md.us; Ebersole, Eric Delegate; shirley.nathan.pulliam@senate.state.md.us
Subject: Royal Farms in the Ingleside Neighborhood hearing. # 2018-010-SPHX
Attachments: Royal Farms Approval (1) (1).pdf; Admin-Hearing-notice (3) (1).pdf; hearing signs (1).pdf

Good Afternoon,

I am the President of the Ingleside Neighborhood Association of Catonsville, Inc. I am writing as a concerned community organization regarding hearing 2018-010-SPHX at 6126-32 Edmondson Avenue. The addresses 6126-6132 Edmondson Avenue are within the boundaries of our neighborhood association (see attached map). On December 1st, Two Farms Inc. (a property management division for Royal Farms) was granted a special exception by the Office of Administrative Hearings to move forward with this project. This project could not be built on this site by-right, therefore requiring the administrative hearing. I found out about project from a board member of the Academy Heights Civic Association in the evening of January 4, 2017 (after the 30 day appeal/comment window). This involves properties currently housing 2 auto repair facilities and a liquor store. I provide the following information regarding this project.

1. The Ingleside Neighborhood Association of Catonsville, Inc. was not contacted at all, even though we are legally registered with the county as the neighborhood association representing this area. We definitely an interested party.
2. While apparently there was a sign about the hearing according to the document produced by the Office Administrative Hearings. No one in the community has (to the best of my knowledge) has seen the sign and the business owners (who are tenants in those buildings and also work on site) also did not see a sign. For a sign that is required to be posted for 20 days prior the hearing, this tells me that the sign was not post conspicuously. Furthermore, the tenant business owner of the liquor store at 6124, "Mr. O" did not find out until a few days ago that anything was going to happen to the site, when his landlord informed him that his lease was not being renewed, essentially becoming month-to-month. He has also not seen any signs.
3. Two Farms, advertised the legal notice only in the Jeffersonian, a Towson area newspaper that does NOT have distribution in the Catonsville area. The local newspaper for Catonsville is the Catonsville Times.
4. On the Opinion and Order it states that there were no parties present that were opposed the project. This in itself is suspicious.
5. According to Cathy Engers at Councilman Tom Quirk's office, the hearing notice on the County's website may not have been posted until 12/1/2017 (the day of the meeting), since the website is updated semi-monthly. This does not represent a good-faith effort to inform the public about the hearing.

The Ingleside Neighborhood Association is requests the following.

1. Please provide the dates and the specific location where the sign were posted on these 3 properties?
2. Please let us know the proper newspaper where these postings are to be made? Is it common to post these notices in newspapers that do not circulate in an affected community?
3. We would like to know why there was not enough time given to have to hearing placed on the county's website prior to the day of the hearing?
4. We would like to know why our neighborhood association (the association registered with the county to represent this area) was not properly notified regarding this hearing.
5. We would like to know why the adjoining neighbors were not properly notified of this hearing.
6. We request site plans and all documentation provided to the Office of Administrative Hearings for Baltimore County from Two Farms, Inc. and a parties representing Two Farms, Inc. regarding hearing # 2018-010-SPHX.

Enclosed are following documents: the Opinion and Order for the Special Exception, the Newspaper Certificate, the Certificate of Posting, and a map of our neighborhood's boundaries.

Best Regards,

Matthew Riesner, President
Ingleside Neighborhood Association of Catonsville
706 Ingleside Avenue
Catonsville, MD 21228



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

(6124, 6126, 6132 Edmondson Ave) *

1st Election District

1st Council District *

Stilling Properties, LLC

Legal Owner *

Two Farms, Inc. *

RECEIVED
DEC 17 2018

COUNTY COUNCIL

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0101-SPEX

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Stilling Properties, LLC, legal owner and Two Farms, Inc., lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to approve a waiver; (2) to permit the redevelopment of a portion of the site in a riverine floodplain; and (3) to allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, stormwater management facility, storm drain, landscaping and other site work improvements within the floodplain. A Petition for Special Exception was filed to use the property for a fuel service station on an individual site.

Jeff Bambridge, professional engineer Joshua Sharon, landscape architect Matthew Bishop, traffic engineer Mark Keeley and Jason Stilling attended the public hearing in support of the requests. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP). Neither agency opposed the requests.

The subject property is approximately 1.153 acres in size and is zoned BL-AS, with an extremely small portion zoned DR 5.5. All proposed improvements would be in the BL-AS zoned portion of the site. The property was previously zoned BL, but during the 2016 Comprehensive Zoning Map Process the property was rezoned to BL-AS. Petitioners' Ex. 3.

At present there is a liquor store and automotive service garage at the property. Petitioners would raze those structures and construct a Royal Farms Store with gasoline pumps, convenience store and carry-out restaurant. Such a use(s) is permitted by special exception in the BL-AS zone.

SPECIAL HEARING

The special hearing pertains to a waiver of certain requirements pertaining to a riverine floodplain on the property. As shown on the plan, only a small portion of the 100-year floodplain is located on the subject property, and no structures or buildings are proposed in that location. Instead, Petitioners propose to install within the floodplain landscaping and curb, gutter, sidewalk and utility improvements along Harlem Lane. The County Code (BCC §32-4-414) permits such infrastructure items to be located within the floodplain, as noted in a November 29, 2017 memorandum from the Director of Department of Public Works (DPW). Petitioners' Ex. 8. That agency did not object to the waiver request and the petition for special hearing will therefore be granted.

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.

Messrs. Sharon, Bishop and Keeley (each of whom was accepted as an expert) testified via proffer the Petitioners satisfied each of the requirements set forth in the B.C.Z.R. §502.1. They each also opined the adverse impacts of this special exception use would be no greater at this location than it would be at other BL-AS zoned sites. As such the petition for special exception will be granted.

THEREFORE, IT IS ORDERED this 5th day of December 2017, by this Administrative Law Judge, that the Petition for Special Hearing as follows: (1) to approve a waiver; (2) to permit the redevelopment of a portion of the site in a riverine floodplain; and (3) to allow grading, paving, installation of a sidewalk and sign, concrete curb and gutter, storm water management facility, storm drain, landscaping and other site work improvements within the floodplain, as shown in detail on the site plan admitted as Petitioners' Exhibit 1A, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to use the subject property for a fuel service station on an individual site be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

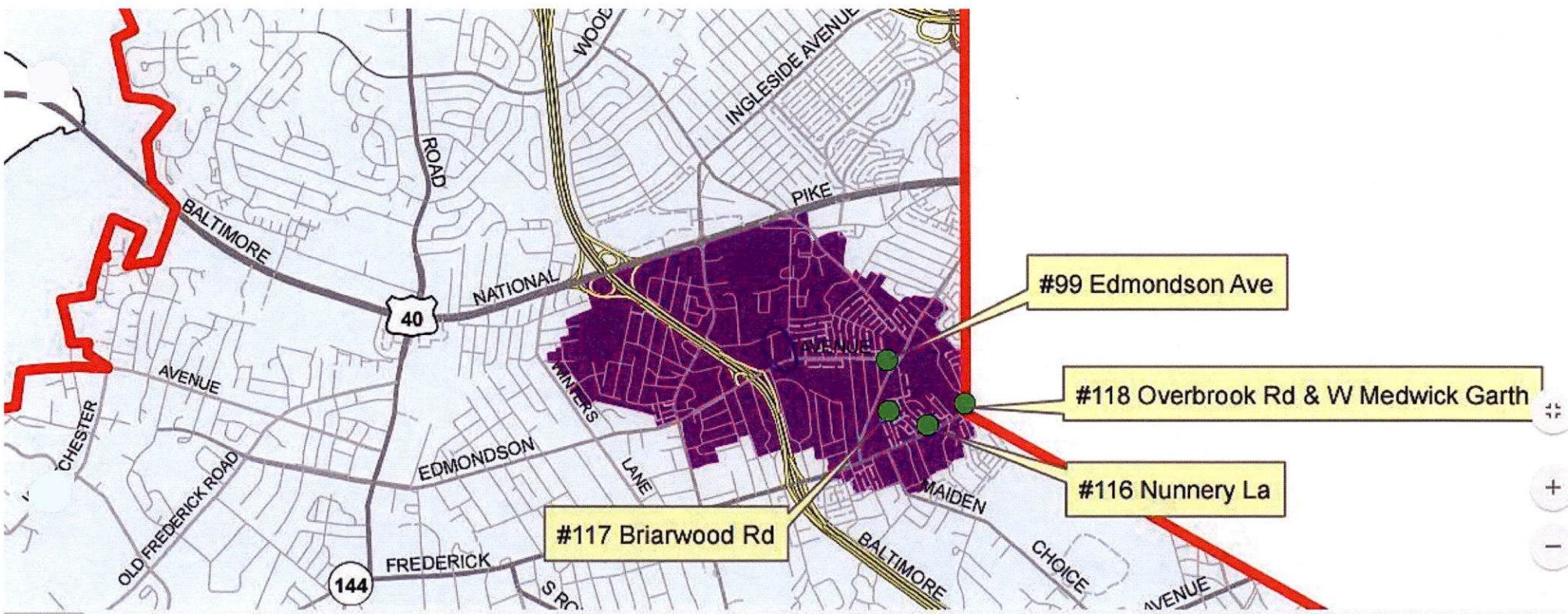
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners shall have five (5) years from the date hereof in which to utilize the special exception.
3. Prior to issuance of permits Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.

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



JB 12-1-17

Debra Wiley

RECEIVED

JAN 08 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

From: Joe Shinault <jkshinault@gmail.com>
Sent: Sunday, January 07, 2018 8:25 AM
To: Administrative Hearings; PAI Zoning
Cc: County Council District 1; Catherine T. Engers; Academy Heights Civic Association
Subject: Royal Farm Store #2018-010-SPHX
Attachments: Zoning notice 2018-0101-SPHX.jpg; 2018-0101-SPHX.pdf; Newspaper notice 2018-0101-SPHX.jpg

I am writing on behalf of the Academy Heights Civic Association in regards to the zoning notice for case #2018-010-SPHX.

Our association was just made aware of this public hearing by Councilman Quirks office two weeks ago. This was well after the December 5 hearing date.

Our association and community, as well as many other parties, are extremely concerned that no one in our area was made aware of this hearing. We have spoken with the Ingleside Neighborhood Association, where the properties are located, and they were never made aware. More disturbing, is that each of the three business owners were never aware of the notice until recent inquiries from local residents. The required newspaper notice was placed in The Jeffersonian, a paper that is not even distributed in the Catonsville area. The notice should have been correctly posted the Catonsville Times. Because of these lack of notices, there were no citizens in attendance at the special hearing, and now the appeal period has expired.

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Thank You,
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President, AHCA

RECEIVED

JAN 08 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION

(6124, 6126, 6132 Edmondson Ave) *

1st Election District

1st Council District *

Stilling Properties, LLC

Legal Owner *

Two Farms, Inc. *

RECEIVED
Petitioners
DEC - 7 - 2017

COUNTY COUNCIL

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0101-SPHX

* * * * *
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The relief granted herein shall be subject to the following:

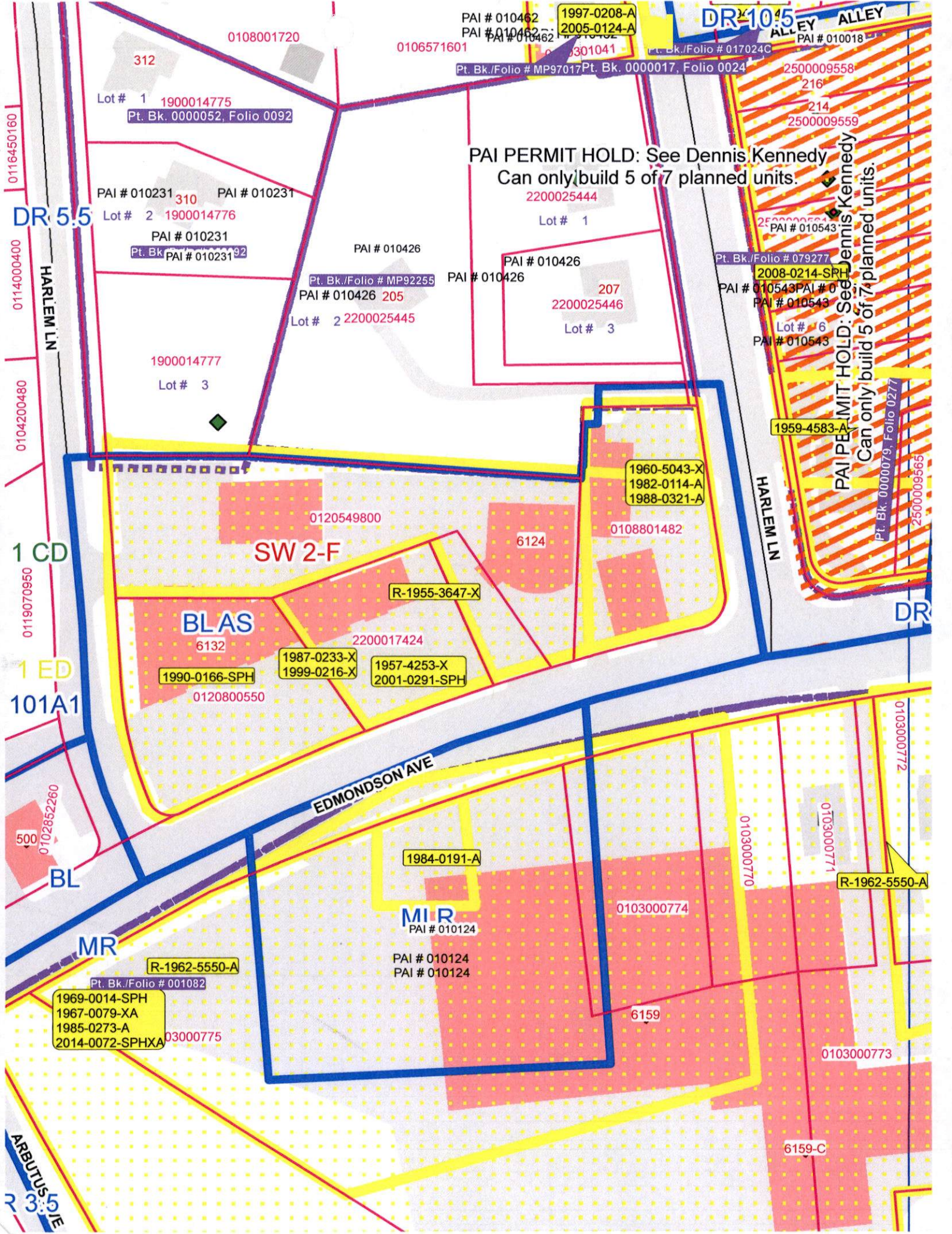
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JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln



PAI # 010462 1997-0208-A
PAI # 010462 2005-0124-A

DR 10.5 ALLEY
PAI # 010018

0108001720

0106571601

301041

Pt. Bk./Folio # 017024C
Pt. Bk./Folio # MP97017Pt. Bk. 0000017, Folio 0024

2500009558
216
214
2500009559

Lot # 1 1900014775
Pt. Bk. 0000052, Folio 0092

PAI PERMIT HOLD: See Dennis Kennedy
Can only build 5 of 7 planned units.

PAI # 010231 310 PAI # 010231

2200025444

Lot # 1

Lot # 2 1900014776

PAI # 010231
Pt. Bk. PAI # 010231 92

PAI # 010426

Pt. Bk./Folio # MP92255
PAI # 010426 205

PAI # 010426

207
2200025446

Lot # 3

Pt. Bk./Folio # 079277

2008-0214-SRH
PAI # 010543 PAI # 010543
PAI # 010543

Lot # 6
PAI # 010543

1959-4583-A

PAI PERMIT HOLD: See Dennis Kennedy
Can only build 5 of 7 planned units.

Pt. Bk. 0000079, Folio 0277
2500009565

DR 5.5

HARLEM LN

HARLEM LN

DR

1 CD

1 ED

101A1

BL

MR

ARBUS 5/1E
2-3

SW 2-F

BLAS

R-1955-3647-X

1990-0166-SPH

1987-0233-X
1999-0216-X

1957-4253-X
2001-0291-SPH

1960-5043-X
1982-0114-A
1988-0321-A

EDMONDSON AVE

1984-0191-A

MIR
PAI # 010124

PAI # 010124
PAI # 010124

R-1962-5550-A

Pt. Bk./Folio # 001082

1969-0014-SPH
1967-0079-XA
1985-0273-A
2014-0072-SPHXA

03000775

0103000774

6159

0103000773

6159-C

Case No.: 2018-0101-SPHX

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1	1A-1D Plan	
No. 2	Sharon CV	
No. 3	CZMP Issue 1-10	
No. 4	4A-4B Elevations	
No. 5	Schematic Landscape Plan	
No. 6	11/30/2017 letter from J. Hermann	
No. 7	Bishop CV	
No. 8	11/29/2017 Memo from G. Walsh	
No. 9		
No. 10		
No. 11		
No. 12		

JOSHUA T. SHARON
P.E., L.S.I.T., LEED AP BD+C.

Project Assignment:

Associate

Years of Experience:

MRA: 11

Education:

B.S., Civil Engineering,
University of Maryland, 2005

Active Registrations:

Professional Engineer - Maryland,

Land Surveyor in Training-
Maryland,

LEED Accredited Professional,

Professional Affiliations:

American Society of Civil Engineers

National Society of Professional
Engineers

Maryland Society of Professional
Engineers

Recognitions:

2009 Consultant of the Year by the
Baltimore County Soil
Conservation District



**MORRIS &
RITCHIE ASSOCIATES, INC.**

Qualifications:

Mr. Sharon is an Associate with Morris & Ritchie Associates, Inc.'s Towson office. Mr. Sharon has a comprehensive background in the civil engineering field. He has worked with Morris & Ritchie Associates on a variety of projects located in Baltimore City, Baltimore County, Anne Arundel County, Harford County, Garrett County and Frederick County.

Mr. Sharon has extensive experience in the design and development of an assortment of site development projects including single-family residential communities, multi-tenant neighborhoods, commercial properties, retail centers, hospitality buildings and telecommunication sites. He has extensive knowledge of the procedures for processing permits and developments through Baltimore County and other jurisdictions.

As an Associate in MRA's Towson office, Mr. Sharon is responsible for engineering design of development projects, day-to-day management of client services and preparation of construction documents.

Mr. Sharon has extensive design experience that includes site layout and design, grading, earthwork analysis, storm drain and utility design, hydrology and hydraulic analysis and design, erosion and sediment control design, culvert analysis and design, roadway design and stormwater management design for both commercial lots and residential subdivision projects.

Mr. Sharon is experienced in developing alternatives analysis to evaluate cost effective design options, and solving design problems with severe site constraints.

Examples of Mr. Sharon's project experience include:

10 Light Street, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of the conversion of the 10 Light Street building from office to 430 residential apartments.

5601 Eastern Avenue, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of a mixed-use redevelopment PUD project with retail, residential apartments and hospitality.

6300 York Road, Baltimore City, Maryland - Civil Project Engineer for engineering design of an inline-retail addition project to a successful shopping center.

801 Goucher Boulevard, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of a 14.5 acre shopping center containing over 157,000 s.f. of retail space.

725 Butler Road, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of a commercial center consisting of historic buildings and new construction. Project work included the first pervious concrete stormwater management design solution in Baltimore County.

Meadowvale, Baltimore County, Maryland - Civil Project Engineer engineering design team for a 103-unit single family community located in an area of severe grade changes and limited by existing drainage patterns and environmental constraints.

Carriage Hills, Baltimore County, Maryland - Civil Project Engineer for engineering design of a 159-unit town home community located on Liberty Road.

Martin Plaza, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of the 25 acre shopping center.

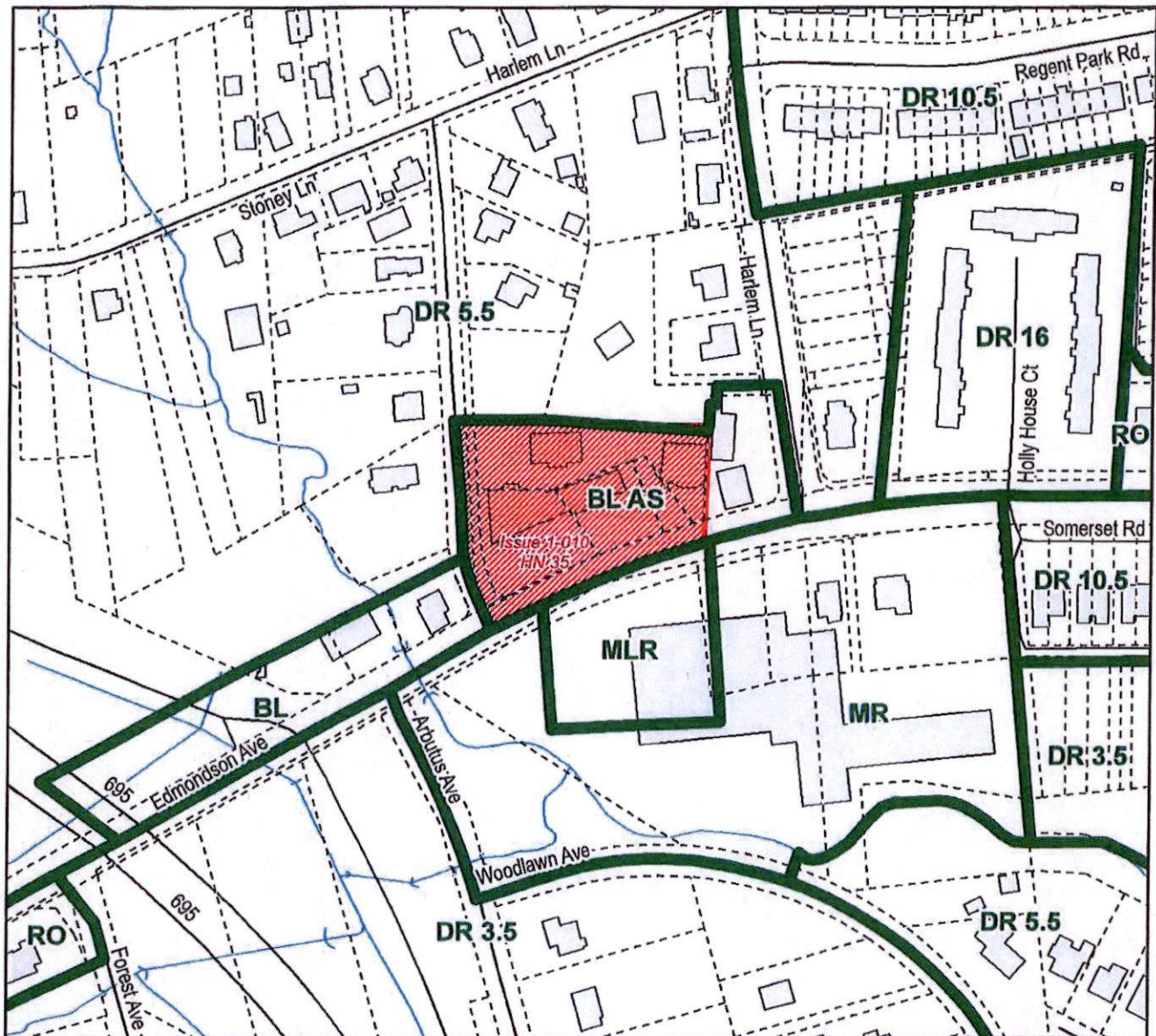
Riparius Lot #1, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of an 87 room Holiday Inn Express located on an undeveloped parcel hindered by grade changes, environmental constraints and requiring an underground stormwater management facility to meet local and state regulations.

Allender Road, Baltimore County, Maryland - Civil Project Engineer on team designing a 173-unit single-family home community located on Allender Road with stormwater management challenges including dual design discharge points.

The Preserve at Windlass Run, Baltimore County, Maryland - Civil Project Engineer on engineering design team for a 412-unit development mixed with single family and town homes located off of White Marsh Boulevard, surround by environmentally sensitive areas and requiring seven stormwater management facilities.

CZMP 2016 - Issue Map

Issue Number: 1-010



Iteration: COUNTY COUNCIL/1

Tracking#: CZMP16-00035

Zone	District	Acreage
DR 5.5		0.01
BL	AS	1.50
Total Acreage: 1.51		

*for
8/22/16*

Legend
 Zoning Boundary
 Issue Boundary

Publication Date: July 28, 2016
 Publication Agency: Department of Planning
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



200 0 200
 Feet
 1 inch = 200 feet





KEVIN KAMENETZ
County Executive

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

November 30, 2017

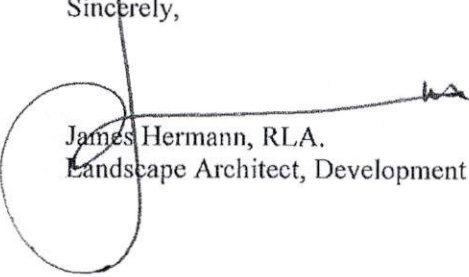
Morris & Ritchie Associates, Inc.
Ms. Nicole Reedy, PLA
1220-C East Joppa Road
Towson, Maryland 21286
Phone: 410-821-1690

Subject: Royal Farms Store #302
Zoning Case # 2018-0101-SPHX
6124, 6126, & 6132 Edmondson Avenue
Baltimore, Maryland 21236

Dear Ms. Reedy:

This is in response to your request for review of the Schematic Landscape Plan dated 11-10-2017, it has had a preliminary review and it is anticipated that minor comments will be issued and plan can be approved after the comments have been addressed, provided the Special Exception is granted.

Sincerely,


James Hermann, RLA.
Landscape Architect, Development Plans Review

cc:

PETITIONER'S EXHIBIT 6

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

Associate

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 11
Other Firms: 5

EDUCATION:

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

ACTIVE REGISTRATION:

Landscape Architect:
Maryland, 2006, #3365

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

PROFESSIONAL AFFILIATIONS:

Maryland Building Industry
Association (MBIA), Baltimore
County Chapter

QUALIFICATIONS:

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

Sample projects managed by Mr. Bishop include the following:

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

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

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

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

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

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



**MORRIS & RITCHIE
ASSOCIATES, INC.**

C:\USERS\MBISHOP\DESKTOP\RESUME\MRA - MAB E

PETITIONER'S EXHIBIT

47

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

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Joshua Sharon, PE, LSIT, LEED AP
Morris & Ritchie Associates, Inc.

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

DATE: November 29, 2017

SUBJECT: Case No: 2018-0101-X
6124, 6126, 6132 Edmondson Avenue, Catonsville, Maryland 21228-1302

This is a Special Exception to use the property for a fuel service station on an individual site proposed to be Royal Farms #302.

The project site as shown on the "Plan to Accompany Petition for Special Hearing and Special Exception" dated November 17, 2017, is entirely outside of the special flood hazard area as shown on the Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, Panel 2400100388F effective date September 26, 2008.

A portion of the site is within the 100-year floodplain as delineated in the Maiden Choice Watershed Study dated April, 1984, on file with the County. However, the portion of the site located within the floodplain area was road, sidewalk, utilities and paving prior to development and will be reconfigured after development but will still be the same use. No buildings or new pavement areas will be in the floodplain area.

Baltimore County Code Sections 32-4-414 (c) (2) states "*Development in a floodplain prohibited; exceptions. The County may not permit development in a riverine floodplain except for: The installation of a pond, culvert, bridge, street, utility, or drainage facility that the county finds is not detrimental to floodplain management programs.*"

The Department of Public Works takes no exception with this development for this reason.

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

2016 Comprehensive Zoning Map Process Final Log of Issues

Adopted August 30, 2016





Baltimore County 2016 Comprehensive Zoning Map Process

Log of Issues - District 1

September 13, 2016

Issue Number	1-010	Petitioner	Stilling Properties, LLC	Location	6124, 6126, and 6132 Edmondson Ave				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BL	1.13	BL AS	1.50	BL AS	1.12	BL AS	1.50	BL AS	1.50
DR 5.5	0.39	DR 5.5	0.01	DR 5.5	0.40	DR 5.5	0.01	DR 5.5	0.01
<u>1.52</u>		<u>1.51</u>		<u>1.52</u>		<u>1.51</u>		<u>1.51</u>	

Comments

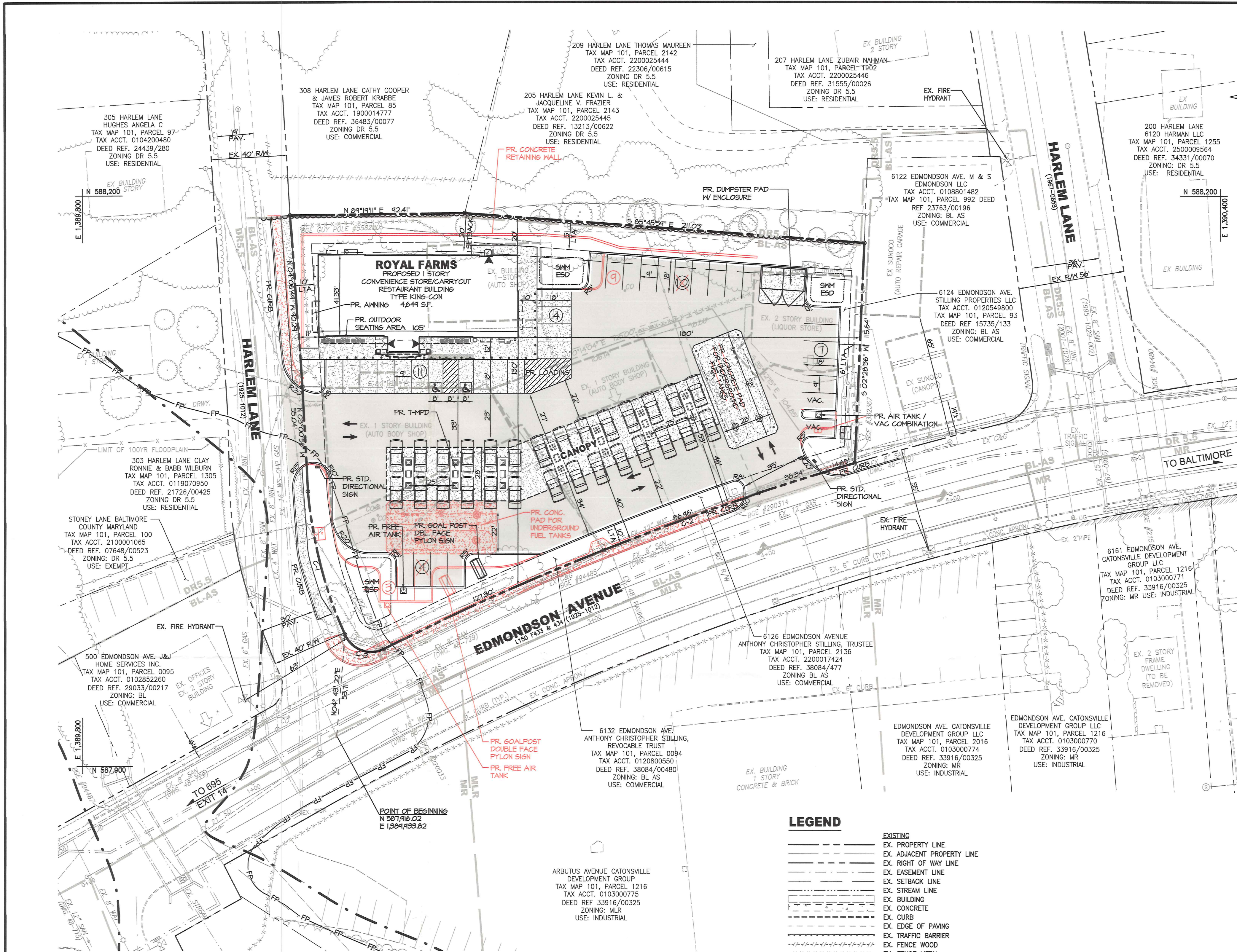
Issue Number	1-011	Petitioner	MAH Mountain, LLC	Location	6567 Baltimore National Pike		
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations	County Council Decision	
DR 5.5	0.07	BR	0.07	BR	0.07	BR	0.07
	<u>0.07</u>		<u>0.07</u>		<u>0.07</u>		<u>0.07</u>

Comments See Issue 1-032

Issue Number	1-012	Petitioner	Episcopal Church of Christ the King		Location	1930 Brookdale Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations		County Council Decision
DR 5.5	7.42	BL	3.15	DR 5.5	7.42	BL	3.15
	<u>7.42</u>	DR 5.5	<u>4.27</u>		<u>7.42</u>	DR 5.5	<u>4.27</u>
			<u>7.42</u>				<u>7.42</u>

Comments





PLAN
SCALE: 1"=30'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	19°18'36"	231.03'	77.88'	N14°35'31"W	77.49'	39.29'
C-2	10°28'15"	1462.40'	267.25'	S68°33'18"W	266.88'	134.89'
C-3	93°51'02"	15.00'	24.57'	N69°45'19"W	21.91'	15.64'

PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 419.3.B)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED
CONVENIENCE STORE WITH GASOLINE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING	4,839	5/1,000 S.F.	25
MAXIMUM # EMPLOYEES ON SHIFT			6
ATM			1
FREE AIR TANK			1
AIR TANK / VAC COMBINATION			2- 1
TOTAL PARKING REQUIRED			35 34
TOTAL PARKING PROVIDED (INCLUDES 2 HANDICAP SPACES)			36 34

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (14 FUELING POSITIONS x 1,500 S.F.)	= 21,000 S.F.
CONVENIENCE STORE (4 x 2,557 S.F.)	= 10,228 S.F.
ATM MACHINE (1 ATM x 1,000 S.F.)	= 1,000 S.F.
CARRY OUT RESTAURANT (6 x 2,282 S.F.)	= 13,692 S.F.
REQUIRED TOTAL AREA	= 45,920 S.F.
PROVIDED TOTAL AREA	= 65,890 S.F.

LEGEND

EXISTING	PROPOSED
EX. PROPERTY LINE	PR. BUILDING LINE
EX. ADJACENT PROPERTY LINE	PR. BUILDING OVERHANG
EX. RIGHT OF WAY LINE	PR. CONCRETE
EX. EASEMENT LINE	PR. PAVING
EX. SETBACK LINE	PR. BOLLARD
EX. STREAM LINE	PR. SIGN
EX. BUILDING	PR. EXTERIOR TABLE/SEATING
EX. CONCRETE	PR. ADA PARKING SPACE
EX. CURB	PR. CURB
EX. EDGE OF PAVING	PR. TRAFFIC FLOW ARROWS
EX. TRAFFIC BARRIER	PR. SWM AREA
EX. FENCE WOOD	PR. CLEARING LIMIT
EX. FENCE METAL	PR. PARKING LOT STRIPING
EX. FENCE PLASTIC	
EX. EDGE OF GRAVEL	
EX. ROAD STRIPING	
EX. SANITARY SEWER	
EX. STORM DRAIN	
EX. WATER MAIN	
EX. UNDERGROUND ELECTRIC LINE	
EX. OVERHEAD LINE	
EX. GAS	
EX. ELECTRICAL TRANSFORMER	
EX. LIGHT POLE	
EX. UTILITY POLE	
EX. ZONING LINE	
EX. FEMA FLOODPLAIN	
EX. 100-YR RIVERINE FLOODPLAIN	
EX. WOODS LINE	
EX. TREE	

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 6124 EDMONDSON AVE. (PARCEL 93)
6126 EDMONDSON AVE. (PARCEL 2136)
6132 EDMONDSON AVE. (PARCEL 94)
BALTIMORE, MD 21228

A. SITE AREA:
PARCEL 93 = 26,528 SF OR 0.61 Ac.±
PARCEL 2136 = 9,609 SF OR 0.22 Ac.±
PARCEL 94 = 14,723 SF OR 0.34 Ac.±
NET = 50,860 SF OR 1.168 Ac.±
GROSS = 65,890 SF OR 1.513 Ac.±

B. ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 4817 D6
CENSUS TRACT: 4007.01
TAX MAP: 101
TAX ACCOUNT NO.: 0120459800
0120017424
0120805050

2. ZONING: BL-AS (BUSINESS LOCAL AUTO SERVICE)
DR 5.5 (DENSITY RESIDENTIAL)

3. ZONING MAP / GIS TILE NO.: 101A1

4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.07 (4,649 S.F. / 65,890 S.F.)

5. EXISTING LAND USE: RETAIL AND AUTOMOBILE SERVICES
PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRYOUT RESTAURANT WITH OUTDOOR SEATING

6. BL ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE
FRONT: 12.5'
SIDE (INTERIOR): 0'
SIDE (STREET): 10'
REAR: 20'

FUEL SERVICE SETBACKS (SECTION 405):
FROM ANY STREET RIGHT OF WAY
CONVENIENCE STORE: 35'
FUEL PUMP: 25'
CANOPY: 15'

*SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREFTER ERRECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
500 EDMONDSON AVE = 6' BUILDING SETBACK
6122 EDMONDSON AVE = 19' GAS PUMP ISLAND SETBACK
19+6 = 25, 25/2 = 12.5

7. LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE
ALONG EDMONDSON AVENUE: 10'
ALONG HARLEM LANE: 10'
ALONG SIDE YARD (BL-AS ZONE): 6'
ALONG REAR YARD (DR 5.5 ZONE): 15'

8. PROPOSED BUILDING HEIGHT: C-STOR = 32'-6" PEAK OF GABLE
CANOPY = 19'-0"

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

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

11. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100388P) A PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED IN THE MAIDEN CHOICE WATERSHED STUDY DATED APRIL 1984, ON FILE WITH THE COUNTY.

12. THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.

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

14. THERE ARE NO HISTORIC BUILDINGS ON SITE

15. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

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

17. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.

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

19. THERE ARE NO KNOWN ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3, BCZR).

20. DUMPSTER PICKUP TO BE SCHEDULED FOR OFF PEAK HOURS.

OWNERS

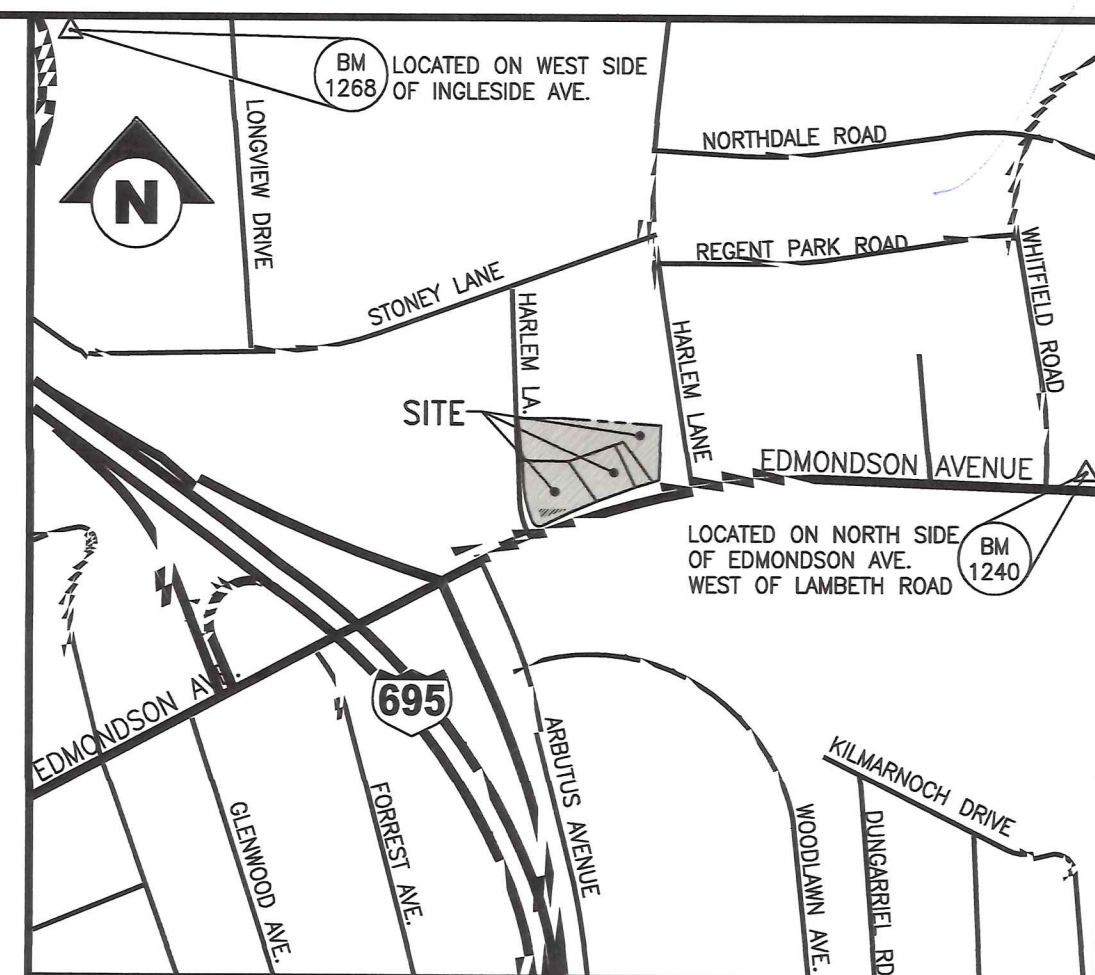
STILLING PROPERTIES, LLC
6124 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
TRUSTEE
6126 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
REVOCABLE TRUST
6132 EDMONDSON
BALTIMORE, MARYLAND 21244

DEVELOPER

TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (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. 34479, EXPIRATION DATE: 06/21/18



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

1240 ELEV. 392.62 DESCRIPTION: CAPPED REBAR, NW CORNER OF EDMONDSON AVE. 7 LAMBETH ROAD, 14.34' NE OF UTILITY POLE #90665, 13.88' SOUTH OF STORM DRAIN INLET.	N 588,129.93 E 1,392,108.92
1268 ELEV. 495.33 DESCRIPTION: BOLT, WEST SIDE OF INGLESIDE AVE. NEAR ASPHALT DRIVEWAY FOR #715, 46.77' NORTH OF N&C #516041, 10.34' EAST OF CONCRETE BASE POST.	N 589,894.08 E 1,388,388.77

ZONING HISTORY

CASE NO. R-1955-3647-X #6132 EDMONDSON AVE - PETITION FOR RECLASSIFICATION FROM AN R-6 TO A BL ZONE AND FOR A SPECIAL EXCEPTION TO USE PROPERTY FOR A GASOLINE SERVICE STATION. ORDER DENIED NOVEMBER 22, 1955.
PETITION FOR RE-HEARING IN THE MATTER OF RECLASSIFICATION, ORDER DENIED MAY 3, 1956 AND DECEMBER 20, 1956.
ON MAY 13, 1957, THE CIRCUIT COURT REVERSED THE DECISIONS BELOW AND ORDERED THAT THE PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION BE GRANTED.

CASE NO. 1957-4253-X #6126 EDMONDSON AVE - PETITION FOR SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION. DENIED OCTOBER 4, 1957.
BOARD OF APPEALS GRANTED FEBRUARY 27, 1958.

CASE NO. 1987-0233-X #6132 EDMONDSON AVE - PETITION TO USE THE DESCRIBED PROPERTY FOR A SERVICE GARAGE. GRANTED DECEMBER 18, 1986.

CASE NO. 1990-0166-SPH #6132 EDMONDSON AVE - PETITION TO APPROVE AN AMENDMENT TO PREVIOUSLY APPROVED SITE PLAN IN CASE 1987-0233-X TO ACCOMMODATE 14 ADDITIONAL PARKING SPACES GRANTED FEBRUARY 6, 1990.

CASE NO. 1999-0216-X #6132 EDMONDSON AVE - PETITION TO USE AN EXISTING BUILDING FOR A SERVICE GARAGE USE AND AN ACCESSORY USE IN A PROPOSED STORAGE BUILDING. GRANTED MAY 11, 1999.

CASE NO. 2001-0291-SPH #6126 EDMONDSON AVE - PETITION FOR A SPECIAL HEARING TO APPROVE AN AMENDMENT TO A PREVIOUSLY APPROVED CASE NO. 99-216-X TO INCREASE THE NUMBER OF OUTSIDE PARKING SPACES FROM 6 TO 10 AND TO PROVIDE A SCREENED AREA FOR DISABLED VEHICLE STORAGE. GRANTED APRIL 4, 2001.

COMMERCIAL PERMIT HISTORY

#6124 EDMONDSON AVENUE
PERMIT #8529683 - INSTALL ONE WALL SIGN 2'x12'-4", 5 SQ. FT. ON FRONT OF EXISTING SINGLE TENANT BUILDING NO OTHER WALL SIGNS PER APPLICATION, REMOVE ALL TEMPORARY SIGNS W/O PERMITS.

#6126 EDMONDSON AVENUE
PERMIT #8274663 - CONSTRUCT 1 STORY ADDITION ON SIDE OF EX. SERVICE GARAGE - TO BE USED AS EXTRA SERVICE BAY ALT. TO CREATE ENTRANCE TO SAID ADDITION.

PERMIT # 8381662 - CONSTRUCT 1 STORY ADDITION ON SIDE OF EX. BUILDING TO BE A 2 BAY REPAIR SHOP ADDITION, 27'x32'x14' = 832 SQ. FT.

#6132 EDMONDSON AVENUE
PERMIT # 8533777 - CONSTRUCT A STORAGE SHED ON REAR OF PROPERTY. 40'x40' = 1,600 SQ. FT. FOOTINGS REQUIRED. RESIDENTIAL USE ONLY.

PETITIONER'S EXHIBIT 1A-D DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) NAVD 88 - VERTICAL

MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRA@GTA.COM Copyright 2017 Morris & Ritchie Associates, Inc.			
ROYAL FARMS STORE #302 #6124, #6126, & #6132 EDMONDSON AVENUE			
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION			
DATE	REVISIONS	1ST ELECTION DISTRICT	1ST COUNCILMANIC DISTRICT
11/17/2017	ADDED SIDEWALK ALONG EDMONDSON PER ZAC COMMENTS, REVISED CURB	BALTIMORE COUNTY, MARYLAND	JOB NO.: 17481X72
	ADDED RETAINING WALL AND ADJUSTED SIDEWALK ALONG HARLEM LANE		SCALE: 1"=30'
			DATE: 10/31/2017
			DRAWN BY: MJS
			DESIGN BY: THS
			REVIEW BY: THS
			SHEET: 01 OF 04

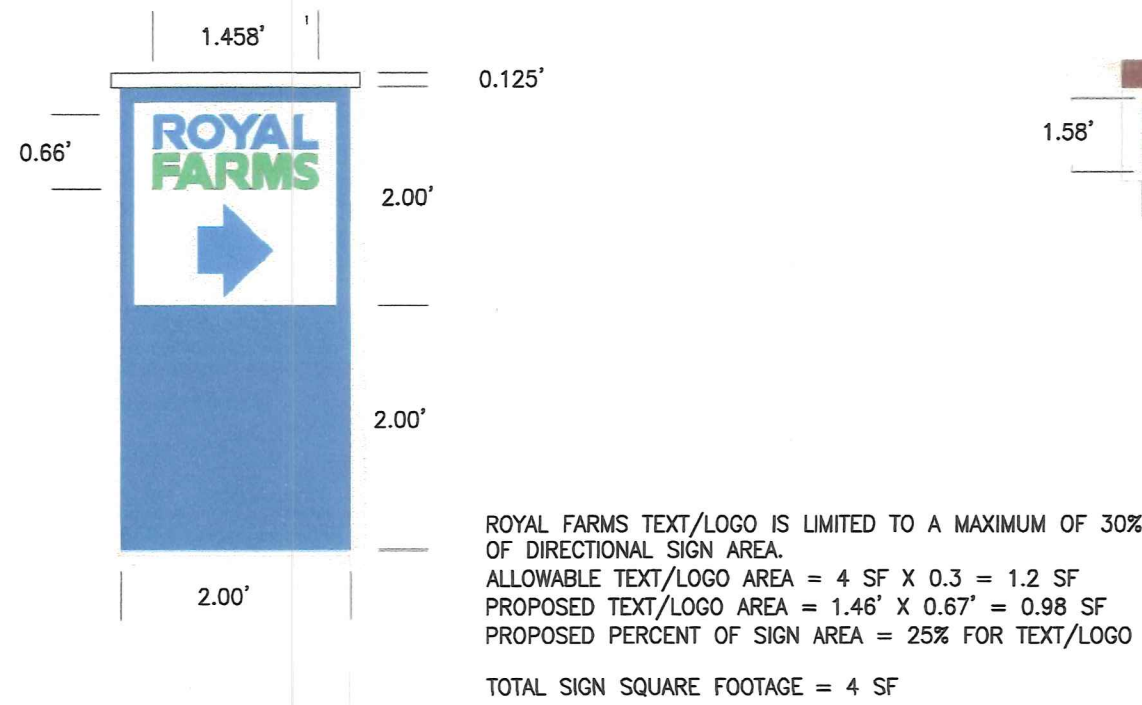
PYLON SIGN
"ROYAL FARMS" SIGN
TOTAL SIGN SQUARE FOOTAGE = 50 SF



1 2017 GOALPOST W/OUT CAR WASH
NOT TO SCALE

23.50'
0.50' **WORLD FAMOUS CHICKEN & FRESH KITCHEN**
@ FRONT TRELLIS
FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYCROFT COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE,
ALL OTHER LETTERS ARE LOWERCASE
TOTAL SIGN SQUARE FOOTAGE = 11.75 SF

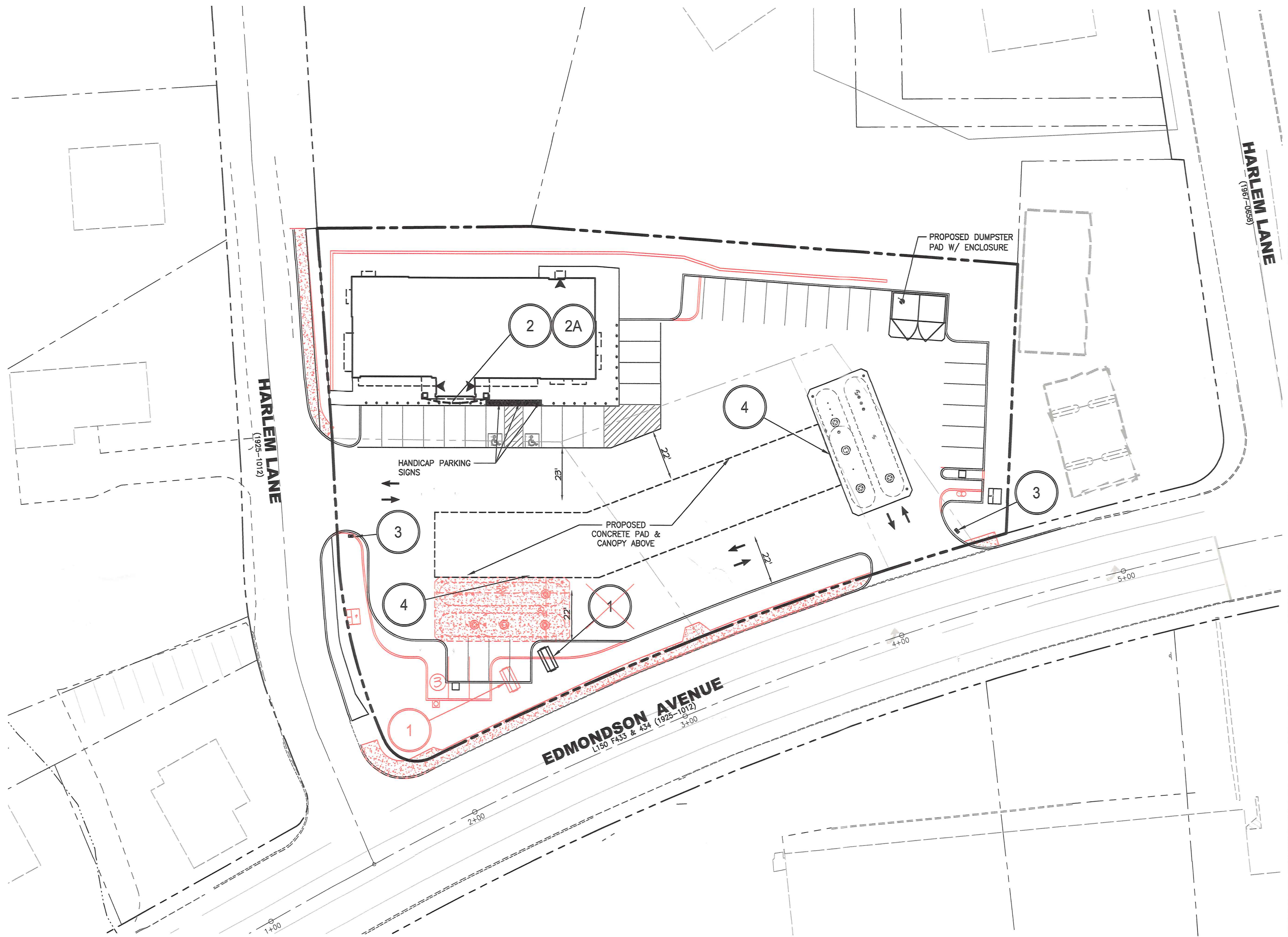
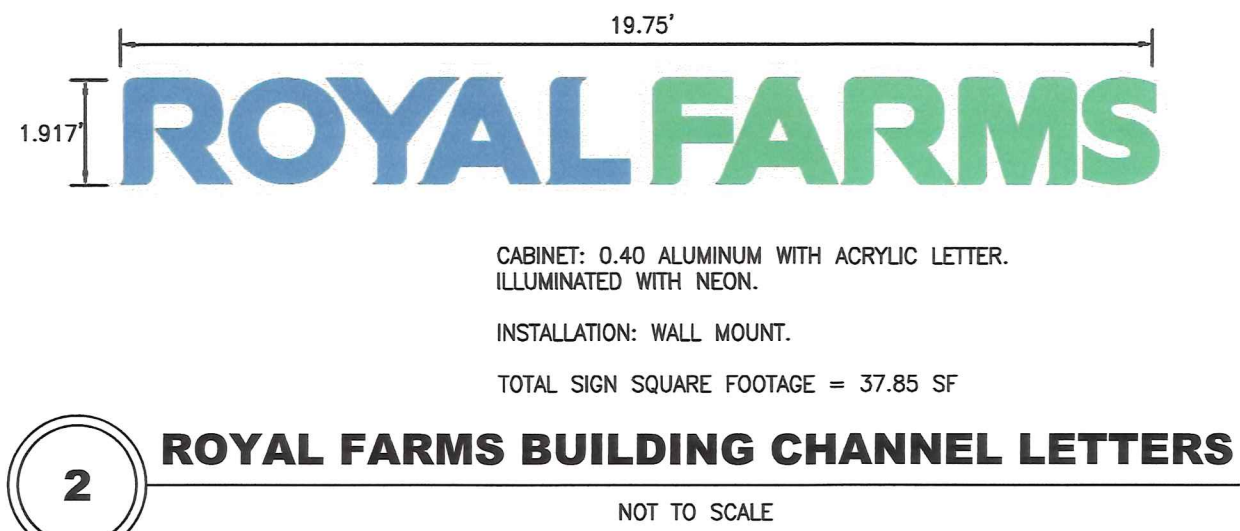
2A ROYAL FARMS CHANNEL LETTERS
NOT TO SCALE



3 STANDARD DIRECTIONAL SIGN
NOT TO SCALE

SIGN REGULATIONS									
CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO. OF PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS	
ENTERPRISE	WALL MOUNTED CANOPY	B.L.	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	TOTAL OF 3, NO MORE THAN 2 ON EACH FACE	N/A	YES	NO SINGLE SIGN LARGER THAN 150-SF	
	FREESTANDING	B.L.	USE	75-SF	ONE PER FRONTAGE	25-FT	YES		
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	25-SF PER SIGN	6	N/A	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL-MOUNTED SIGNAGE LIMITS.	
DIRECTIONAL	FREESTANDING	ACCESSORY	USE	8 SF	NOT REGULATED	8-FT	YES	COMPANY LOGO <30% OF SIGN AREA	

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PR. AREA EACH (SF)	PR. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	FREE STANDING ENTERPRISE SIGN	1	50	-	75 PER FACE
2 (FRONT)	WALL MOUNTED ENTERPRISE SIGN	1	37.85	49.6	214
2A (FRONT)	CANOPY ENTERPRISE SIGN	1	11.75	-	
3	FREE STANDING DIRECTIONAL SIGN	2	4	-	8 PER FACE
4	SERVICE STATION CANOPY SIGN	2	24.2	-	25 PER SIGN



SIGN LAYOUT DETAIL PLAN
SCALE: 1"=30'

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MIRAGTA.COM
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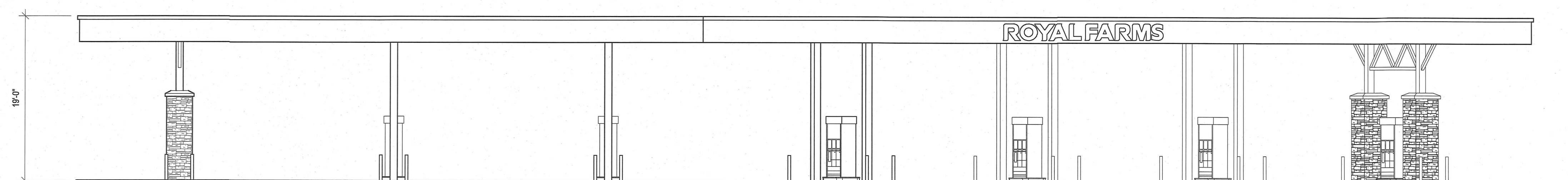
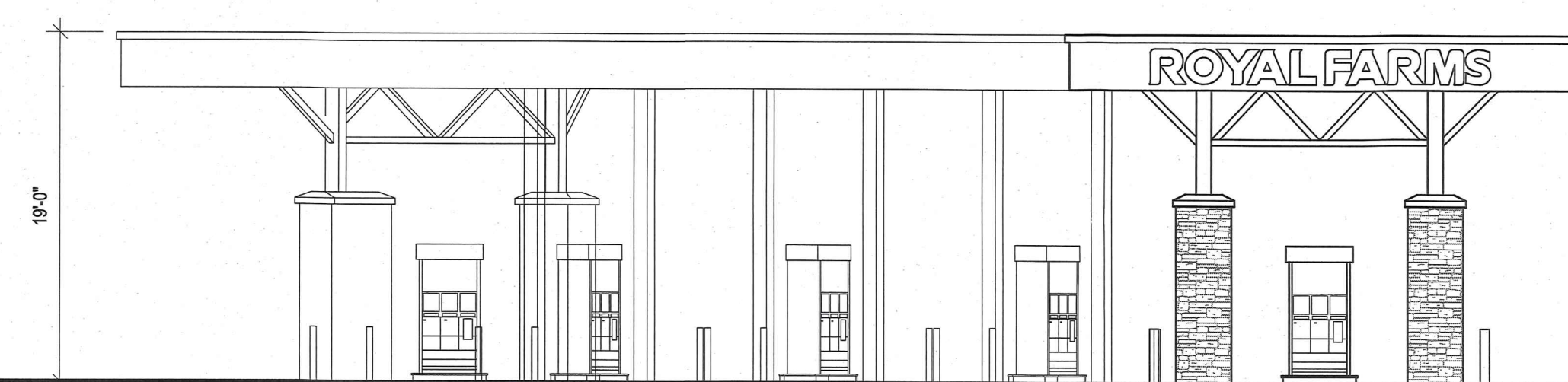
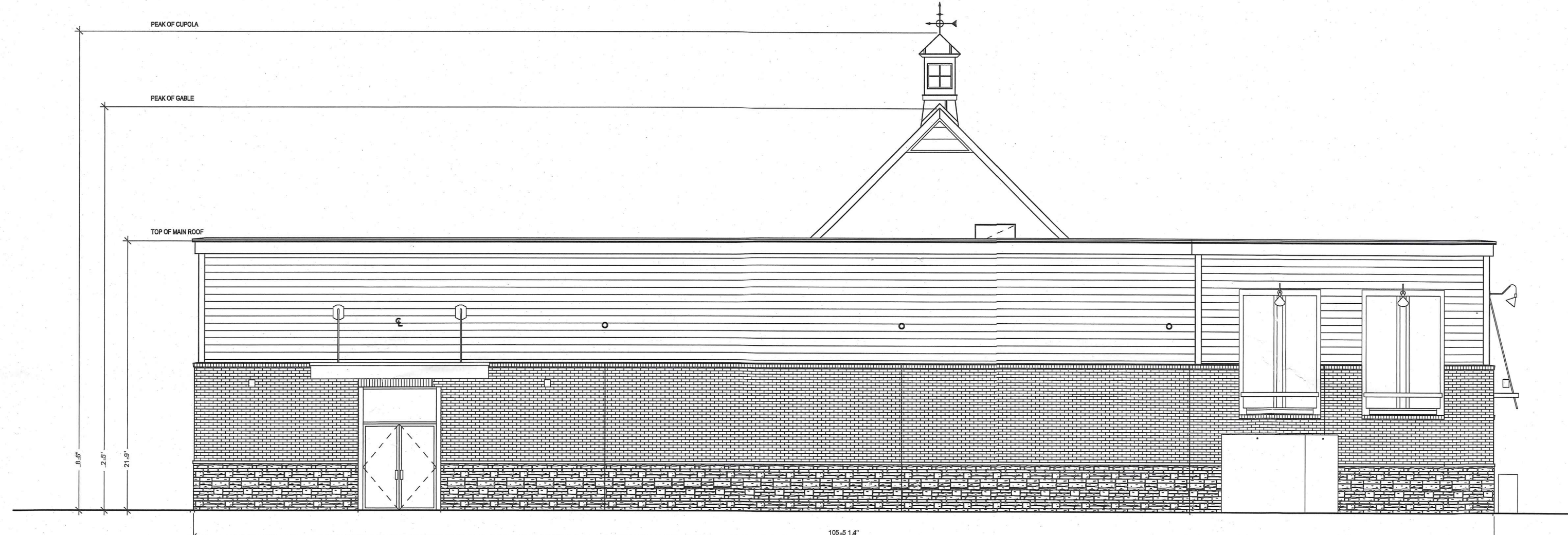
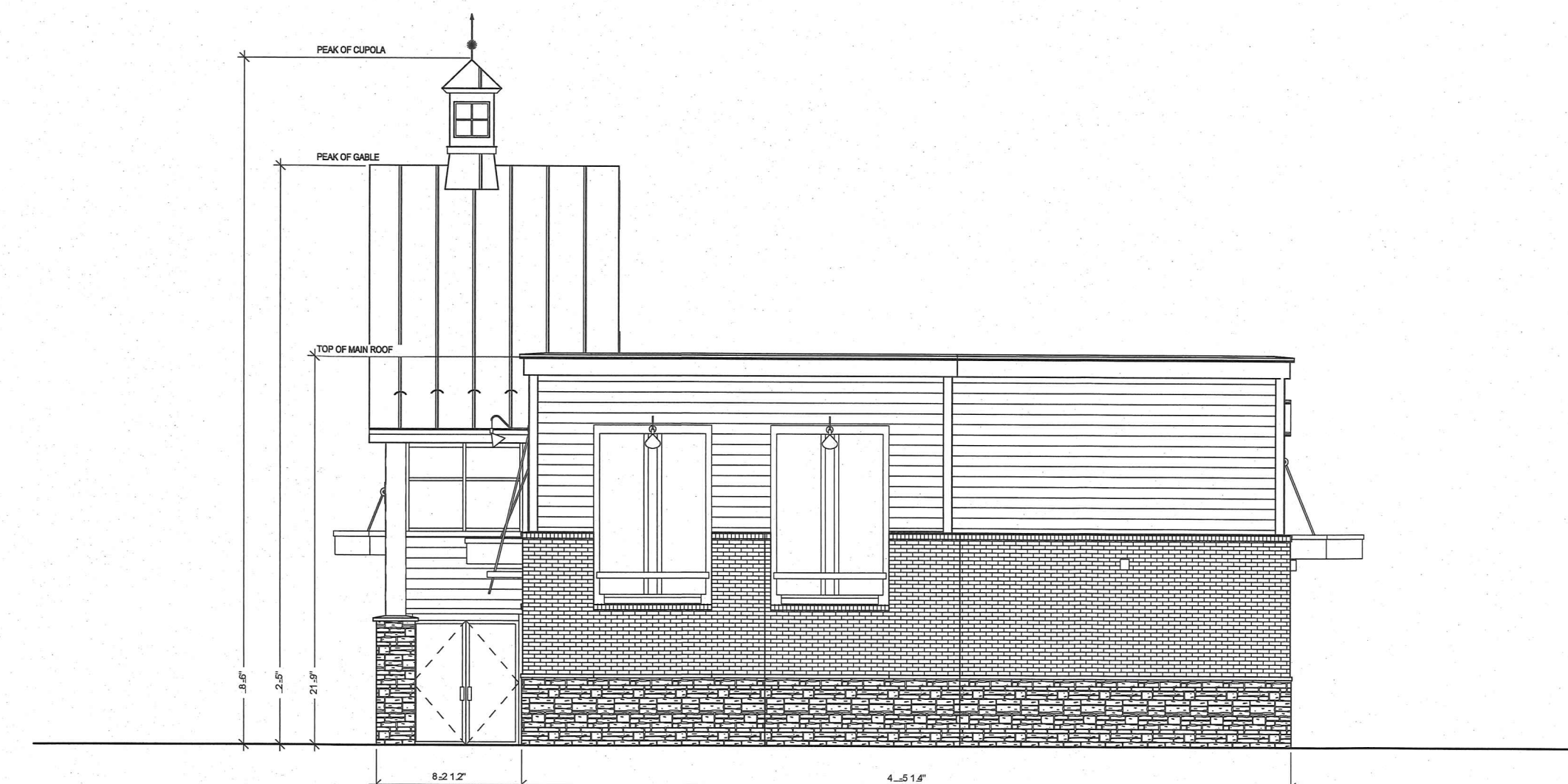
ROYAL FARMS STORE #302
#6124, #6126, & #6132 EDMONDSON AVENUE
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
SIGNAGE PLAN
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 1ST COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
11/17/2017	ADDED SIDEWALK ALONG EDMONDSON PER ZAC COMMENTS, REVISED CURB	17481X72
	ADDED RETAINING WALL AND ADJUSTED SIDEWALK ALONG HARLEM LANE	SCALE: 1"=30'
		DATE: 09/28/2017
		DRAWN BY: CMC
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 02 OF 04

OWNERS
STILLING PROPERTIES, LLC
6124 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
TRUSTEE
6126 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
REVOCABLE TRUST
6132 EDMONDSON
BALTIMORE, MARYLAND 21244

DEVELOPER
TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (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. 34479, EXPIRATION DATE: 06/21/18



RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
410-484-7010 • Fax 410-484-3819 • info@ratcliffarchitects.com

410-484-7010 • Fax 410-484-3819 • info@tatchliffarchitects.com

ROYAL FARMS

EDMONDSON A ☐ AVENUE ☐ HARLEM LANE
BALTIMORE, MD 21228
STORE ☐ ☐ 02

ELEVATIONS

[illegible]

SCALE	NOTED
DRAWN BY	STAFF

THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976 AND SHALL NOT BE REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SHEET 3 OF 4



Front Elevation
1/4" = 1'-0"

ROYAL FARMS

Royal Farms King-CON
Proposed Elevations
October 13th, 2017

R | RATCLIFFE
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
Phone: 410-484-7010 Fax: 410-484-3819 peter@ratcliffarchitects.com

PETITIONER'S EXHIBIT

4A-B



Right Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

ROYAL FARMS

Royal Farms King- CON
Proposed Elevations
October 13th, 2017

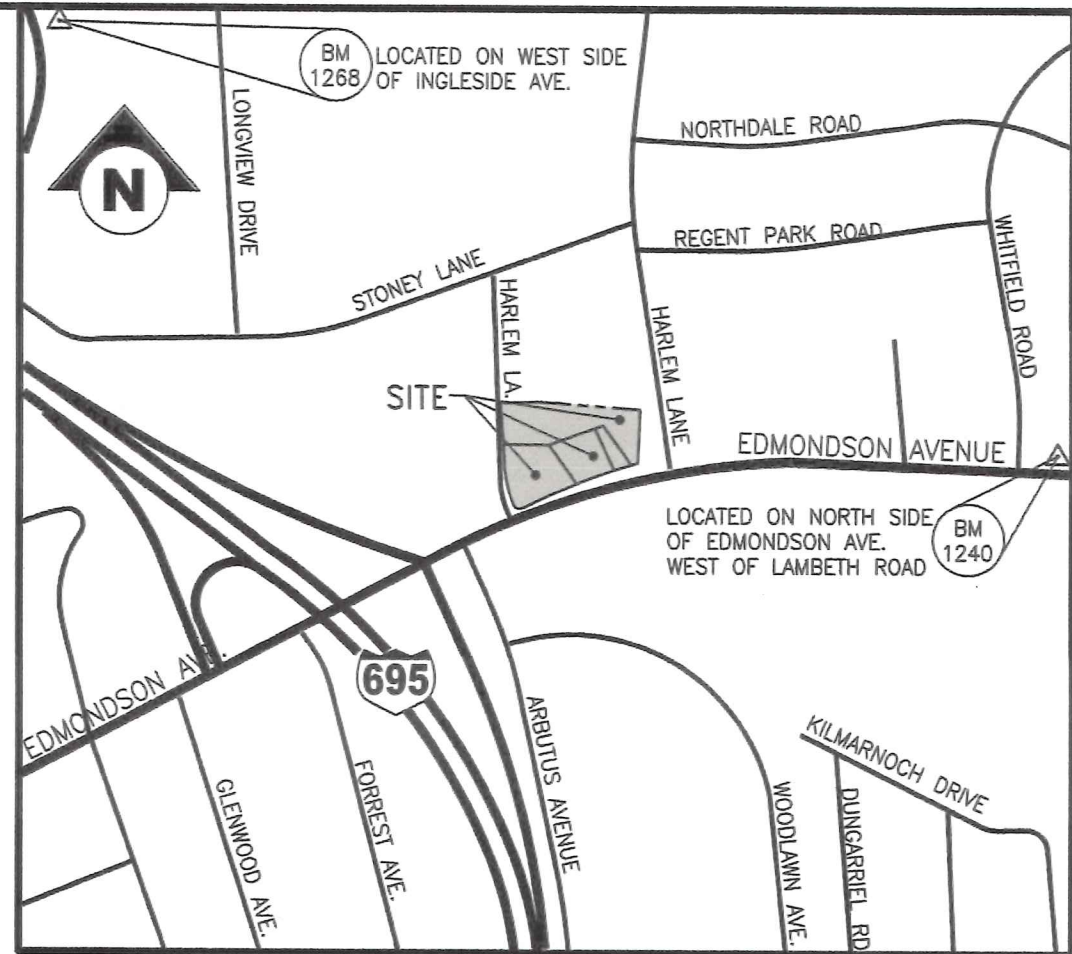
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LEGEND

- EXISTING
EX. PROPERTY LINE
EX. ADJACENT PROPERTY LINE
EX. RIGHT OF WAY LINE
EX. EASEMENT LINE
EX. SETBACK LINE
EX. 2' CONTOUR
EX. STREAM LINE
EX. BUILDING
EX. CONCRETE
EX. CURB
EX. EDGE OF PAVING
EX. TRAFFIC BARRIER
EX. FENCE WOOD
EX. FENCE METAL
EX. FENCE PLASTIC
EX. EDGE OF GRAVEL
EX. ROAD STRIPING
EX. SANITARY SEWER
EX. STORM DRAIN
EX. WATER MAIN
EX. UNDERGROUND ELECTRIC LINE
EX. OVERHEAD LINE
EX. GAS
EX. ELECTRICAL TRANSFORMER
EX. LIGHT POLE
EX. UTILITY POLE
EX. ZONING LINE
EX. WOODS LINE
EX. 100 YR FLOODPLAIN
EX. TREE
- EX. TREE TO BE REMOVED
- PROPOSED
PR. BUILDING LINE
PR. BUILDING OVERHANG
PR. CONCRETE
PR. BOLLARD
PR. SIGN
PR. EXTERIOR TABLE/SEATING
PR. ADA PARKING SPACE
PR. CURB
PR. TRAFFIC FLOW ARROWS
PR. SWM AREA
PR. CLEARING LIMIT
PR. PARKING LOT STRIPING
- PROP. MAJOR TREE
PROP. FLOWERING TREE
PROP. EVERGREEN TREE
PROP. SHRUB



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

1240 N 588,129.93
ELEV. 392.62 E 1,392,108.92
DESCRIPTION: CAPPED REBAR, NW CORNER OF EDMONDSON AVE. 7 LAMBETH ROAD, 14.34' NE OF UTILITY POLE #90665, 13.88' SOUTH OF STORM DRAIN INLET.

1268 N 589,894.08
ELEV. 495.33 E 1,388,388.77
DESCRIPTION: BOLT, WEST SIDE OF INGLESIDE AVE. NEAR ASPHALT DRIVEWAY FOR #715, 46.77' NORTH OF N&C #516041, 10.34' EAST OF CONCRETE BASE POST.

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 6124 EDMONDSON AVE. (PARCEL 93)
6126 EDMONDSON AVE. (PARCEL 2136)
6132 EDMONDSON AVE. (PARCEL 94)
BALTIMORE, MD 21228
- A. SITE AREA:
PARCEL 93 = 26,528 SF OR 0.61 AC±
PARCEL 2136 = 9,609 SF OR 0.22 AC±
PARCEL 94 = 14,723 SF OR 0.34 AC±
NET = 50,860 SF OR 1.168 AC±
GROSS = 65,890 SF OR 1.513 AC±
- B. ELECTION DISTRICT: 1
C. COUNCILMANIC DISTRICT: 4817 D6
D. CENSUS TRACT: 4007.01
E. TAX MAP: #6124 - 0120549800
F. TAX ACCOUNT NO.: #6126 - 2200017424
#6132 - 0120800550
- ZONING: BL-AS (BUSINESS LOCAL AUTO SERVICE)
DR 5.5 (DENSITY RESIDENTIAL)
- ZONING MAP / GIS TILE NO.: 101A1
- EXISTING LAND USE: RETAIL AND AUTOMOBILE SERVICES
- PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRYOUT RESTAURANT WITH OUTDOOR SEATING
- LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE
ALONG EDMONDSON AVENUE 10' 10'
ALONG HARLEM LANE 10' 10'
ALONG SIDE YARD (BL-AS ZONE) 6' 6'
ALONG REAR YARD (DR 5.5 ZONE) 15' 15'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100388F)
- THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY FICTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- DUMPSTER PICKUP TO BE SCHEDULED FOR OFF PEAK HOURS.

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD TANGENT
C-1	18°18'36"	231.03	77.86'	N14°35'31"W	77.49' 39.29'
C-2	10°28'15"	1452.40'	257.25'	S88°33'19"W	256.88' 134.99'
C-3	93°51'02"	15.00'	24.57'	N69°45'19"W	21.91' 15.84'

ZONING HISTORY

CASE NO. R-1955-3647-X #6132 EDMONDSON AVE - PETITION FOR RECLASSIFICATION FROM AN R-6 TO A BL ZONE AND FOR A SPECIAL EXCEPTION TO USE PROPERTY FOR A GASOLINE SERVICE STATION. ORDER DENIED DECEMBER 22, 1955.

PETITION FOR RE-HEARING IN THE MATTER OF RECLASSIFICATION, ORDER DENIED MAY 3, 1956 AND DECEMBER 20, 1956.

ON MAY 13, 1957, THE CIRCUIT COURT REVERSED THE DECISIONS BELOW AND ORDERED THAT THE PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION BE GRANTED.

CASE NO. 1957-4253-X #6126 EDMONDSON AVE - PETITION FOR SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION. DENIED OCTOBER 4, 1957.

BOARD OF APPEALS GRANTED FEBRUARY 27, 1958.

CASE NO. 1987-0233-X #6132 EDMONDSON AVE - PETITION TO USE THE DESCRIBED PROPERTY FOR A SERVICE GARAGE. GRANTED DECEMBER 18, 1986.

CASE NO. 1987-0106-SPH #6132 EDMONDSON AVE - PETITION TO APPROVE AN AMENDMENT TO PREVIOUSLY APPROVED SITE PLAN IN CASE 1987-0233-X TO ACCOMMODATE 14 ADDITIONAL PARKING SPACES GRANTED FEBRUARY 6, 1990.

CASE NO. 1999-0216-X #6132 EDMONDSON AVE - PETITION TO USE AN EXISTING BUILDING FOR A SERVICE GARAGE USE AND AN ACCESSORY USE IN A PROPOSED STORAGE BUILDING. GRANTED MAY 11, 1999.

CASE NO. 2001-0291-SPH #6126 EDMONDSON AVE - PETITION FOR A SPECIAL HEARING TO APPROVE AN AMENDMENT TO A PREVIOUSLY APPROVED CASE NO. 99-216-X TO INCREASE THE NUMBER OF OUTSIDE PARKING SPACES FROM 5 TO 10 AND TO PROVIDE A SCREENED AREA FOR DISABLED VEHICLE STORAGE. GRANTED APRIL 4, 2001.

COMMERCIAL PERMIT HISTORY

#6124 EDMONDSON AVENUE
PERMIT #B528963 - INSTALL ONE WALL SIGN 2'x12'-4", 5 SQ. FT. ON FRONT OF EXISTING SINGLE TENANT BUILDING NO OTHER WALL SIGNS PER APPLICATION, REMOVE ALL TEMPORARY SIGNS W/O PERMITS.

#6126 EDMONDSON AVENUE
PERMIT #B274683 - CONSTRUCT 1 STORY ADDITION ONTO SIDE OF EX. SERVICE GARAGE - TO BE USED AS EXTRA SERVICE BAY ALT. TO CREATE ENTRANCE TO SAID ADDITION.

PERMIT # B381662 - CONSTRUCT 1 STORY ADDITION ON SIDE OF EX. BUILDING TO BE A 2 BAY REPAIR SHOP ADDITION, 27'x32'x14' = 832 SQ. FT.

#6132 EDMONDSON AVENUE
PERMIT # B533777 - CONSTRUCT A STORAGE SHED ON REAR OF PROPERTY, 40'x40' = 1,600 SQ. FT. FOOTINGS REQUIRED. RESIDENTIAL USE ONLY.

PLANTING REQUIREMENTS

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Required Planting Units (PU)
Condition A Street Frontage and Streetscape			
Interior Road	1 PU/20 LF	342	17
Adjacent Road	1 PU/40 LF	536	13
Parking Lot Interior	1 PU/12 Parking Spaces	35	3
Condition E Nonresidential Buildings			
Landscape Buffer	1 PU/15 LF of Building Facade	148	10
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	48	3
Condition J Slopes, Embankments, and Retaining Walls			
Slopes, Embankments, and Retaining Walls	1 PU/15 LF	220	15
*Requesting a Modification for Required Planting Units	1 PU/15 LF	220	-15
Condition K Automotive Uses			
Adjacent to Public ROW (Class B)	1 PU/15 LF	282	19
Adjacent to Residential and Commercial (Class C)	1 PU/10 LF	656	66
Total Required Planting Units (PU)			131

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Provided Planting Units (PU)
Major Trees Provided	1 PU/ Tree	5	5
Minor Trees Provided	1 PU/ 2 Trees	14	7
Evergreen Trees	1 PU/ 2 Trees	57	28.5
Shrubs	1 PU/ 5 Shrubs	455	91
Total Provided Planting Units (PU)			131.5

INTERIOR LANDSCAPING REQUIREMENT
A. Reserve 7% of the parking lot area for interior landscaping.
REQUIRED: (7800 S.F. X .07) = 546 S.F.
PROVIDED: 555 S.F.

A DRAFT MODIFICATION LETTER HAS BEEN SENT TO BALTIMORE COUNTY TO ASK FOR RELIEF FROM THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS. A FINAL LANDSCAPE MODIFICATION LETTER REQUEST WILL BE SUBMITTED WITH THE FINAL LANDSCAPE PLAN.

DEVELOPER

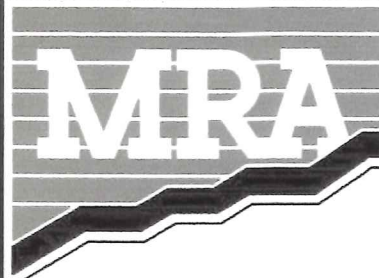
TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (410) 889-0200

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2018

OWNERS

STILLING PROPERTIES, LLC
6124 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
TRUSTEE
6126 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
REVOCABLE TRUST
6132 EDMONDSON
BALTIMORE, MARYLAND 21244

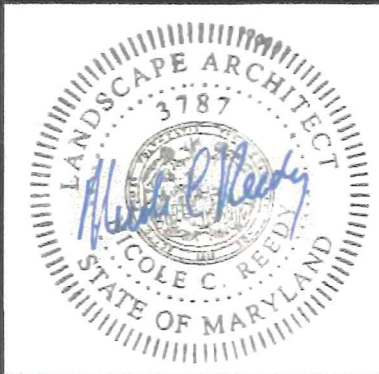


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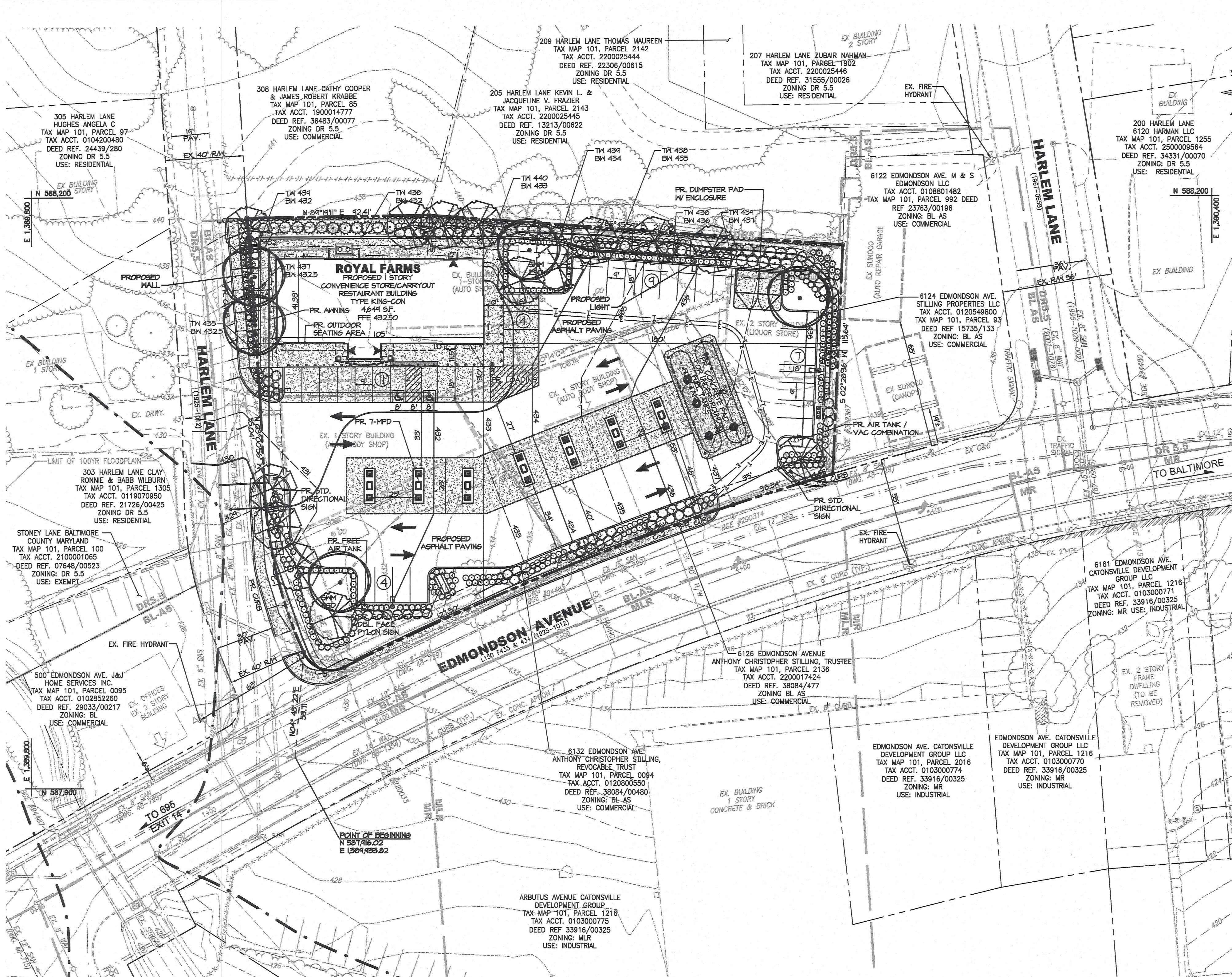
ROYAL FARMS STORE #302

#6124, #6126, & #6132 EDMONDSON AVENUE

SCHEMATIC LANDSCAPE PLAN



DATE		REVISIONS	PETITIONER'S EXHIBIT 5	1ST EL.	1ST COUNCILMANIC DISTRICT
					JOB NO.: 17481X72
					SCALE: 1"=30'
					DATE: 11/10/2017
					DRAWN BY: NCR
					DESIGN BY: NCR
					REVIEW BY: MAB
					SHEET: 01 OF 01



PLAN
SCALE: 1"=30'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	19°18'36"	231.03'	77.86'	N14°35'31"W	77.49'	39.29'
C-2	10°28'15"	1462.40'	267.25'	S68°33'18"W	266.88'	134.89'
C-3	93°51'02"	15.00'	24.57'	N69°45'19"W	21.91'	15.64'

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BOARD OF APPEALS GRANTED FEBRUARY 27, 1958.

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CASE NO. 1990-0166-SPH #6132 EDMONDSON AVE. - PETITION TO APPROVE AN AMENDMENT TO PREVIOUSLY APPROVED SITE PLAN IN CASE 1987-0233-X TO ACCOMMODATE 14 ADDITIONAL PARKING SPACES GRANTED FEBRUARY 6, 1990.

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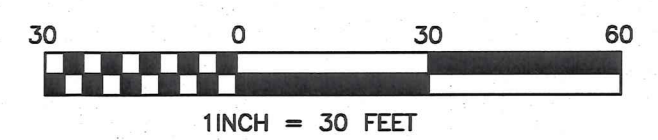
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Parking Lot Interior	1 PU/12 Parking Spaces	35	3
Condition C Nonresidential Buildings			
Landscape Buffer	1 PU/15 LF of Building Facade	148	10
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	48	3
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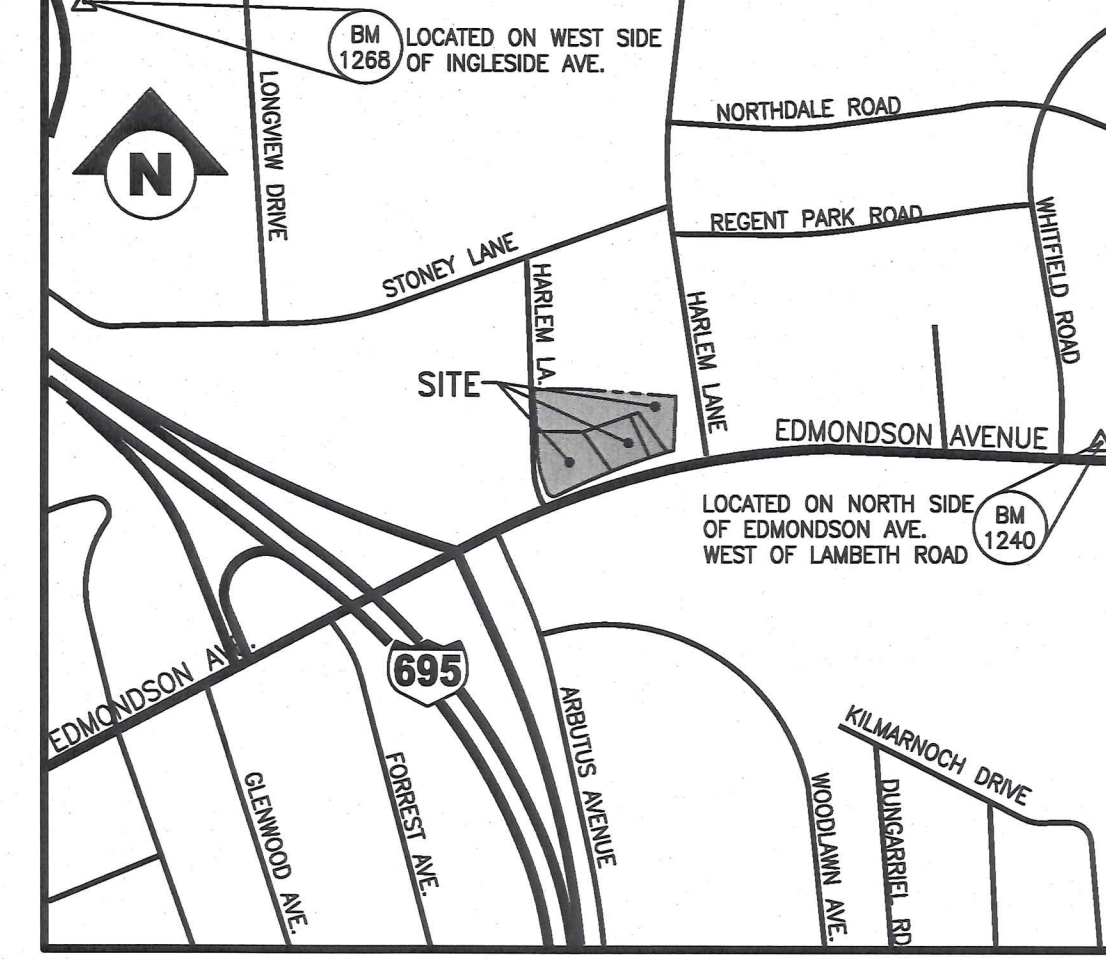
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PROVIDED: 555 S.F.

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LEGEND

- EXISTING**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. EASEMENT LINE
 - EX. SETBACK LINE
 - EX. 2' CONTOUR
 - EX. STREAM LINE
 - EX. BUILDING
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 - EX. UNDERGROUND ELECTRIC LINE
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 - EX. GAS
 - EX. ELECTRICAL TRANSFORMER
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. ZONING LINE
 - EX. WOODS LINE
 - EX. 100 YR FLOODPLAIN
 - EX. TREE
- PROPOSED**
- PR. BUILDING LINE
 - PR. BUILDING OVERHANG
 - PR. CONCRETE
 - PR. SIGN
 - PR. EXTERIOR TABLE/SEATING
 - PR. ADA PARKING SPACE
 - PR. CURB
 - PR. TRAFFIC FLOW ARROWS
 - PR. SWM AREA
 - PR. CLEARING LIMIT
 - PR. PARKING LOT STRIPING
- PROP. MAJOR TREE**
- PROP. FLOWERING TREE**
- PROP. EVERGREEN TREE**
- PROP. SHRUB**



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

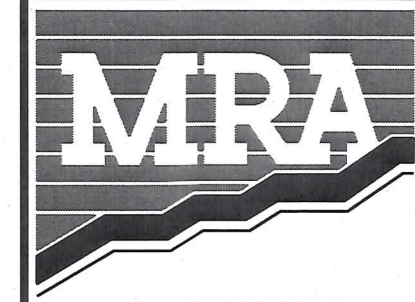
1240
ELEV. 392.62
DESCRIPTION: CAPPED REBAR, NW CORNER OF EDMONDSON AVE. 7 LAMBETH ROAD, 14.34' NE OF UTILITY POLE #90665, 13.88' SOUTH OF STORM DRAIN INLET.

1268
ELEV. 495.33
DESCRIPTION: BOLT, WEST SIDE OF INGLESIDE AVE. NEAR ASPHALT DRIVEWAY FOR #715, 46.77' NORTH OF N&C #516041, 10.34' EAST OF CONCRETE BASE POST.

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 6124 EDMONDSON AVE. (PARCEL 93)
6126 EDMONDSON AVE. (PARCEL 1216)
6132 EDMONDSON AVE. (PARCEL 94)
BALTIMORE, MD 21228
- A. SITE AREA:
PARCEL 93 = 26,528 SF OR 0.61 Ac.±
PARCEL 1216 = 9,939 SF OR 0.22 Ac.±
PARCEL 94 = 14,723 SF OR 0.34 Ac.±
NET = 50,860 SF OR 1.168 Ac.±
GROSS = 65,890 SF OR 1.513 Ac.±
- B. ELECTION DISTRICT: 1
C. COUNCILMANIC DISTRICT: 1
D. ADD MAP: 4817 D6
E. CENSUS TRACT: 4007.01
F. TAX MAP: #6124 - 0120549800
#6126 - 01200017424
#6132 - 012000050
- ZONING: BL-AS (BUSINESS LOCAL AUTO SERVICE)
DR 5.5 (DENSITY RESIDENTIAL)
- ZONING MAP / GIS TILE NO.: 101A1
- EXISTING LAND USE: RETAIL AND AUTOMOBILE SERVICES
- PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRYOUT RESTAURANT WITH OUTDOOR SEATING
- LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE
ALONG EDMONDSON AVENUE 10'
ALONG HARLEM LANE 10'
ALONG SIDE YARD (BL-AS ZONE) 6'
ALONG REAR YARD (DR 5.5 ZONE) 15'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001003887)
- THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- DUMPSTER PICKUP TO BE SCHEDULED FOR OFF PEAK HOURS.

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



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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ROYAL FARMS STORE #302
#6124, #6126, & #6132 EDMONDSON AVENUE

SCHEMATIC LANDSCAPE PLAN



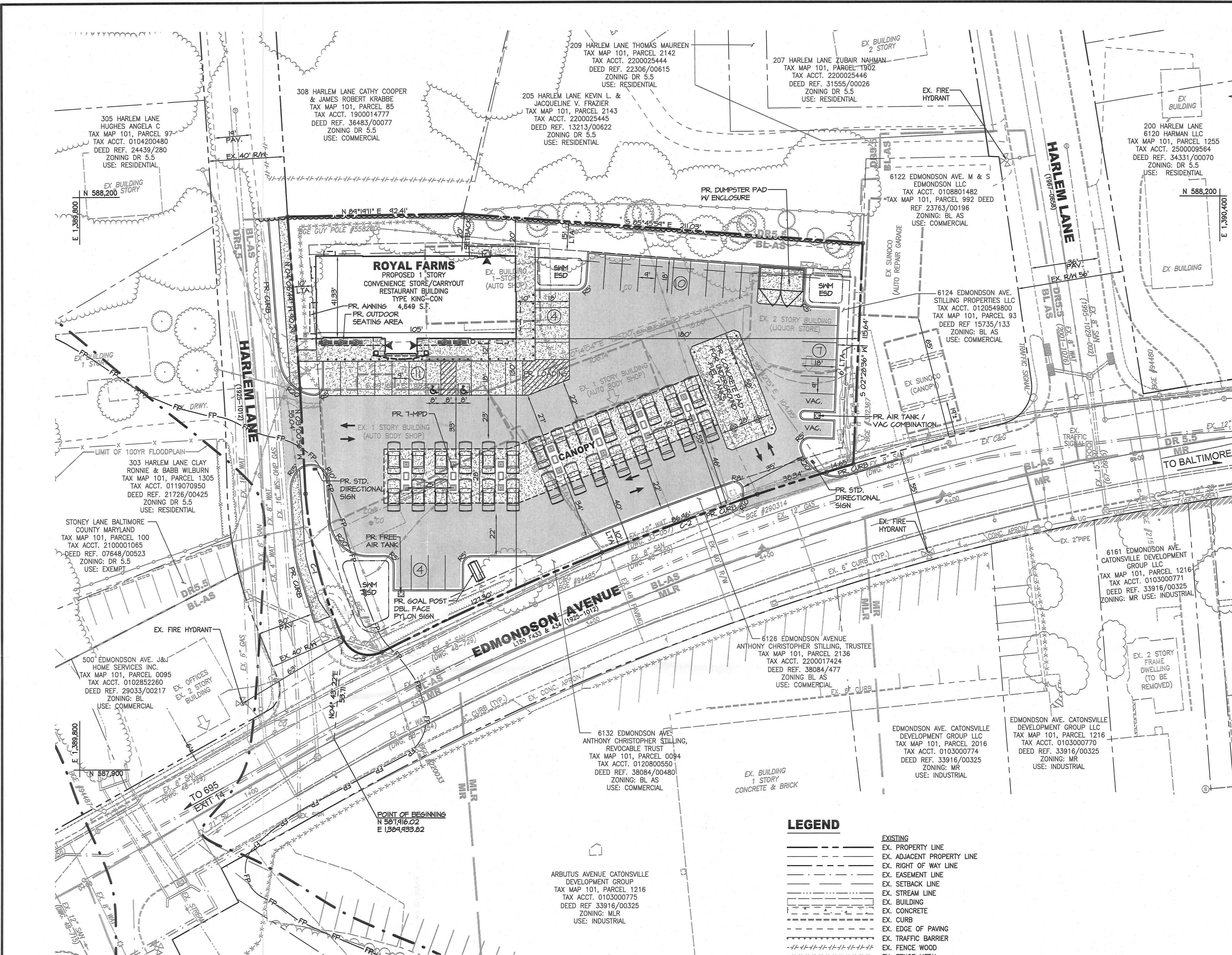
DATE	REVISIONS	JOB NO.: 17481X72
	SCALE: 1"=30'	
	DATE: 11/10/2017	
	DRAWN BY: NCR	
	DESIGN BY: NCR	
	REVIEW BY: MAB	
	SHEET: 01 OF 01	

DEVELOPER

TWO FARMS, INC.
3811 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (410) 689-0200

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2018



PLAN
SCALE: 1"=30'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD TANGENT
C-1	19°18'36"	231.03'	77.86'	N14°35'31"W	77.49' 39.29'
C-2	10°28'15"	1462.40'	267.25'	S68°33'18"W	266.88' 134.89'
C-3	93°51'02"	15.00'	24.57'	N69°45'19"W	21.91' 15.64'

PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 419.3.B)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED
CONVENIENCE STORE WITH GASOLINE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING	4,839	5/1,000 S.F.	25
MAXIMUM # EMPLOYEES ON SHIFT			6
ATM			1
FREE AIR TANK			1
AIR TANK / VAC COMBINATION			2
TOTAL PARKING REQUIRED			35
TOTAL PARKING PROVIDED (INCLUDES 2 HANDICAP SPACES)			36

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION
(14 FUELING POSITIONS x 1,500 S.F.) = 21,000 S.F.

CONVENIENCE STORE
(4 x 2,557 S.F.) = 10,228 S.F.

ATM MACHINE
(1 ATM x 1,000 S.F.) = 1,000 S.F.

CARRY OUT RESTAURANT
(6 x 2,282 S.F.) = 13,692 S.F.

REQUIRED TOTAL AREA = 45,920 S.F.

PROVIDED TOTAL AREA = 65,890 S.F.

LEGEND

EXISTING	PROPOSED
EX. PROPERTY LINE	PR. BUILDING LINE
EX. ADJACENT PROPERTY LINE	PR. BUILDING OVERHANG
EX. RIGHT OF WAY LINE	PR. CONCRETE
EX. EASEMENT LINE	PR. PAVING
EX. SETBACK LINE	PR. BOLLARD
EX. STREAM LINE	PR. SIGN
EX. BUILDING	PR. EXTERIOR TABLE/SEATING
EX. CONCRETE	PR. ADA PARKING SPACE
EX. CURB	PR. CURB
EX. EDGE OF PAVING	PR. TRAFFIC FLOW ARROWS
EX. TRAFFIC BARRIER	PR. SWM AREA
EX. FENCE WOOD	PR. CLEARING LIMIT
EX. FENCE METAL	PR. PARKING LOT STRIPING
EX. FENCE PLASTIC	
EX. EDGE OF GRAVEL	
EX. ROAD STRIPING	
EX. SANITARY SEWER	
EX. STORM DRAIN	
EX. WATER MAIN	
EX. UNDERGROUND ELECTRIC LINE	
EX. OVERHEAD LINE	
EX. GAS	
EX. ELECTRICAL TRANSFORMER	
EX. LIGHT POLE	
EX. UTILITY POLE	
EX. ZONING LINE	
EX. FEMA FLOODPLAIN	
EX. 100-YR RIVERINE FLOODPLAIN	
EX. WOODS LINE	
EX. TREE	

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 6124 EDMONDSON AVE. (PARCEL 93)
6126 EDMONDSON AVE. (PARCEL 94)
6132 EDMONDSON AVE. (PARCEL 94)
BALTIMORE, MD 21228

A. SITE AREA:
PARCEL 93 = 26,528 SF OR 0.61 Ac±
PARCEL 136 = 9,609 SF OR 0.22 Ac±
PARCEL 94 = 14,723 SF OR 0.34 Ac±
NET = 50,860 SF OR 1.168 Ac±
GROSS = 65,890 SF OR 1.513 Ac±

B. ELECTION DISTRICT:
C. COUNCILMANIC DISTRICT:
D. ADD MAP:
E. CENSUS TRACT:
F. TAX MAP:
G. TAX ACCOUNT NO.:

2. ZONING: BL-AS (BUSINESS LOCAL AUTO SERVICE)
DR 5.5 (DENSITY RESIDENTIAL)

3. ZONING MAP / GIS TILE NO.: 101A1

4. FLOOR AREA RATIO:
PERMITTED = 3.0
PROVIDED = 0.07 (4,649 S.F. / 65,890 S.F.)

5. EXISTING LAND USE: RETAIL AND AUTOMOBILE SERVICES
PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A RESTAURANT WITH OUTDOOR SEATING

6. BL ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE
*FRONT
SIDE (INTERIOR)
SIDE (STREET)
REAR

7. LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE
ALONG EDMONDSON AVENUE
ALONG HARLEM LANE
ALONG SIDE YARD (BL-AS ZONE)
ALONG REAR YARD (DR 5.5 ZONE)

8. PROPOSED BUILDING HEIGHT: C-STORY = 32'-6" PEAK OF GABLE
CANOPY = 19'-0"

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

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

11. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100388F)

12. THE SITE IS LOCATED IN AN AREA OF CONCEPT FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.

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

14. THERE ARE NO HISTORIC BUILDINGS ON SITE

15. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

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

17. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.

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

19. THERE ARE NO KNOWN ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3, BCZR).

20. DUMPSTER PICKUP TO BE SCHEDULED FOR OFF PEAK HOURS.

OWNERS

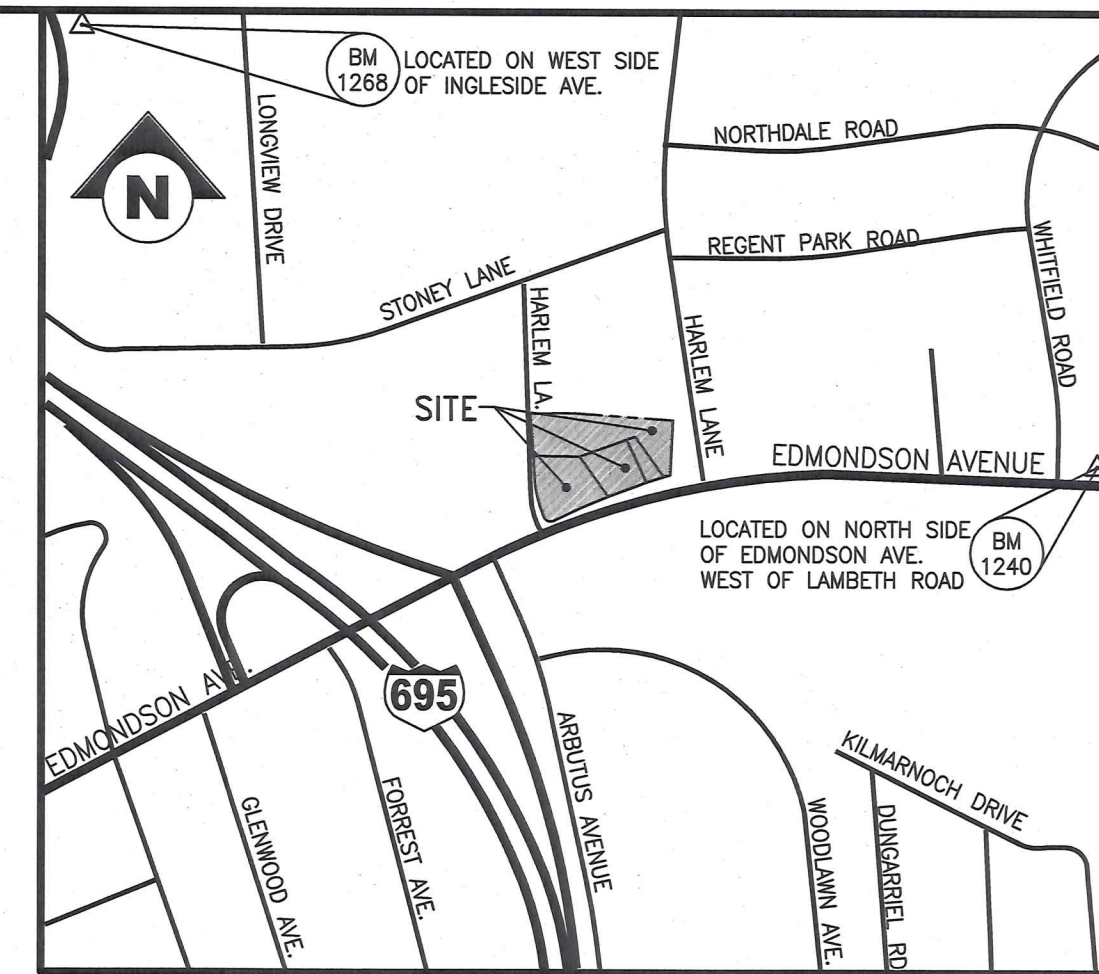
STILLING PROPERTIES, LLC
6124 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING, TRUSTEE
6126 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING, REVOCABLE TRUST
6132 EDMONDSON
BALTIMORE, MARYLAND 21244

DEVELOPER

TWO FARMS, INC.
3811 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (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. 34479, EXPIRATION DATE: 06/21/18



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

1240
ELEV. 392.62
DESCRIPTION: CAPPED REBAR, NW CORNER OF EDMONDSON AVE. 7 LAMBETH ROAD, 14.34' NE OF UTILITY POLE #90665, 13.88' SOUTH OF STORM DRAIN INLET.
1268
ELEV. 495.33
DESCRIPTION: BOLT, WEST SIDE OF INGLESIDE AVE. NEAR ASPHALT DRIVEWAY FOR #715, 46.77' NORTH OF N&C #518041, 10.34' EAST OF CONCRETE BASE POST.

ZONING HISTORY

CASE NO. R-1955-3647-X #6132 EDMONDSON AVE - PETITION FOR RECLASSIFICATION FROM AN R-6 TO A BL ZONE AND FOR A SPECIAL EXCEPTION TO USE PROPERTY FOR A GASOLINE SERVICE STATION. ORDER DENIED NOVEMBER 22, 1995.
PETITION FOR RE-HEARING IN THE MATTER OF RECLASSIFICATION, ORDER DENIED MAY 3, 1996 AND DECEMBER 20, 1996.
ON MAY 13, 1997, THE CIRCUIT COURT REVERSED THE DECISIONS BELOW AND ORDERED THAT THE PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION BE GRANTED.
CASE NO. 1957-4253-X #6126 EDMONDSON AVE - PETITION FOR SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION. DENIED OCTOBER 4, 1997.
BOARD OF APPEALS GRANTED FEBRUARY 27, 1998.
CASE NO. 1987-0233-X #6132 EDMONDSON AVE - PETITION TO USE THE DESCRIBED PROPERTY FOR A SERVICE GARAGE. GRANTED DECEMBER 18, 1986.
CASE NO. 1990-0166-SPH #6132 EDMONDSON AVE - PETITION TO APPROVE AN AMENDMENT TO PREVIOUSLY APPROVED SITE PLAN IN CASE 1987-0233-X TO ACCOMMODATE 14 ADDITIONAL PARKING SPACES GRANTED FEBRUARY 6, 1990.
CASE NO. 1999-0216-X #6132 EDMONDSON AVE - PETITION TO USE AN EXISTING BUILDING FOR A SERVICE GARAGE USE AND AN ACCESSORY USE IN A PROPOSED STORAGE BUILDING. GRANTED MAY 11, 1999.
CASE NO. 2001-0291-SPH #6126 EDMONDSON AVE - PETITION FOR A SPECIAL HEARING TO APPROVE AN AMENDMENT TO A PREVIOUSLY APPROVED CASE NO. 99-216-X TO INCREASE THE NUMBER OF OUTSIDE PARKING SPACES FROM 5 TO 10 AND TO PROVIDE A SCREENED AREA FOR DISABLED VEHICLE STORAGE. GRANTED APRIL 4, 2001.

COMMERCIAL PERMIT HISTORY

#6124 EDMONDSON AVENUE
PERMIT #B528963 - INSTALL ONE WALL SIGN 2'x12'-4", 5 SQ. FT. ON FRONT OF EXISTING SINGLE TENANT BUILDING NO OTHER WALL SIGNS PER APPLICATION, REMOVE ALL TEMPORARY SIGNS W/O PERMITS.
#6126 EDMONDSON AVENUE
PERMIT #B274663 - CONSTRUCT 1 STORY ADDITION ONTO SIDE OF EX. SERVICE GARAGE - TO BE USED AS EXTRA SERVICE BAY ALT. TO CREATE ENTRANCE TO SAID ADDITION.
PERMIT # B381662 - CONSTRUCT 1 STORY ADDITION ON SIDE OF EX. BUILDING TO BE A 2 BAY REPAIR SHOP ADDITION, 27'x32'x14' = 832 SQ. FT.
#6132 EDMONDSON AVENUE
PERMIT # B533777 - CONSTRUCT A STORAGE SHED ON REAR OF PROPERTY, 40'x40' = 1,600 SQ. FT. FOOTINGS REQUIRED. RESIDENTIAL USE ONLY.

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

MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRA@GTA.COM Copyright 2017 Morris & Ritchie Associates, Inc.		ROYAL FARMS STORE #302 #6124, #6126, & #6132 EDMONDSON AVENUE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION	
DATE	REVISIONS	1ST ELECTION DISTRICT	1ST COUNCILMANIC DISTRICT
		BALTIMORE COUNTY, MARYLAND	
			JOB NO.: 17481X72
			SCALE: 1"=30'
			DATE: 10/31/2017
			DRAWN BY: MJS
			DESIGN BY: THIS
			REVIEW BY: THIS
			SHEET: 01 OF 04

PYLON SIGN
"ROYAL FARMS" SIGN
TOTAL SIGN SQUARE FOOTAGE = 50 SF

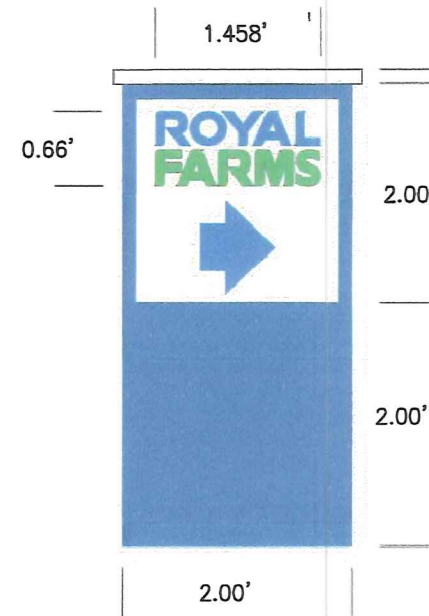


1 2017 GOALPOST W/O CAR WASH
NOT TO SCALE

23.50'
0.50' **WORLD FAMOUS CHICKEN & FRESH KITCHEN**
@ FRONT TRELLIS

FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYCROFT COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE,
ALL OTHER LETTERS ARE LOWERCASE
TOTAL SIGN SQUARE FOOTAGE = 11.75 SF

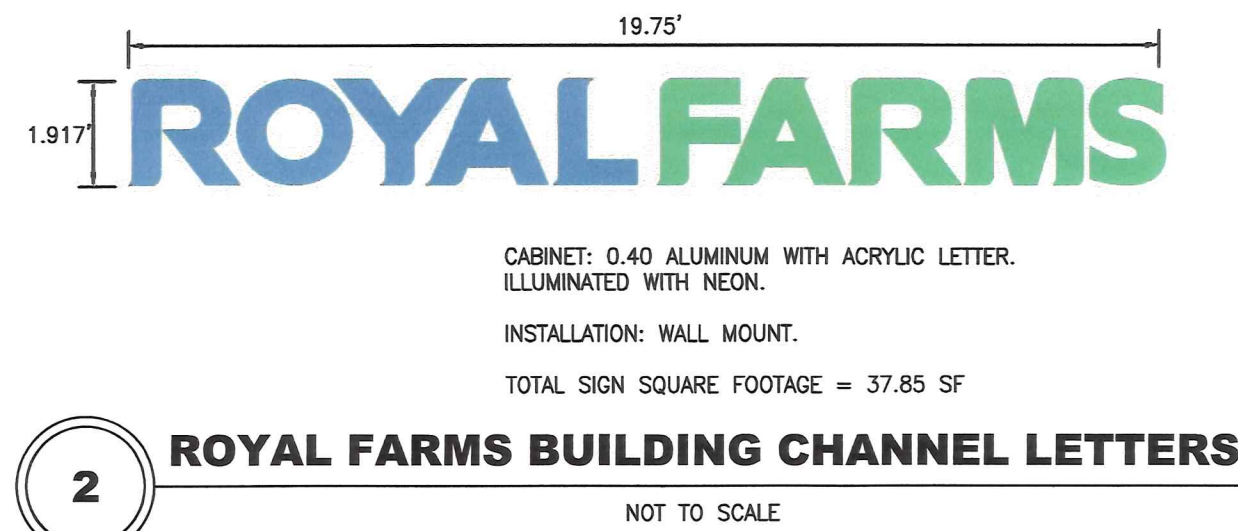
2A ROYAL FARMS CHANNEL LETTERS
NOT TO SCALE



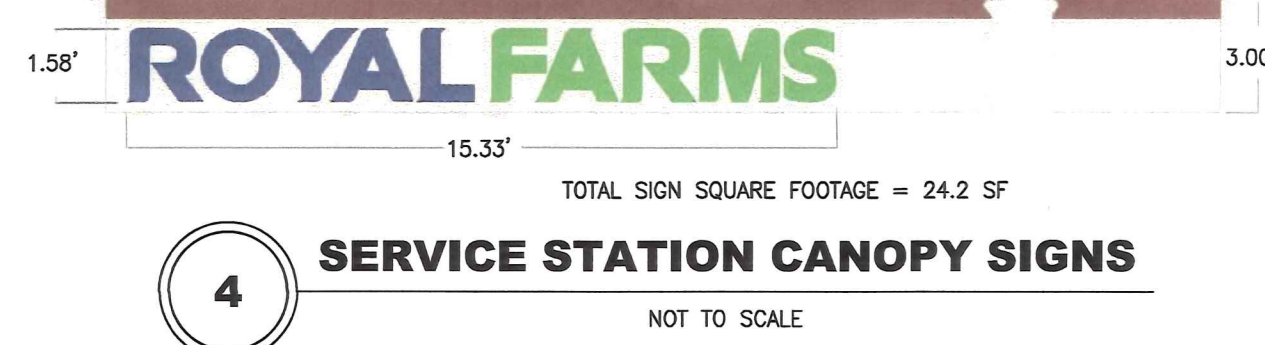
ROYAL FARMS TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30%
OF DIRECTIONAL SIGN AREA.
ALLOWABLE TEXT/LOGO AREA = 4 SF X 0.3 = 1.2 SF
PROPOSED TEXT/LOGO AREA = 1.46' X 0.67' = 0.98 SF
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO
TOTAL SIGN SQUARE FOOTAGE = 4 SF

3 STANDARD DIRECTIONAL SIGN
NOT TO SCALE

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

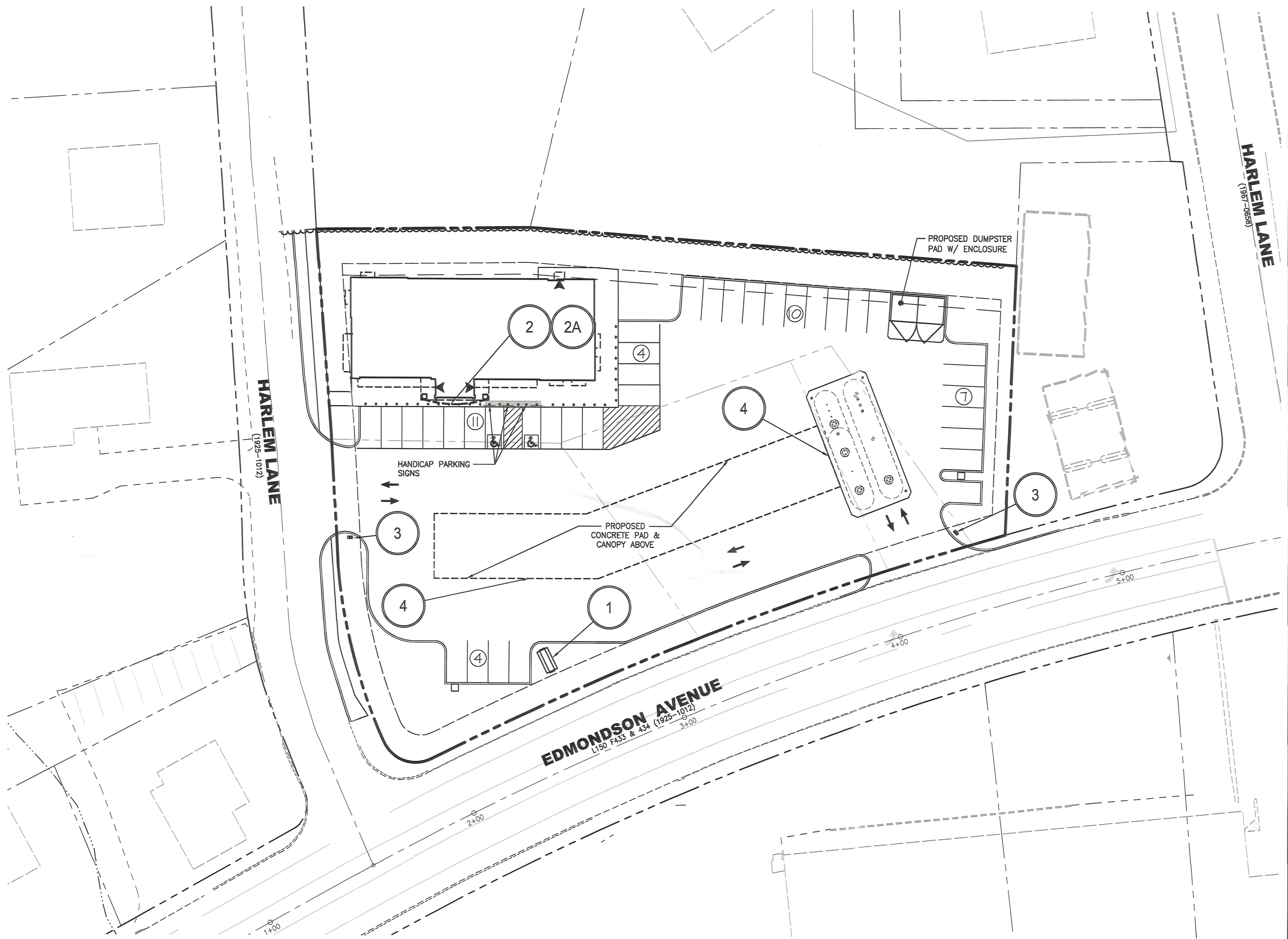


2 ROYAL FARMS BUILDING CHANNEL LETTERS
NOT TO SCALE



4 SERVICE STATION CANOPY SIGNS
NOT TO SCALE

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PR. AREA EACH (SF)	PR. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	FREE STANDING ENTERPRISE SIGN	1	50	-	75 PER FACE
2 (FRONT)	WALL MOUNTED ENTERPRISE SIGN	1	37.85	49.6	214
2A (FRONT)	CANOPY ENTERPRISE SIGN	1	11.75		
3	FREE STANDING DIRECTIONAL SIGN	2	4	-	8 PER FACE
4	SERVICE STATION CANOPY SIGN	2	24.2	-	25 PER SIGN



SIGN LAYOUT DETAIL PLAN
SCALE: 1"=30'

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL: NAD 83 (1991)
VERTICAL: NAVD 86

MORRIS & RITCHIE ASSOCIATES, INC.
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ROYAL FARMS STORE #302
#6124, #6126, & #6132 EDMONDSON AVENUE

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND SPECIAL EXCEPTION
SIGNAGE PLAN

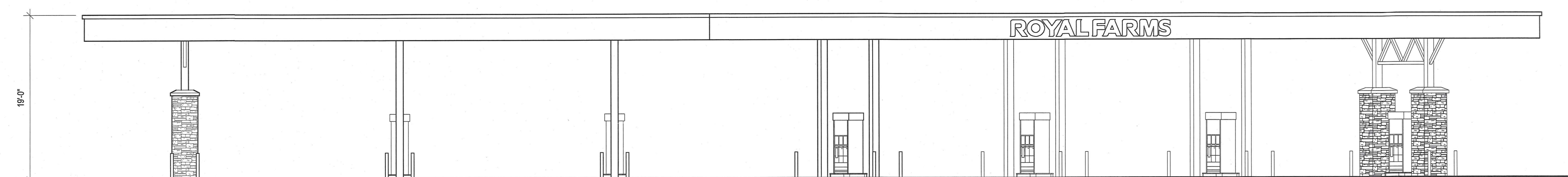
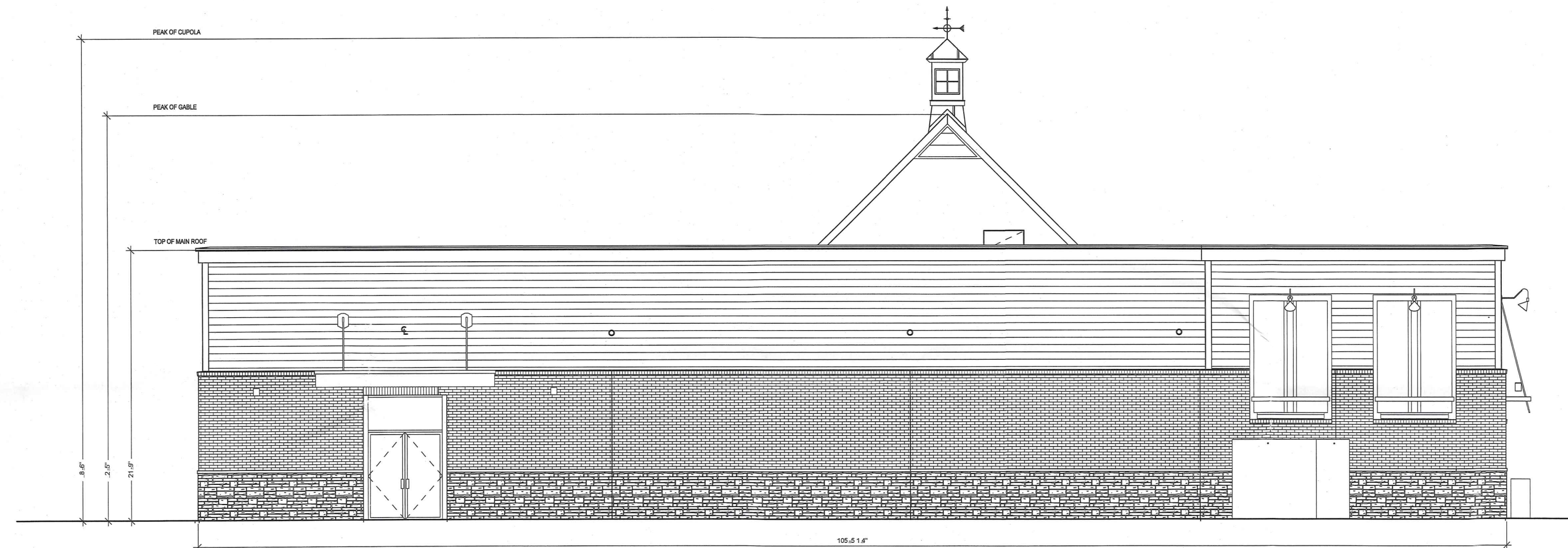
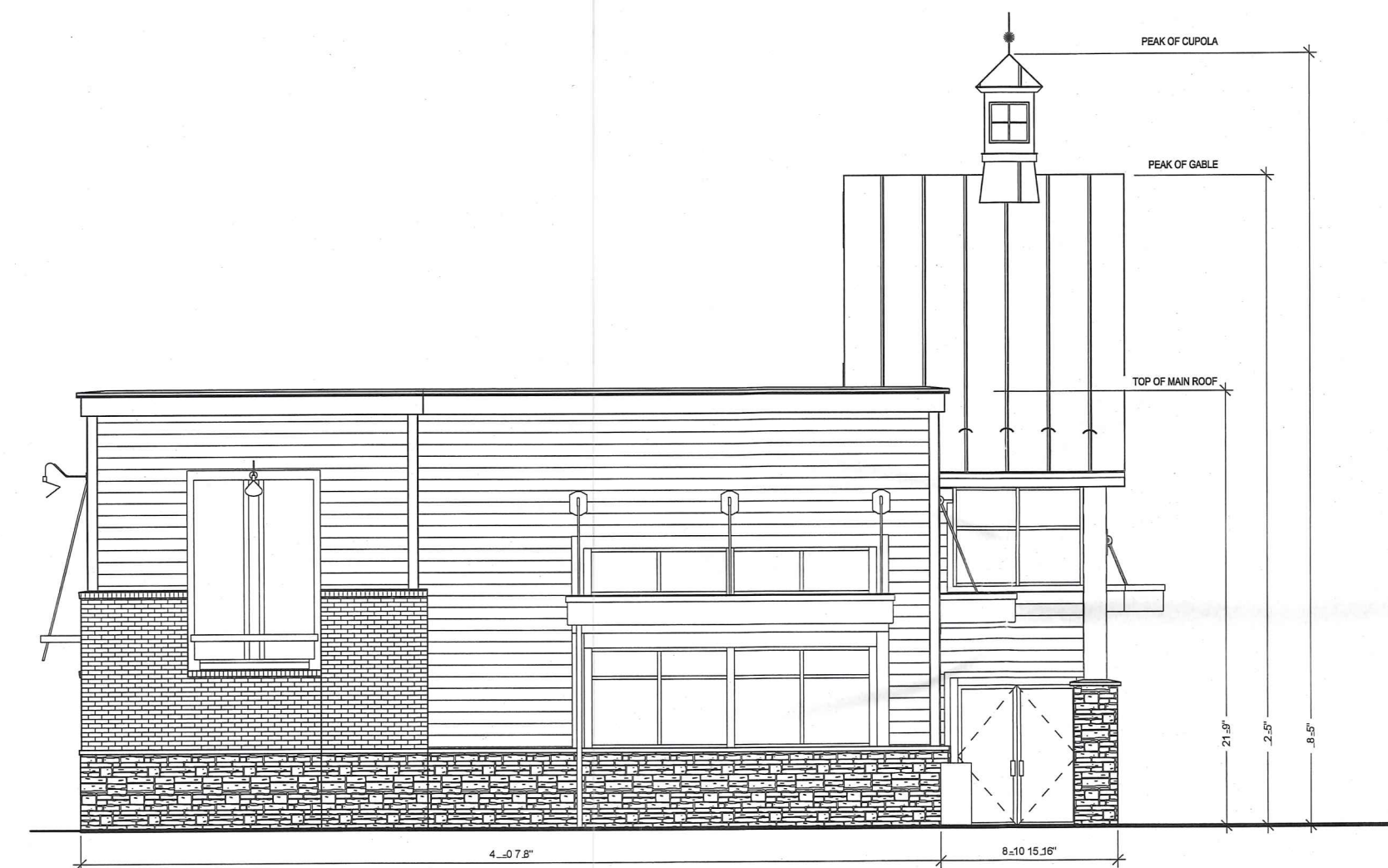
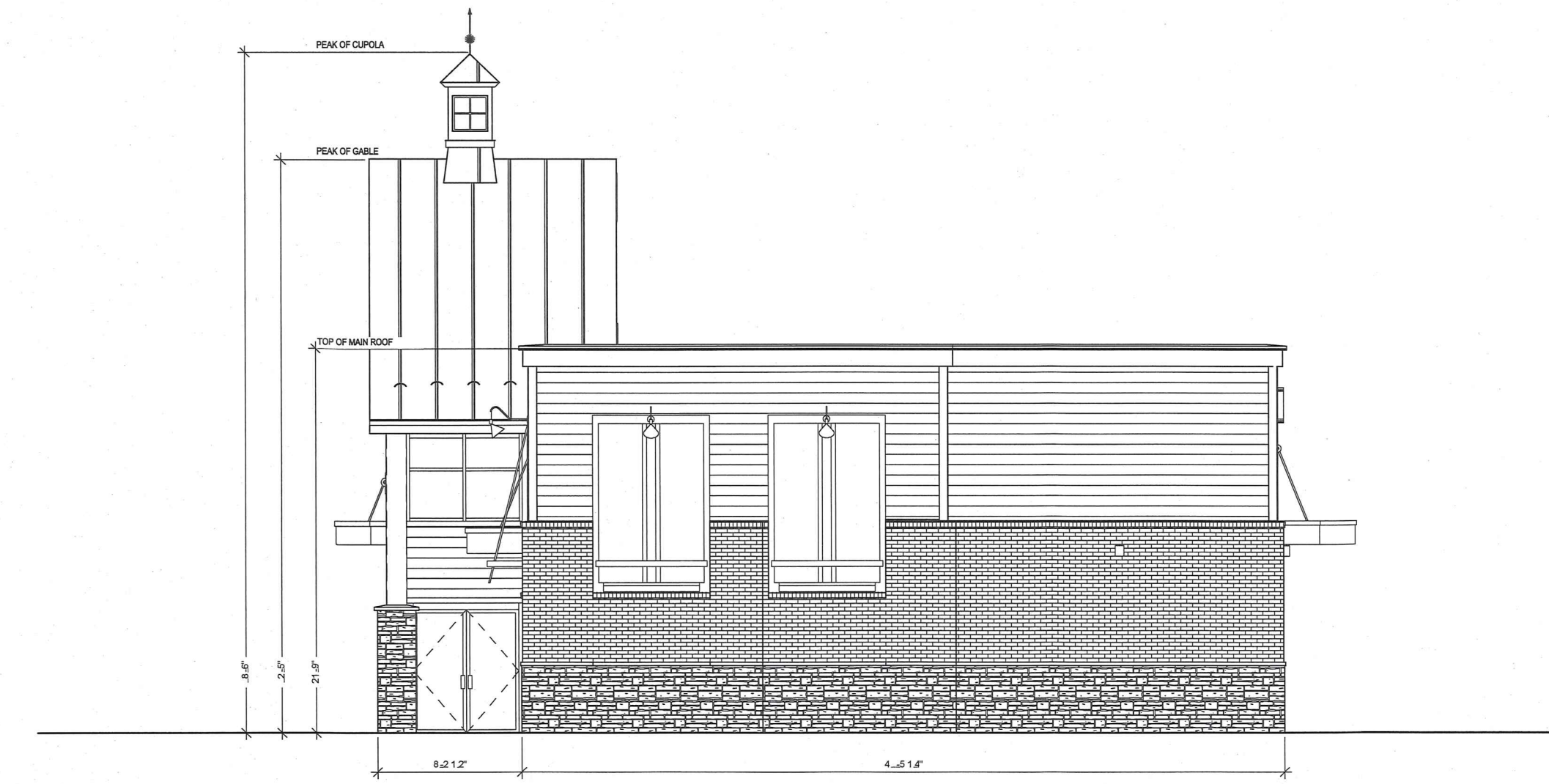
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 1ST COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.: 17481X72
		SCALE: 1"=30'
		DATE: 10/31/2017
		DRAWN BY: CMC
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 02 OF 04

OWNERS
STILLING PROPERTIES, LLC
6124 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
TRUSTEE
6126 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING,
REVOCABLE TRUST
6132 EDMONDSON
BALTIMORE, MARYLAND 21244

DEVELOPER
TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (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. 34479, EXPIRATION DATE: 06/21/18



RATCLIFFE
ARCHITECTS

10404 Stevenson Road
410-464-7010 • Fax 410-464-3819 • info@ratcliffearch.com

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ROYAL FARMS

EDMONDSON AVENUE □ HARLEM LANE
BALTIMORE, MD 21228
STORE □□02

STORE 002

ELEVATIONS

#	REVISED DATE	CONTENT
	10-31-17	SPECIAL EXCEPTION PLAN

SCALE	NOTED
DRAWN BY	STAFF

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SHEET 3 OF 4

