

M E M O R A N D U M

DATE: April 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0168-XA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 12, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(9500-9526 Pulaski Highway)
15th Election District
6th Council District
SG Maryland, LLC
Two Farms, Inc.
Legal Owners
Petitioners**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2018-0168-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 9500-9526 Pulaski Highway. The Petitions were filed on behalf of SG Maryland, LLC, and Two Farms, Inc., legal owners of the subject property. The Special Exception petition seeks to use the described property for a fuel service station on an individual site. The Petition for Variance seeks to allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade. A site plan was marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the petitions were Joshua Sharon, Thomas Sheckells, Jeff Bainbridge and Mark Keeley. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented Two Farms, Inc. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and State Highway Administration (SHA).

The subject property is approximately 4 acres in size and is split-zoned ML-AS and ML-IM. The site is improved with an older commercial building to the rear of the property near the

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Date 3/13/18
By Sen

railroad tracks and a vacant gasoline station at the front of the site adjoining Pulaski Highway. Petitioners propose to raze all existing improvements and construct a Royal Farms fuel service station and convenience store on the property.

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.

Josh Sharon, a professional engineer accepted as an expert, testified via proffer Petitioners satisfied all requirements for special exception relief under BCZR §502.1 and the Maryland case law interpreting that provision. Mr. Sharon also presented a map (Exhibit 7) showing there are no abandoned fuel service stations within one mile of the site, and thus I believe BCZR §405.3 is satisfied.

This is an unusual case in that the subject property itself contains an abandoned gas station, as shown in the photo admitted as Exhibit 8. Even so, as counsel argues, the aforementioned regulation focuses on the “vicinity” surrounding the site rather than the site itself. This is in accordance with the principle that special exceptions (unlike variances) are outward looking. *Hayfields, Inc. v. Valleys Planning Council, Inc.*, 122 Md. App. 616, 645-46 (1998) (law considers only “off-site effects of the proposed special exception use”). In addition, Royal Farms leases property directly across the street on which it operates a fuel service station. This station will close

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Date 3/13/18
By Sen

when the new store is constructed. Mr. Bainbridge testified Royal Farms will remove the pumps, canopy and similar appurtenances from the old site and attempt to find a commercial lessee to assume its lease obligations. Thus, even when Royal Farms vacates that site it will not be an "abandoned fuel service station" under the Regulations since the station will not be "left to deteriorate" or have a "blighting influence on surrounding properties." BCZR §405.7.A. The net result is that there will be a reduction in the number of abandoned fuel service stations and no increase in the number of operational stations in this vicinity.

VARIANCES

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

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

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

The property has an irregular shape and is therefore unique. If the BCZR were strictly interpreted Petitioners would suffer a practical difficulty since they would be unable to provide adequate signage for the new store. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

In its ZAC comment the DOP suggested architectural features be added to the 220 ft. long canopy over the fuel pumps. Mr. Sharon indicated he was unsure what sort of features the DOP envisioned, and Mr. Bainbridge expressed concern that any changes would cause Royal Farms to deviate from the uniform canopy design used at all of their area locations. This site is in a heavy

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Date

3/13/18

By

sen

industrial zone and there are no design requirements which are applicable in this instance. As such, I will not include this proposed condition in the final order.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 13th day of **March, 2018**, that the Petition for Special Exception to use the described property for a fuel service station on an individual site, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance to allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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 must submit for approval by Baltimore County landscape and lighting plans for the site.
3. Petitioners shall have four (4) years from the date hereof to utilize the special exception.
4. No temporary signs, banners or promotional displays shall be permitted on the subject property.
5. Petitioners must obtain from the SHA an entrance permit to access US 40 (i.e., Pulaski Highway).

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Date 3/13/18

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 3/13/18

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9500-9526 Pulaski Highway which is presently zoned ML-AS; ML-IM

Deed References: See Attachment Nos. 1 and 2 10 Digit Tax Account # See Attachment Nos. 1 and 2

Property Owner(s) Printed Name(s) See Attachment Nos. 1 and 2

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, ~~to determine whether or not the Zoning Commissioner should approve an amendment to the site plan approved in Case No. 1998-416-SPHA.~~ *delete*

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHMENT NO. 3

3. X a **Variance** from Section(s)
SEE ATTACHMENT NO. 4

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

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

Mailing Address City State

21204 (410) 494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHMENT NOS. 5 AND 6

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) 494-6206 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0168-XA Filing Date 12/18/17

ORDER RECEIVED FOR FILING

Do Not Schedule Dates:

Date 3/13/18

REV. 10/4/11

By sen

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 9500-9520 PULASKI HIGHWAY

PROPERTY: PULASKI HIGHWAY

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

DEED REFERENCE No.: 37347-184

TAX ACCOUNT #1600012371 (9500-9520 Pulaski Highway)

TAX ACCOUNT #1519848209 (Pulaski Highway)

SG MARYLAND, LLC – LEGAL OWNER

PROPERTY: 9526 PULASKI HIGHWAY

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

DEED REFERENCE No.: 32842-214

TAX ACCOUNT #1520660120

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 9500-9520 PULASKI HIGHWAY

PROPERTY: PULASKI HIGHWAY

and

SG MARYLAND, LLC – LEGAL OWNER

PROPERTY: 9526 PULASKI HIGHWAY

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

Special Exception for a fuel service station on an individual site pursuant to
B.C.Z.R. Section 405.2.B.1.

TWO FARMS, INC. – LEGAL OWNER

**PROPERTY: 9500-9520 PULASKI HIGHWAY
PROPERTY: PULASKI HIGHWAY**

and

SG MARYLAND, LLC – LEGAL OWNER

PROPERTY: 9526 PULASKI HIGHWAY

**ATTACHMENT No. 4 TO PETITION FOR SPECIAL EXCEPTION AND
VARIANCE**

Variance from B.C.Z.R. Section 450.4 Attachment 1.5(a) to allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade.

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 9500-9520 PULASKI HIGHWAY

PROPERTY: PULASKI HIGHWAY

and

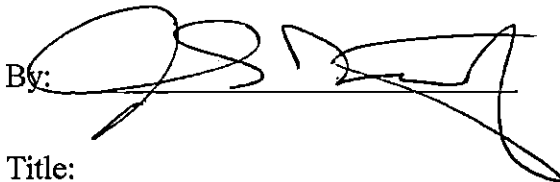
SG MARYLAND, LLC – LEGAL OWNER

PROPERTY: 9526 PULASKI HIGHWAY

**ATTACHMENT No. 5 TO PETITION FOR SPECIAL EXCEPTION AND
VARIANCE**

Legal Owners:

Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211

By: 

Title:
Phone: 410-889-0200

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 9500-9520 PULASKI HIGHWAY

PROPERTY: PULASKI HIGHWAY

and

SG MARYLAND, LLC – LEGAL OWNER

PROPERTY: 9526 PULASKI HIGHWAY

**ATTACHMENT No. 6 TO PETITION FOR SPECIAL EXCEPTION AND
VARIANCE**

Legal Owners:

SG Maryland, LLC
1185 Sixth Avenue, 10th Floor
New York, New York 10036

By:  11/3/2018
~~authorized signatory~~
Title: ~~authorized signatory~~ Authorized signatory
Phone: 212 265 2280

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 15, 2017

ZONING PROPERTY DESCRIPTION 9502 PULASKI HIGHWAY

Beginning at a point on the west side of Pulaski Highway which is a 150' wide right of way, at the distance of 126.57 and bearing of S 77° 37'00" W of the centerline of Middle River Road which is a variable width right of way. Thence the following courses and distances:

- 1) South 40° 42' 56" West 250.78'.
- 2) An arc to the right with a radius of 11,384.18' an arc length of 106.93' subtended by a chord bearing of S 41° 02' 16" West and a chord distance of 106.93'.
- 3) North 49° 17' 04" West 98.30'.
- 4) North 42° 26' 02" West 43.09'.
- 5) North 48° 59' 56" West 194.63'.
- 6) An arc to the right with a radius of 11,500.20' an arc length of 85.08' subtended by a chord bearing of N 41° 53' 59" East and a chord distance of 85.08'.
- 7) North 41° 12' 26" East 140.80'.
- 8) South 73° 10' 01" East 194.87'.
- 9) South 68° 20' 16" East 27.98'.
- 10) North 40° 04' 30" East 22.71'.
- 11) South 69° 41' 12" East 105.31'.
- 12) South 13° 38' 02" East 37.25' back to the point of beginning as recorded in deeds Liber 32842, Folio 214 and Liber 37347 Folio 184, containing 102,469 square feet or 2.35 acres+/-

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

Stephen J. Hall
Professional Land Surveyor #21642



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

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

2018-0168-XA



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 5452560

Sold To:

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

Bill To:

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

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

Feb 15, 2018

NOTICE OF ZONING HEARING

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

Case: # 2018-0168-XA
9500-9526 Pulaski Highway
SW corner of intersections of Pulaski Highway and Middle River Road
15th Election District - 6th Councilmanic District
Legal Owner(s) SG Maryland, LLC, Two Farms, Inc.

Special Exception: for a fuel service station on an individual site. Variance to allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single facade.

Hearing: Friday, March 9, 2018 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.

2/13 February 15 5452560

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2018-0168-XA

RE: Case No.: _____

Petitioner/Developer: _____

SG Maryland, LLC. Two Farms, Inc

March 9, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

9500-9526 Pulaski Highway

February 17, 2018

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



Sincerely,

February 17, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

February 6, 2018

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0168-XA

9500-9526 Pulaski Highway

SW corner of intersections of Pulaski Highway and Middle River Road

15th Election District – 6th Councilmanic District

Legal Owners: SG Maryland, LLC, Two Farms, Inc.

Special Exception for a fuel service station on an individual site. **Variance** to allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade.

Hearing: Friday, March 9, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Two Farms, Inc., 3611 Roland Avenue, Baltimore 21211
SG Maryland, LLC, 1185 Sixth Avenue, 10th Fl., New York NY 10036

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 17, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 15, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0168-XA

9500-9526 Pulaski Highway

SW corner of intersections of Pulaski Highway and Middle River Road

15th Election District – 6th Councilmanic District

Legal Owners: SG Maryland, LLC, Two Farms, Inc.

Special Exception for a fuel service station on an individual site. **Variance** to allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade.

Hearing: Friday, March 9, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
9500-9526 Pulaski Highway; SW corner of	*	OF ADMINISTRATIVE
Pulaski Highway & Middle River Road		
15 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): SG Maryland LLC and		
Two Farms Inc	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2018-168-XA

* * * * *

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
JAN 25 2013

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 25th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 West 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/neighborhood 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: 2018-168-XA
Property Address: 9502-9526 Pulaski Highway
Property Description: _____
Legal Owners (Petitioners): Two Farms, Inc.; SG Maryland, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

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

161168

Date: 12/18/17

CONFIDENTIAL

FLAMES ACTION FIRE END

12/17/2017 12/18/2017 10:22:21

SEN. HUGH WALSH LIES

RECEIVED 73505 12/18/2017 071

528 JOURNAL VERIFICATION

18 19. 161139

Rec'd Tot	11,500.00
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11,000.00 LK 10,000.00 CA

Waltham, Mass., Harvard

Total: 1000.00

For: 2018-0168-XA

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

February 28, 2018

SG Maryland LLC
1185 Sixth Avenue 10th Floor
New York, New York 10036

Two Farms, Inc.
3611 Roland Avenue
Baltimore MD 21211

RE: Case Number: 2018-0168 XA, Address: 9500-9526 Pulaski Highway

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 18, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 1/22/18

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

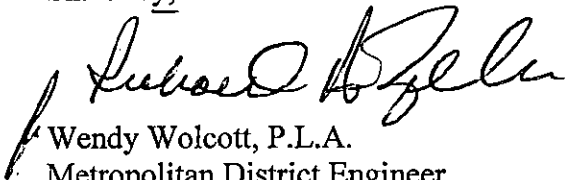
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/22/18. A field inspection and internal review reveals that an entrance onto US 40 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception Variance Case Number 2018-0168-X.

*56 Maryland LLC, Two Farms, Inc
9500 9526 Pulaski Highway
US 40 Royal Farms Store #266*

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

3-9-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0168-XA
Address 9500-9526 Pulaski Highway
(SG Maryland, LLC Two Farms, Inc.
Property)

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

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-0168

DATE: 3/2/2018



INFORMATION:

Property Address: 9500-9526 Pulaski Highway
Petitioner: Two Farms Inc. (9500-9520 Pulaski Highway)
SG Maryland, LLC (9526 Pulaski Highway)
Zoning: BR-AS, ML-AS
Requested Action: Special Exception

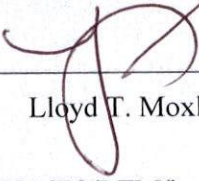
The Department of Planning has reviewed the petition for a special exception for a fuel service station and the petition for variance to allow a maximum of 4 enterprise sign (1 wall mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade.

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

- No temporary banners, signs or other promotional items may be displayed along the road frontages.
- The canopy over the gas dispensers is 220' long. Additional architectural features should be added to the canopy to break up the long continuous run of the canopy. Any signage on the canopy over and above that permitted by right will not be supported by the Department.
- The layout presents numerous points within the parking area where cross traffic will intersect. The applicant must demonstrate to the Administrative Law Judge that the internal circulation meets the special exception conditions of BCZR §502.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Josephine Selvakumar
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
VCD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2018
Item No. 2018-0168-XA

DATE: January 31, 2018

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

If Special Exception and Zoning Relief is granted, a Landscape plan is required per the requirements of the Landscape Manual. A lighting Plan is also required.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: 3/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-0168

INFORMATION:

Property Address: 9500-9526 Pulaski Highway

Petitioner: Rodick Realty Partnership, Joan B. Thompson, Trustee and LWE, LLC

Zoning: BR-AS, ML-AS

Requested Action: Special Exception

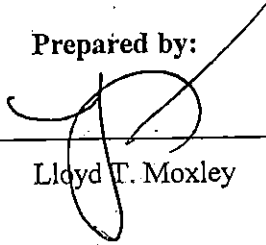
The Department of Planning has reviewed the petition for a special exception for a fuel service station and the petition for variance to allow a maximum of 4 enterprise sign (1 wall mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade.

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

- No temporary banners, signs or other promotional items may be displayed along the road frontages.
- The canopy over the gas dispensers is 220' long. Additional architectural features should be added to the canopy to break up the long continuous run of the canopy. Any signage on the canopy over and above that permitted by right will not be supported by the Department.
- The layout presents numerous points within the parking area where cross traffic will intersect. The applicant must demonstrate to the Administrative Law Judge that the internal circulation meets the special exception conditions of BCZR §502.

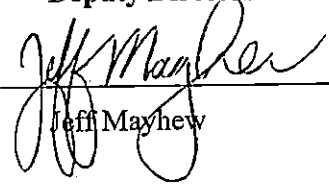
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Josephine Selvakumar
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: January 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0168-XA
Address 9500-9526 Pulaski Highway
(SG Maryland, LLC Two Farms, Inc.
Property)

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

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

Reviewer: Steve Ford

CASE NAME 9500-9526 Rlaski Hwy.
CASE NUMBER 2018-D168-XA
DATE March 9, 2018

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[illegible]

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[illegible][illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/31DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment1/24DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

no obj
w/ conditions3/8PLANNING
(if not received, date e-mail sent _____)Comment1/22

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 2/15/18

SIGN POSTING

Date: 2/17/18by SSG Block

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519848209			
Owner Information					
Owner Name:		TWO FARMS INC		Use:	INDUSTRIAL
Mailing Address:		3611 ROLAND AVENUE BALTIMORE MD 21211-		Principal Residence:	NO
				Deed Reference:	/37347/ 00184
Location & Structure Information					
Premises Address:		PULASKI HWY MIDDLE RIVER 21220-		Legal Description:	0.182 AC NWS PULASKI HWY 125 SW MIDDLE RIVER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0082	0022	0286		0000	
				Assessment Year:	Plat No:
				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
			0.1800 AC		07
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		36,400	36,400		
Improvements		0	0		
Total:		36,400	36,400	36,400	36,400
Preferential Land:		0			0
Transfer Information					
Seller: RACH ALTHERIA WELLS		Date: 04/01/2016		Price: \$1,600,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37347/ 00184		Deed2:	
Seller: RACH PAUL J		Date: 01/18/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08079/ 00640		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1600012371							
Owner Information									
Owner Name:		TWO FARMS INC			Use:		INDUSTRIAL		
Mailing Address:		3611 ROLAND AVE BALTIMORE MD 21211-			Principal Residence:		NO		
					Deed Reference:		/37347/ 00184		
Location & Structure Information									
Premises Address:		9502 PULASKI HWY BALTIMORE 21211-			Legal Description:		3.471 AC NWS PULASKI HIGHWAY 400 SW MIDDLE RIVER RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0082	0022	0743		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	
1974		39070				3.4700 AC		07	
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation	
		DISTRIBUTION WAREHOUSE							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
Land:		1,127,700		1,127,700					
Improvements		378,000		643,700					
Total:		1,505,700		1,771,400		1,505,700		1,594,267	
Preferential Land:		0						0	
Transfer Information									
Seller: RACH ALTHERIA WELLS				Date: 04/01/2016		Price: \$1,600,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /37347/ 00184		Deed2:			
Seller: RACH PAUL J				Date: 01/18/1989		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /08079/ 00640		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

3/9

1:30 PM

Case No.: 2018-0168-XA - 9500-9526 Pulaski Hwy.

Exhibit Sheet

192
X-13-18

3/13/18

Petitioner/Developer

Protestant

Sen

No. 1	Site plan 1A-1D	
No. 2	Sharon CV	
No. 3	Aerial exhibit	
No. 4	Plan w/ photos	
No. 5	SA-D photo	
No. 6	Site rendering	
No. 7	Abandoned Station exhibit	
No. 8	Photo - existing gas station	
No. 9	Schematic Landscape Plan	
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.



PETITIONER'S EXHIBIT

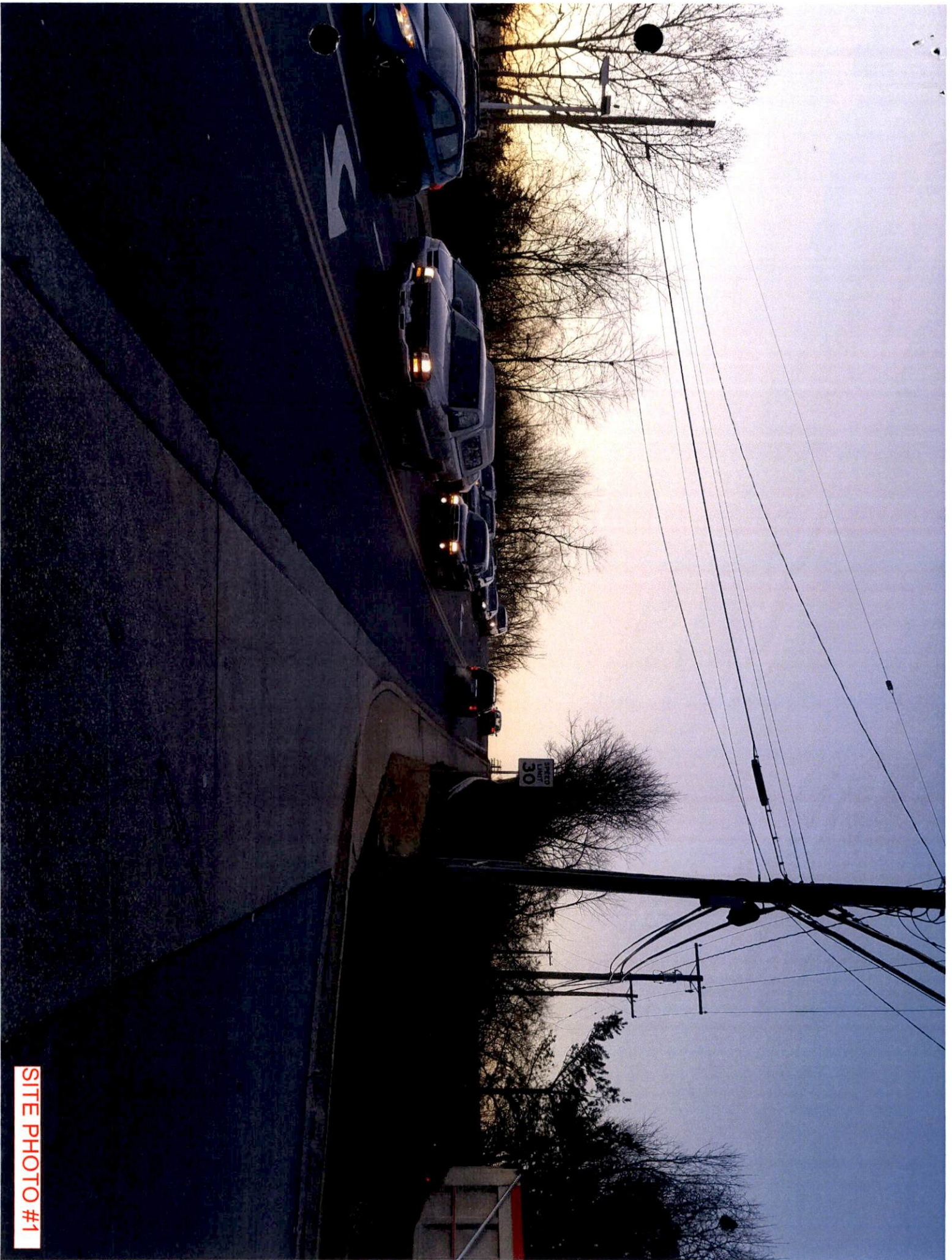
8/11











SITE PHOTO #1



SITE PHOTO #2



SITE PHOTO #3



SITE PHOTO #4



SITE PHOTO #5



SITE PHOTO #6



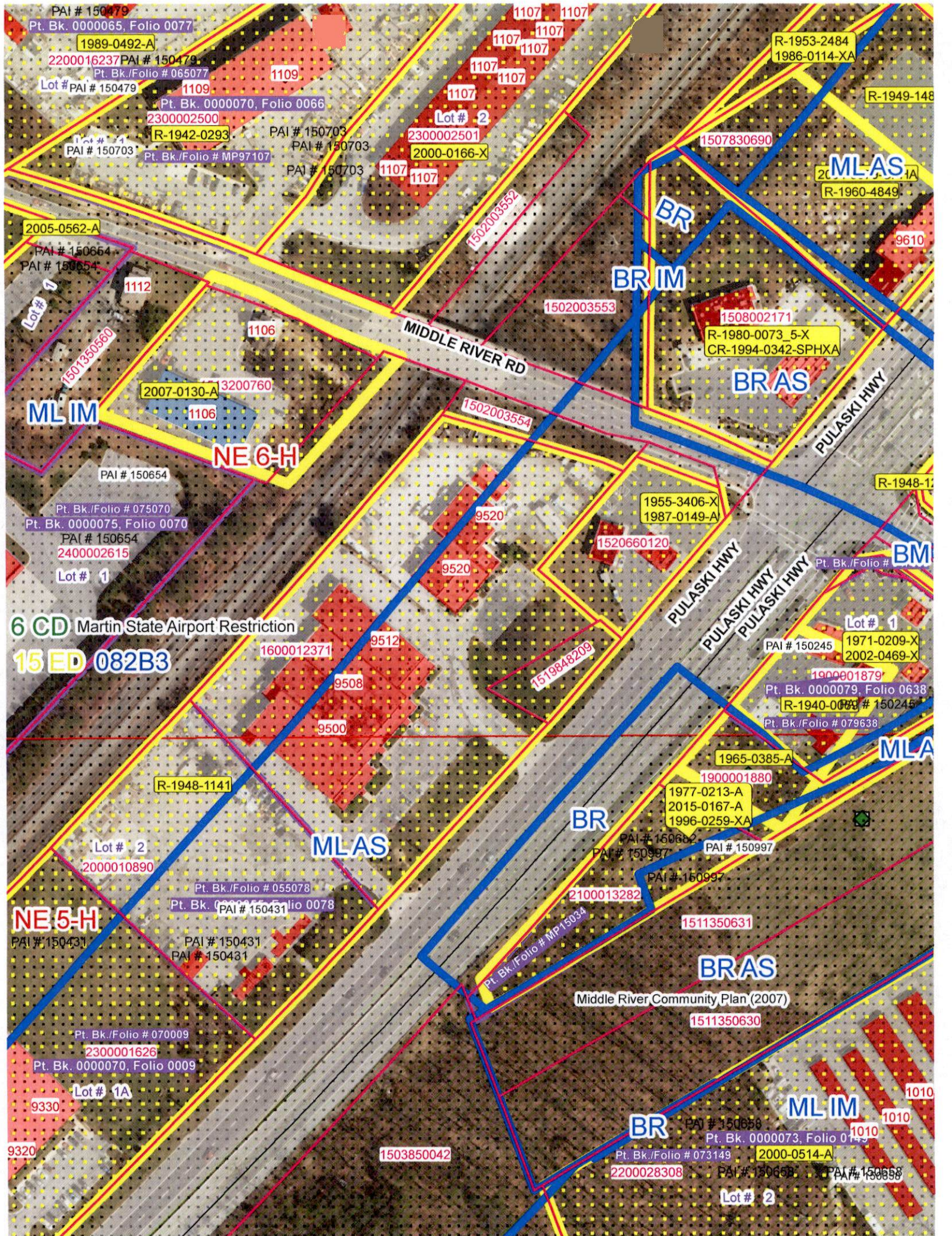
SITE PHOTO #7

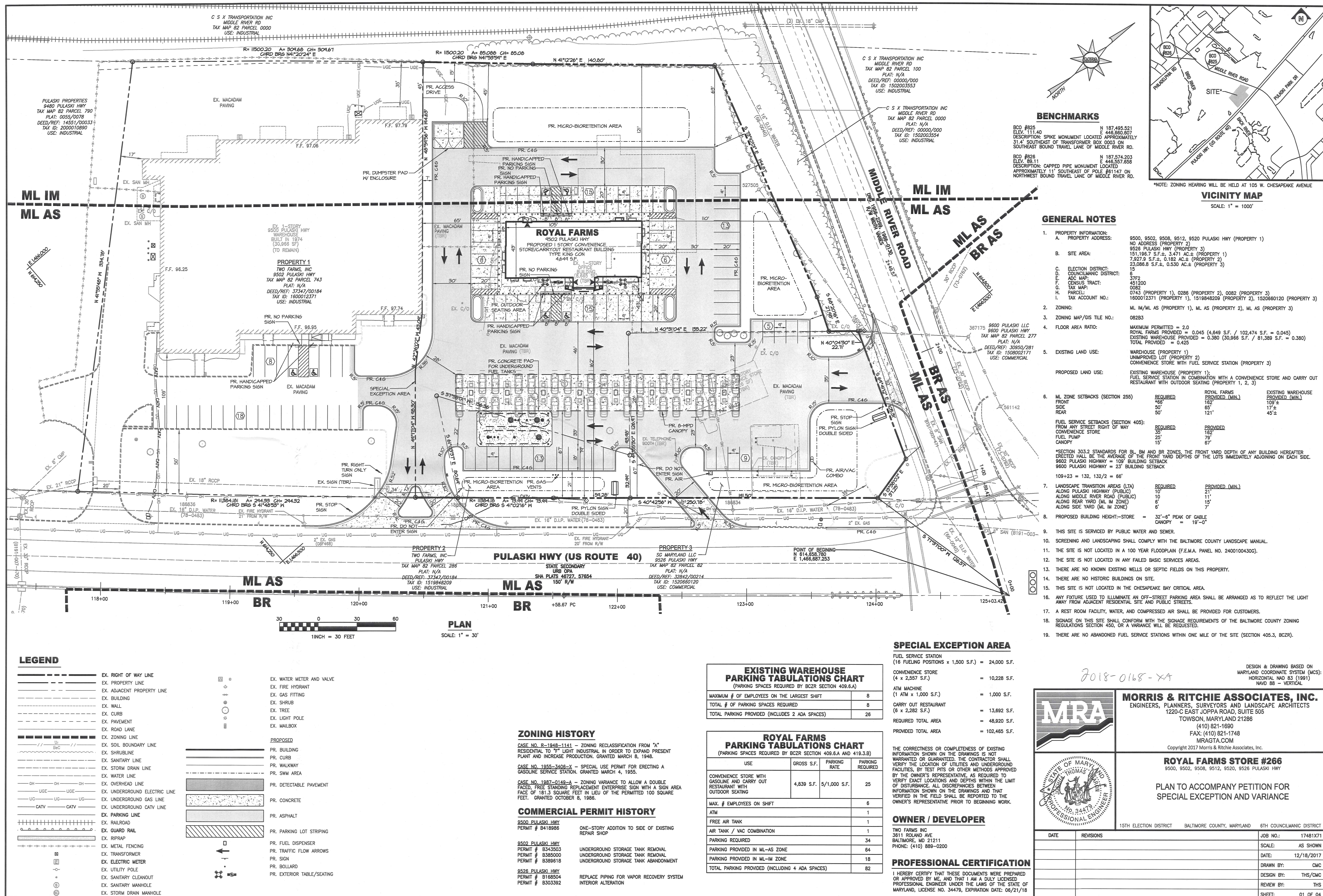


SITE PHOTO #8

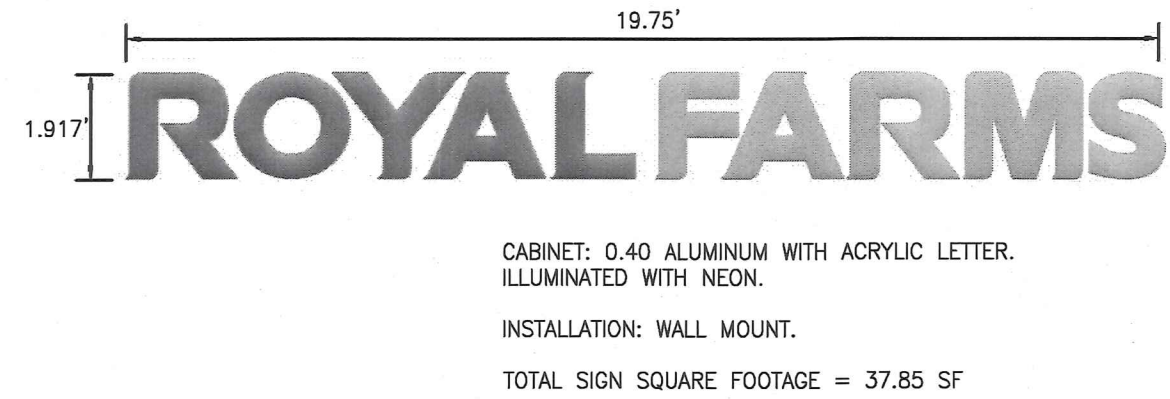
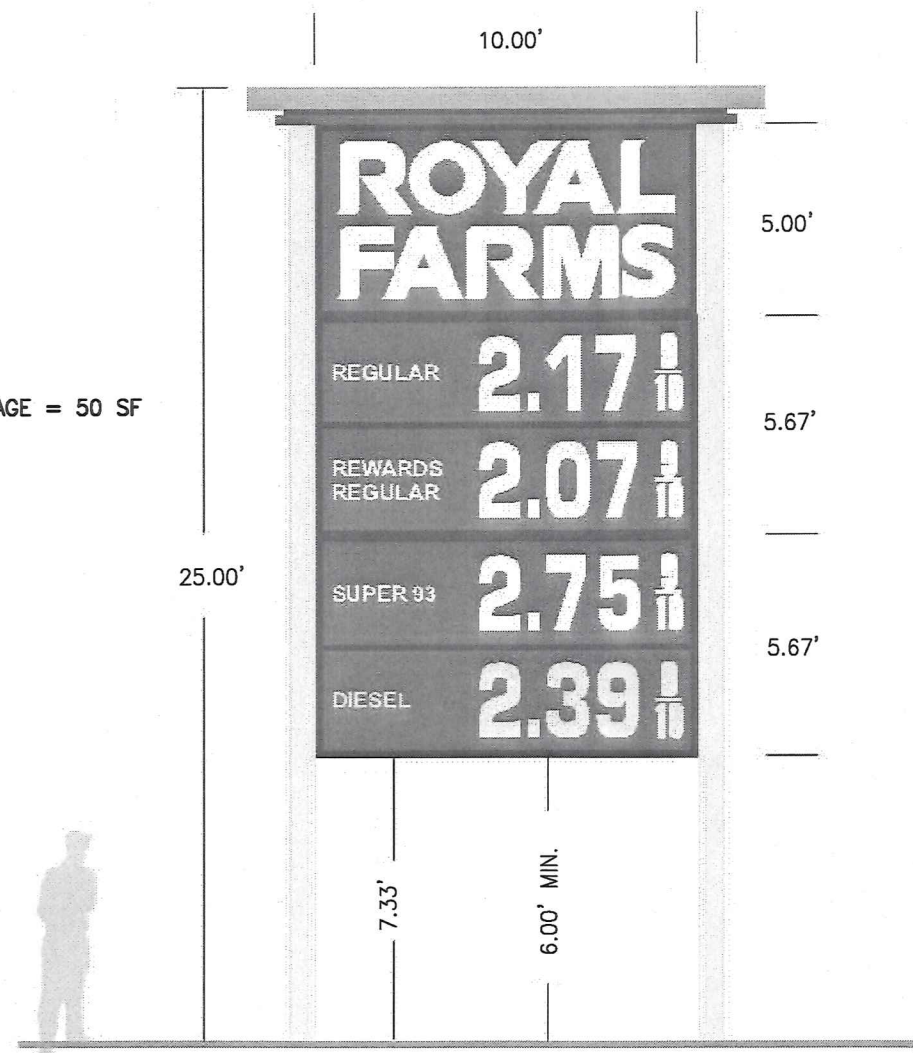


SITE PHOTO #9



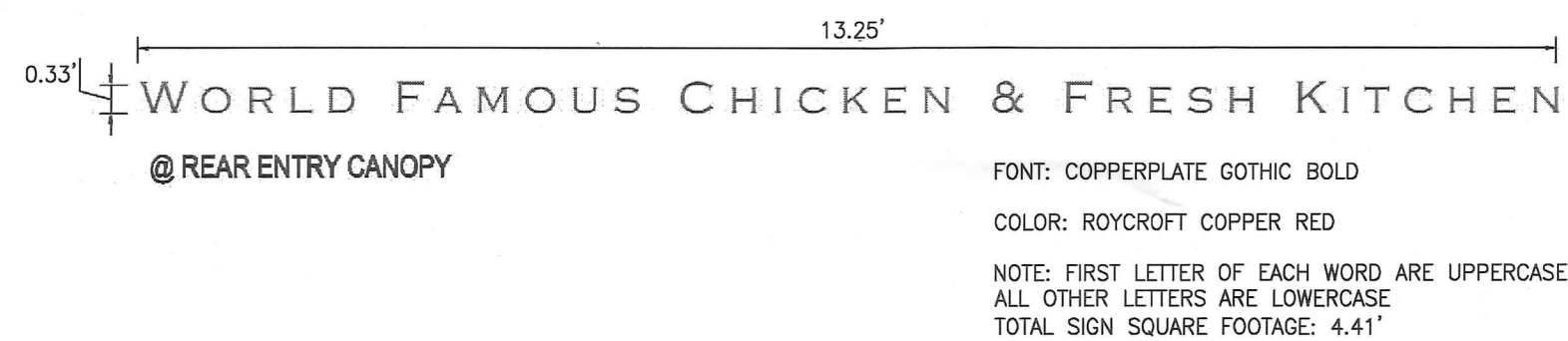
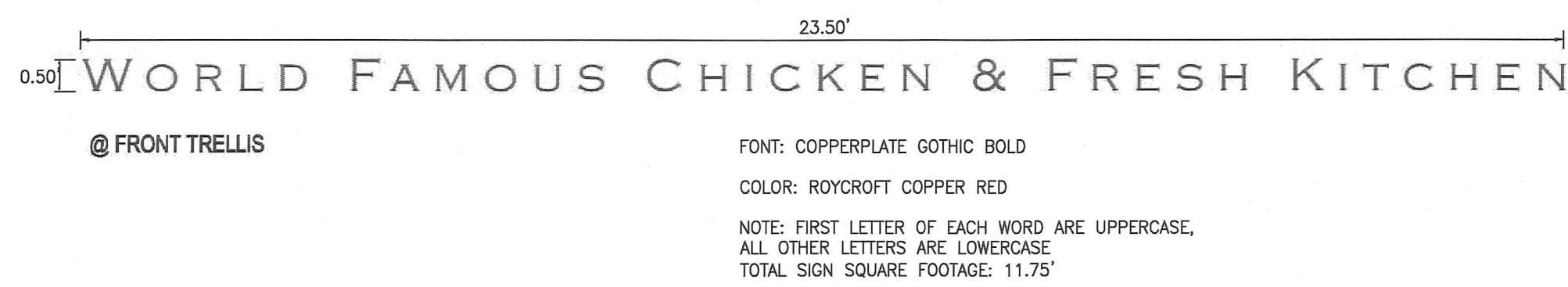


10.00'
5.00'
5.67'
5.67'
25.00'
7.33'
6.00' MIN.
Pylon Sign
"ROYAL FARMS" Sign
TOTAL SIGN SQUARE FOOTAGE = 50 SF

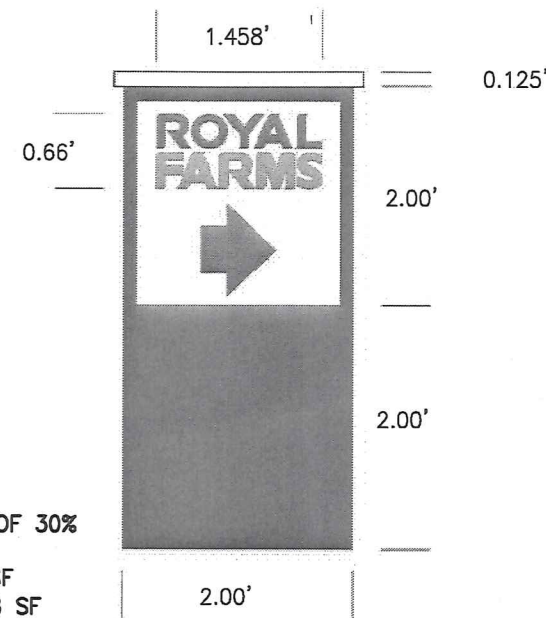


1 2017 GOALPOST W/OUT CAR WASH
NOT TO SCALE

2 ROYAL FARMS BUILDING CHANNEL LETTERS
NOT TO SCALE



2A ROYAL FARMS CHANNEL LETTERS
NOT TO SCALE

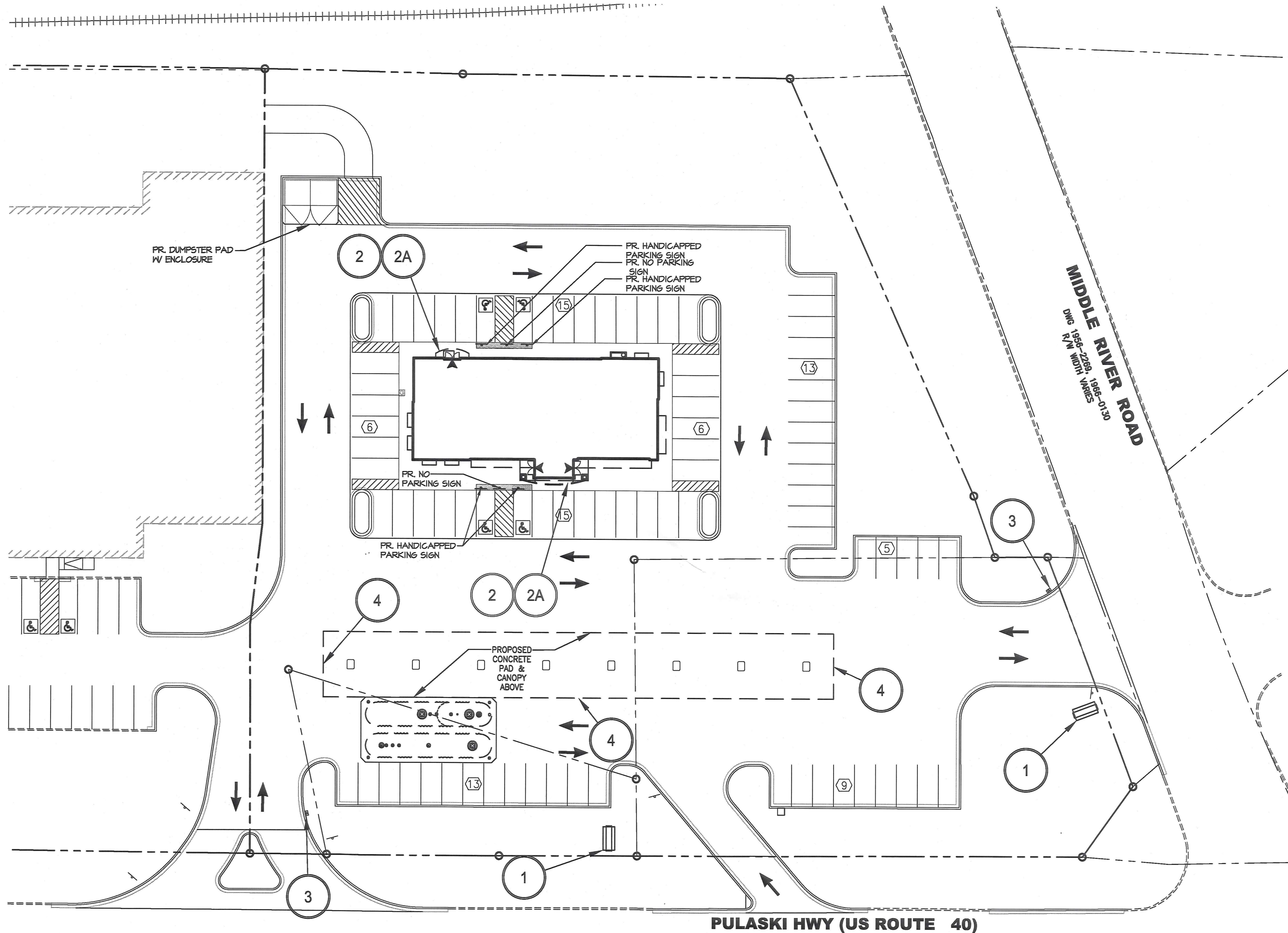


ROYAL FARMS TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
ALLOWABLE TEXT/LOGO AREA = 4 SF X 0.3 = 1.2 SF
PROPOSED TEXT/LOGO AREA = 1.46' X 0.67' = 0.98 SF
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO
TOTAL SIGN SQUARE FOOTAGE = 4 SF

3 STANDARD DIRECTIONAL SIGN
NOT TO SCALE



4 SERVICE STATION CANOPY SIGNS
NOT TO SCALE



SIGN LAYOUT DETAIL PLAN
SCALE: 1"=30'

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1981)
NAVD 88 - VERTICAL

SIGN REGULATIONS								
CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO./ PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS
ENTERPRISE	WALL MOUNTED; CANOPY	M.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	M.L.	USE	100-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	6-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	2	50	200	100 PER FACE
2 (FRONT)	WALL MOUNTED ENTERPRISE SIGN	1	37.85	49.6	210
2A (FRONT)	CANOPY ENTERPRISE SIGN	1	11.75		
2 (REAR)	WALL MOUNTED ENTERPRISE SIGN	1	37.85	42.28	210
2A (REAR)	CANOPY ENTERPRISE SIGN	1	4.41		
3	FREE STANDING DIRECTIONAL SIGN	2	4	8	8 PER FACE
4	SERVICE STATION CANOPY SIGN	3	24.2	72.6	25 PER SIGN

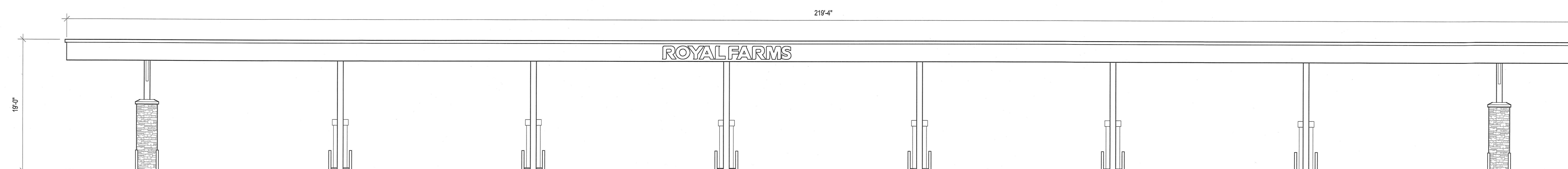
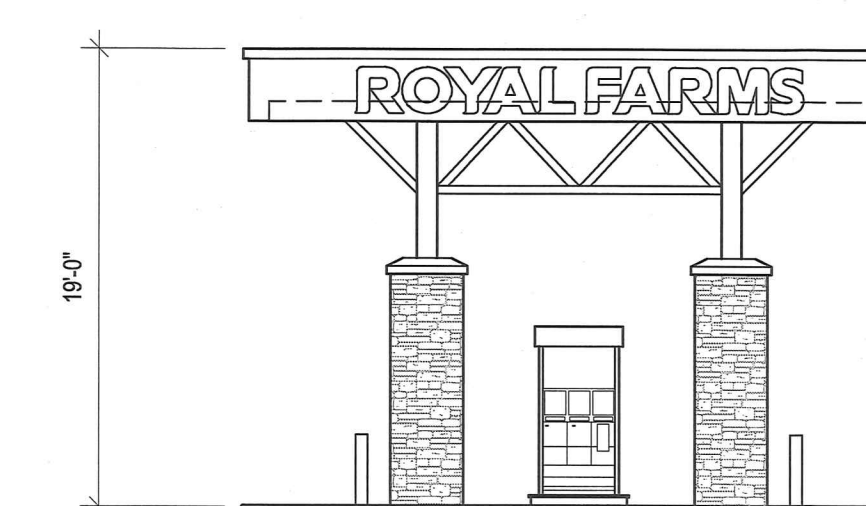
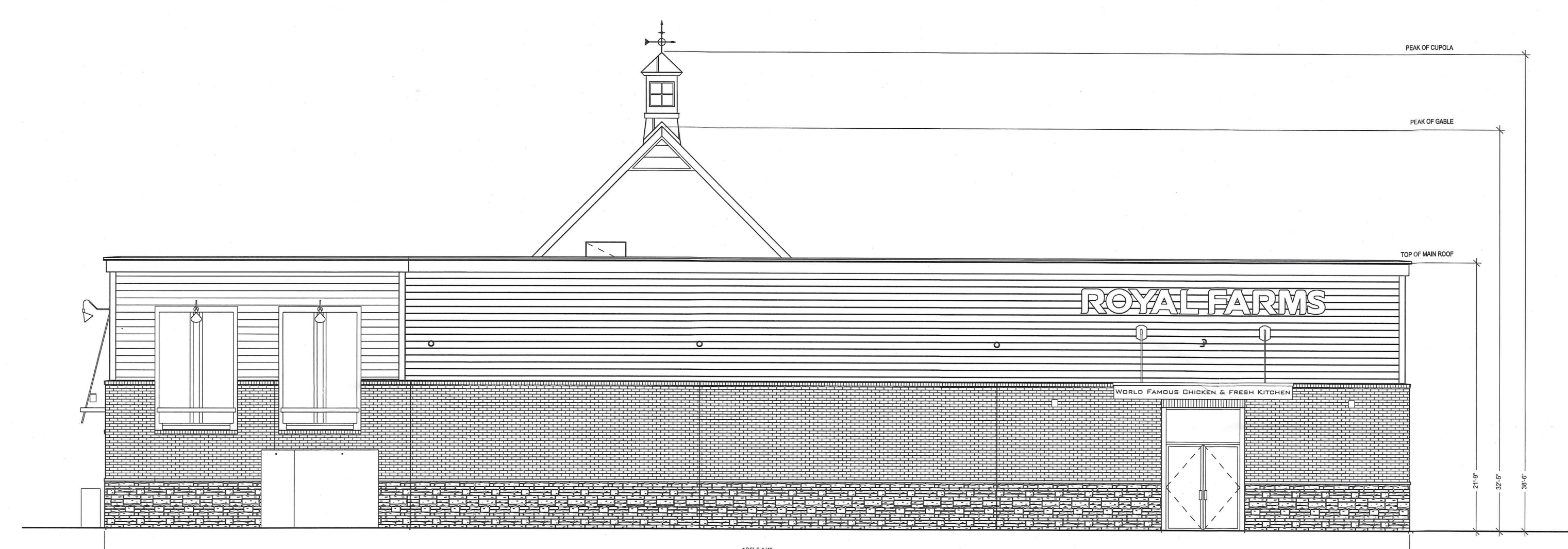
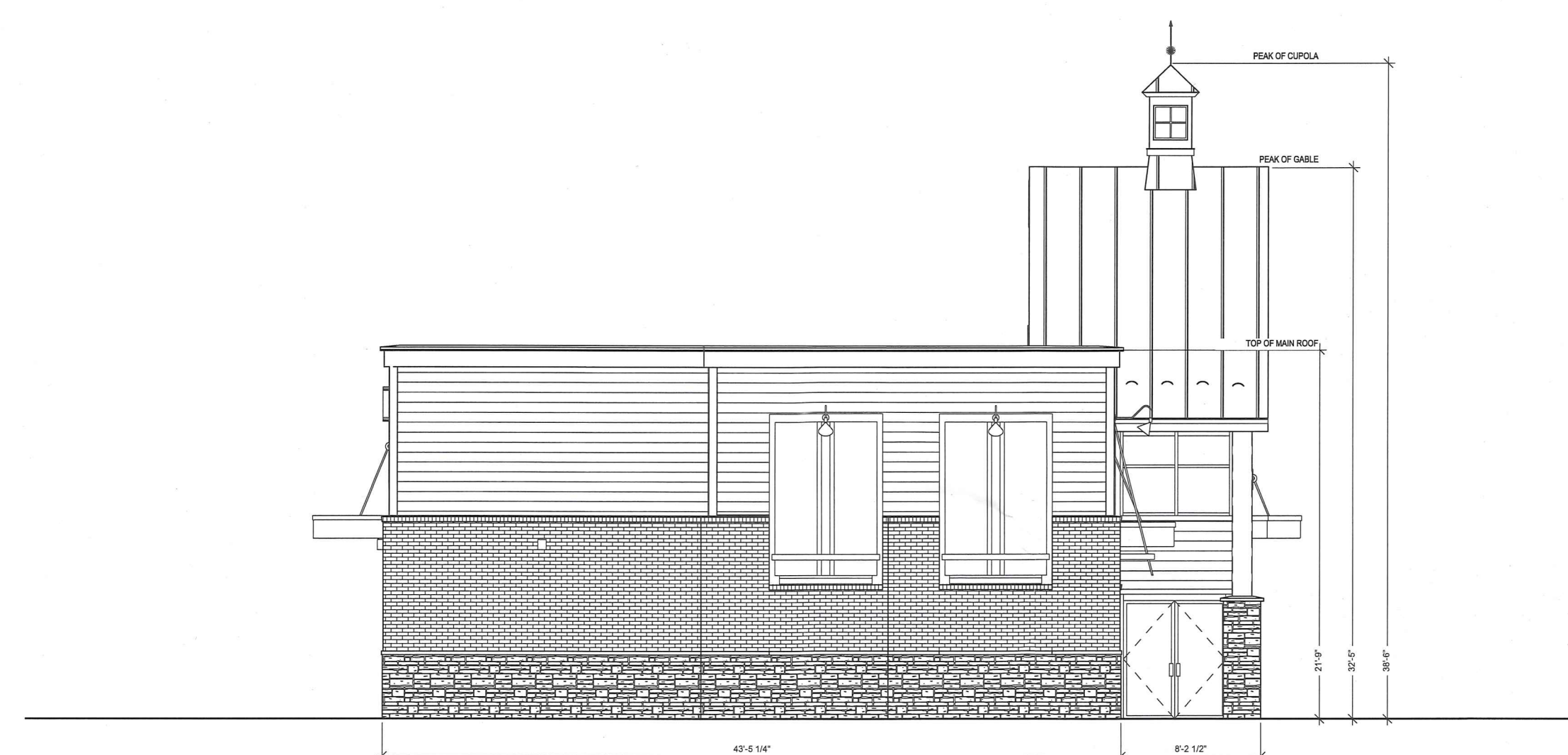
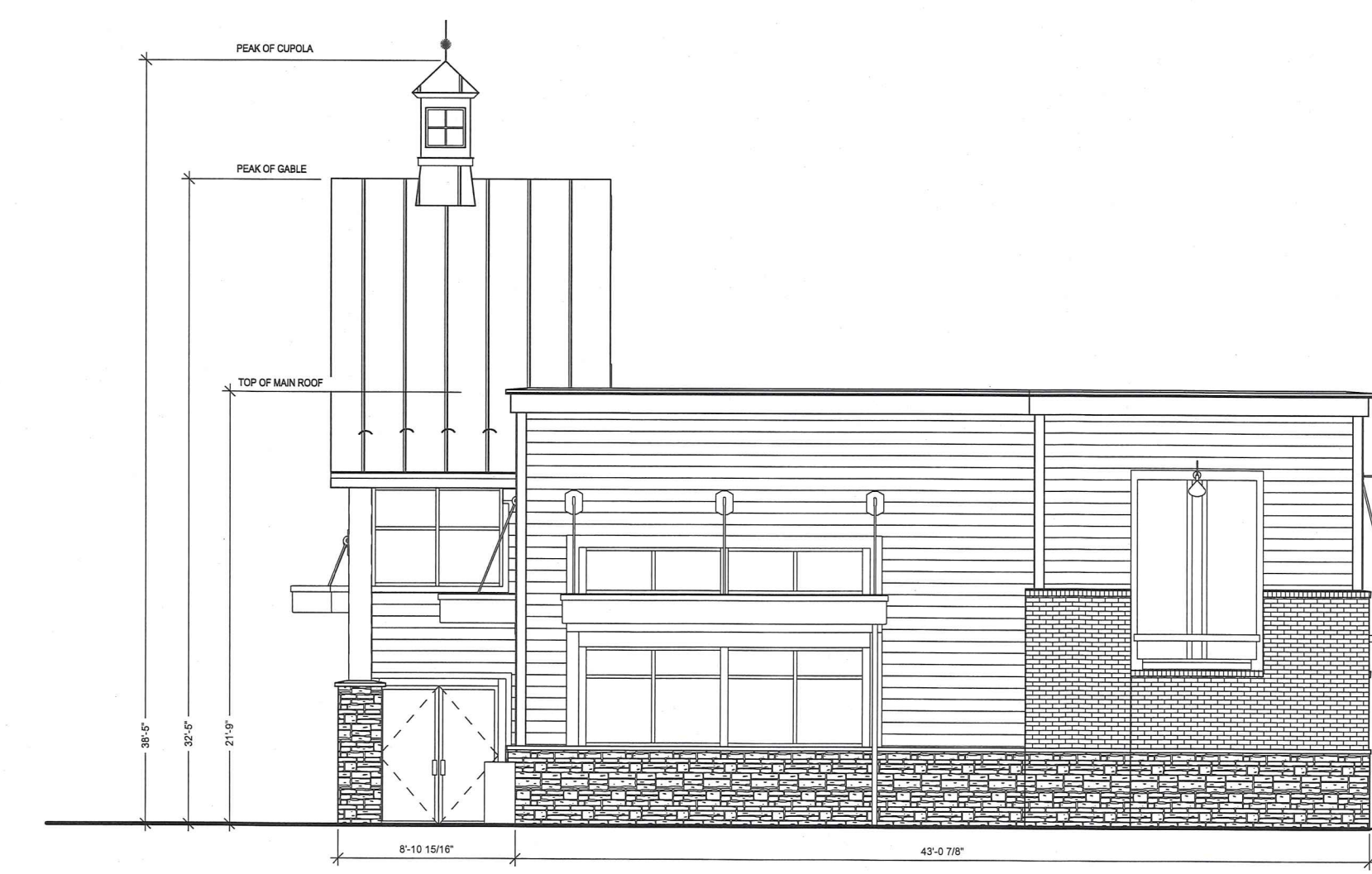
OWNER / DEVELOPER

TWO FARMS INC.
3811 ROLAND AVE.
BALTIMORE, MD 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

		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 MRAGTA.COM Copyright 2017 Morris & Ritchie Associates, Inc.	
		ROYAL FARMS STORE #266 9500, 9502, 9508, 9512, 9520, 9526 PULASKI HWY PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE SIGNAGE PLAN 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 6TH COUNCILMANIC DISTRICT	
DATE	REVISIONS	JOB NO.:	17481X71
		SCALE:	AS SHOWN
		DATE:	12/18/2017
		DRAWN BY:	CMC
		DESIGN BY:	THS/CMC
		REVIEW BY:	THS
		SHEET:	02 OF 04



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ROYAL FARMS

9502 PULASKI HIGHWAY
MIDDLE RIVER, MD 21237
STORE #266

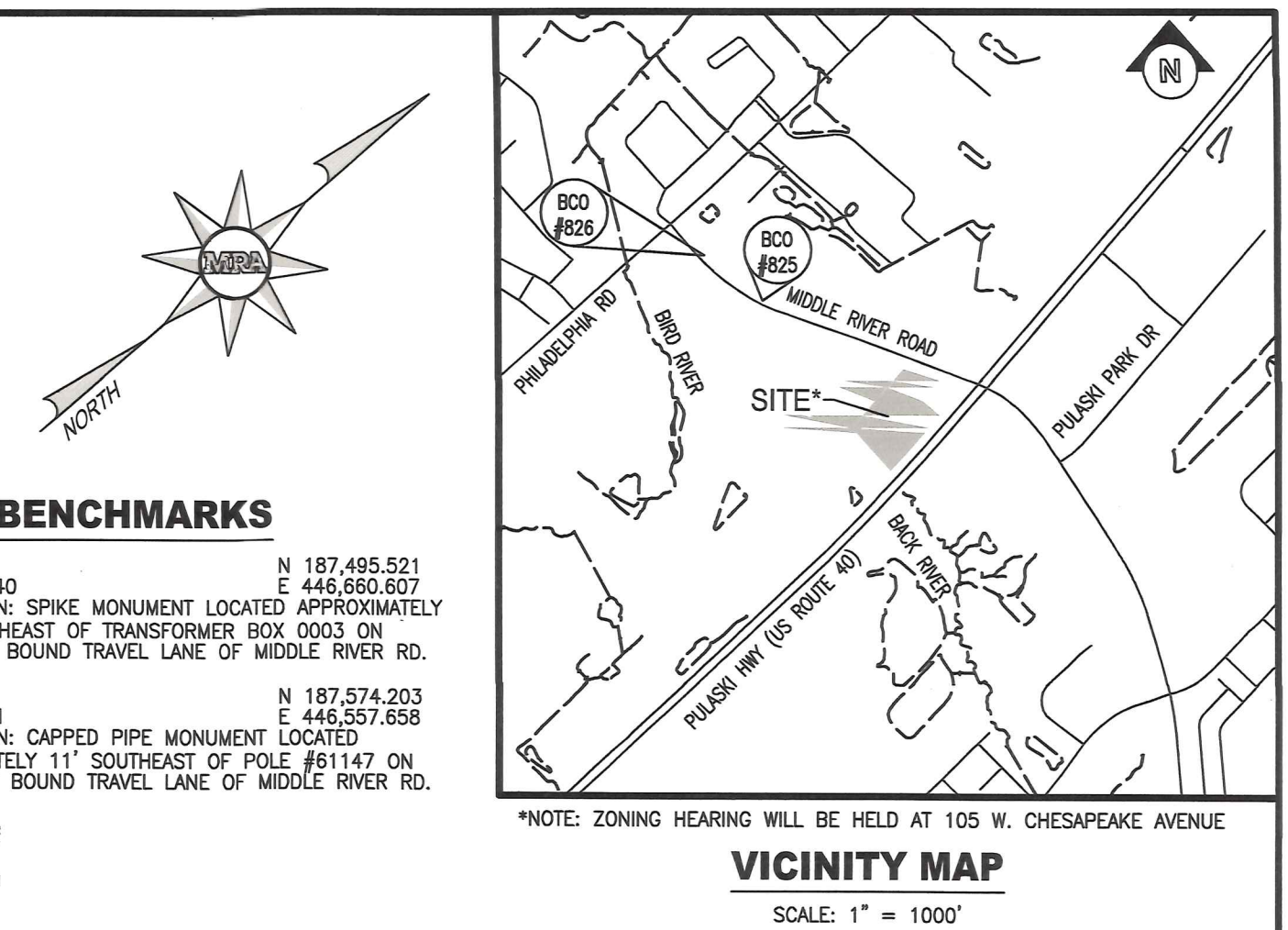
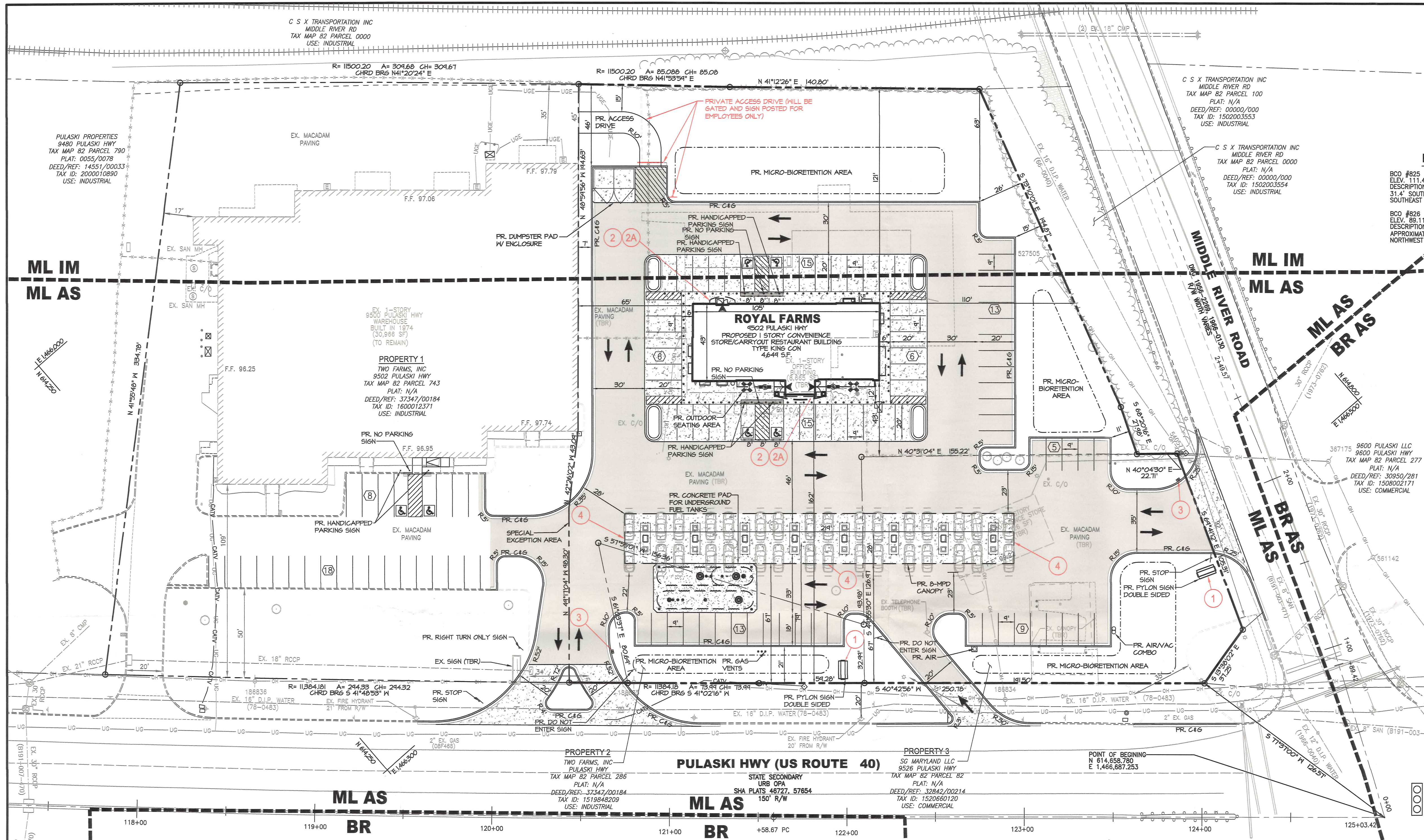
ELEVATIONS

[illegible]

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



GENERAL NOTES

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 9500, 9502, 9508, 9512, 9520 PULASKI HWY (PROPERTY 1)
 - NO ADDRESS (PROPERTY 2)
 - 9526 PULASKI HWY (PROPERTY 3)
 - 151.196.7 S.F.±, 3.471 AC.± (PROPERTY 1)
 - 151.196.7 S.F.±, 0.182 AC.± (PROPERTY 2)
 - 23.086.8 S.F.±, 0.530 AC.± (PROPERTY 3)
 - 15
 - 37F2
 - 451200
 - 0082
 - 0743 (PROPERTY 1), 0286 (PROPERTY 2), 0082 (PROPERTY 3)
 - 160012371 (PROPERTY 1), 1519848209 (PROPERTY 2), 1520660120 (PROPERTY 3)
- ZONING: ML IM/ML AS (PROPERTY 1), ML AS (PROPERTY 2), ML AS (PROPERTY 3)
- ZONING MAP/GIS TILE NO.: 08283
- FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0
ROYAL FARMS PROVIDED = 0.045 (4,649 S.F. / 102,474 S.F. = 0.045)
EXISTING WAREHOUSE PROVIDED = 0.380 (30,966 S.F. / 81,389 S.F. = 0.380)
TOTAL PROVIDED = 0.425
- EXISTING LAND USE: WAREHOUSE (PROPERTY 1)
UNIMPROVED LOT (PROPERTY 2)
CONVENIENCE STORE WITH FUEL SERVICE STATION (PROPERTY 3)
- PROPOSED LAND USE: EXISTING WAREHOUSE (PROPERTY 1)
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING (PROPERTY 1, 2, 3)
- ML ZONE SETBACKS (SECTION 255)

	REQUIRED	PROVIDED (MIN.)	EXISTING WAREHOUSE PROVIDED (MIN.)
FRONT	66'	162'	109'±
SIDE	50'	65'	17'±
REAR	50'	121'	45'±
- FUEL SERVICE SETBACKS (SECTION 405):

	REQUIRED	PROVIDED
FROM ANY STREET RIGHT OF WAY	35'	162'
CONVENIENCE STORE	25'	79'
FUEL PUMP	15'	67'
- *SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES. THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
9502 PULASKI HIGHWAY = 109' BUILDING SETBACK
9500 PULASKI HIGHWAY = 23' BUILDING SETBACK
109+23 = 132, 132/2 = 66'
- LANDSCAPE TRANSITION AREAS (LTA)

	REQUIRED	PROVIDED (MIN.)
ALONG PULASKI HIGHWAY (PUBLIC)	10'	21'
ALONG MIDDLE RIVER ROAD (PUBLIC)	10'	11'
ALONG REAR YARD (ML IM ZONE)	6'	15'
ALONG SIDE YARD (ML IM ZONE)	6'	7'
- PROPOSED BUILDING HEIGHT--STORE = 32'-6" PEAK OF GABLE
CANOPY = 19'-0"
- 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. 2400100430G).
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS 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.
- A REST ROOM FACILITY, WATER, AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3, BCZR).

LEGEND

EX. RIGHT OF WAY LINE	EX. WATER METER AND VALVE
EX. PROPERTY LINE	EX. FIRE HYDRANT
EX. ADJACENT PROPERTY LINE	EX. GAS FITTING
EX. BUILDING	EX. SHRUB
EX. WALL	EX. TREE
EX. CURB	EX. LIGHT POLE
EX. PAVEMENT	EX. MAILBOX
EX. ROAD LANE	
EX. ZONING LINE	
EX. SOIL BOUNDARY LINE	
EX. SHRUBLINE	
EX. SANITARY LINE	
EX. STORM DRAIN LINE	
EX. WATER LINE	
EX. OVERHEAD LINE	
EX. UNDERGROUND ELECTRIC LINE	
EX. UNDERGROUND GAS LINE	
EX. UNDERGROUND CATV LINE	
EX. PARKING LINE	
EX. RAILROAD	
EX. GUARD RAIL	
EX. RIPRAP	
EX. METAL FENCING	
EX. TRANSFORMER	
EX. ELECTRIC METER	
EX. UTILITY POLE	
EX. SANITARY CLEANOUT	
EX. SANITARY MANHOLE	
EX. STORM DRAIN MANHOLE	

PLAN

SCALE: 1" = 30'

EXISTING WAREHOUSE PARKING TABULATIONS CHART

MAXIMUM # OF EMPLOYEES ON THE LARGEST SHIFT	8
TOTAL # OF PARKING SPACES REQUIRED	8
TOTAL PARKING PROVIDED (INCLUDES 2 ADA SPACES)	26

ROYAL FARMS PARKING TABULATIONS CHART

USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
CONVENIENCE STORE WITH GASOLINE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING	4,839 S.F.	5/1,000 S.F.	25
MAX. # EMPLOYEES ON SHIFT			6
ATM			1
FREE AIR TANK			1
AIR TANK / VAC COMBINATION			1
PARKING REQUIRED			34
PARKING PROVIDED IN ML-AS ZONE			64
PARKING PROVIDED IN ML-IM ZONE			18
TOTAL PARKING PROVIDED (INCLUDING 4 ADA SPACES)			82

ZONING HISTORY

CASE NO. R-1948-1141 - ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "I" LIGHT INDUSTRIAL IN ORDER TO EXPAND PRESENT PLANT AND INCREASE PRODUCTION. GRANTED MARCH 8, 1948.

CASE NO. 1955-3406-X - SPECIAL USE PERMIT FOR ERECTING A GASOLINE SERVICE STATION. GRANTED MARCH 4, 1955.

CASE NO. 1987-0143-A - ZONING VARIANCE TO ALLOW A DOUBLE FACED, FREE STANDING REPLACEMENT ENTERPRISE SIGN WITH A SIGN AREA FACE OF 181.3 SQUARE FEET IN LIEU OF THE PERMITTED 100 SQUARE FEET. GRANTED OCTOBER 8, 1986.

COMMERCIAL PERMIT HISTORY

9500 PULASKI HWY PERMIT # B418986	ONE-STORY ADDITION TO SIDE OF EXISTING REPAIR SHOP
9502 PULASKI HWY PERMIT # B343503	UNDERGROUND STORAGE TANK REMOVAL
PERMIT # B385000	UNDERGROUND STORAGE TANK REMOVAL
PERMIT # B389618	UNDERGROUND STORAGE TANK ABANDONMENT
9526 PULASKI HWY PERMIT # B168504	REPLACE PIPING FOR VAPOR RECOVERY SYSTEM
PERMIT # B303392	INTERIOR ALTERATION

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (16 FUELING POSITIONS x 1,500 S.F.)	= 24,000 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	= 48,920 S.F.
PROVIDED TOTAL AREA	= 102,465 S.F.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

OWNER / DEVELOPER

TWO FARMS INC.
3811 ROLAND AVE.
BALTIMORE, MD 21211
PHONE: (410) 889-0200

PROFESSIONAL CERTIFICATION

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ROYAL FARMS STORE #266

9500, 9502, 9508, 9512, 9520, 9526 PULASKI HWY

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

DATE	REVISIONS	JOB NO.:	17481X71
02/09/2018	ADDED NUMBERS FOR SIGNS ON SHEET 1 TO CORRESPOND TO SHEET 2 DETAILS	SCALE:	AS SHOWN
02/24/2018	ADDED NOTES FOR SIGNAGE AND GATE FOR EMPLOYEE ONLY ACCESS DRIVE	DATE:	12/18/2017
		DRAWN BY:	CMC
		DESIGN BY:	THS/CMC
		REVIEW BY:	THS
		SHEET:	01 OF 04

PETITIONER'S EXHIBIT

2018-0168-XA

10.00'

5.00'

5.67'

5.67'

5.67'

25.00'

7.33'

6.00' MIN.

ROYAL FARMS

REGULAR 2.17'

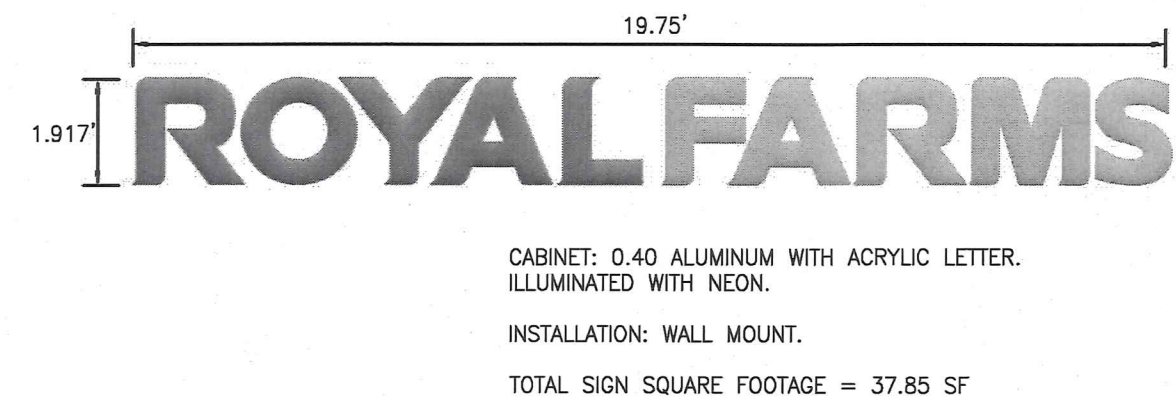
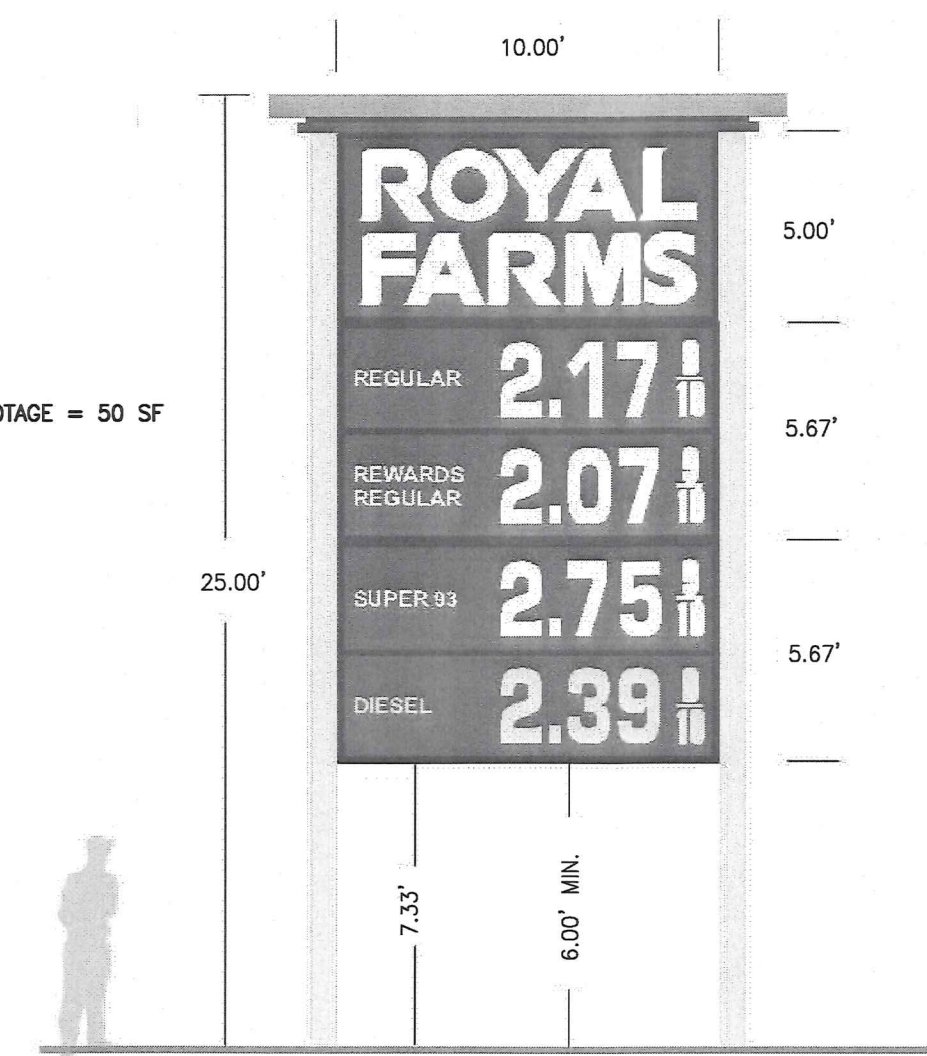
REWARDS REGULAR 2.07'

SUPER 93 2.75'

DIESEL 2.39'

ROYAL FARMS SIGN

TOTAL SIGN SQUARE FOOTAGE = 50 SF



1 2017 GOALPOST W/OUT CAR WASH

NOT TO SCALE

2 ROYAL FARMS BUILDING CHANNEL LETTERS

NOT TO SCALE

0.50' 23.50'

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'

0.33' 13.25'

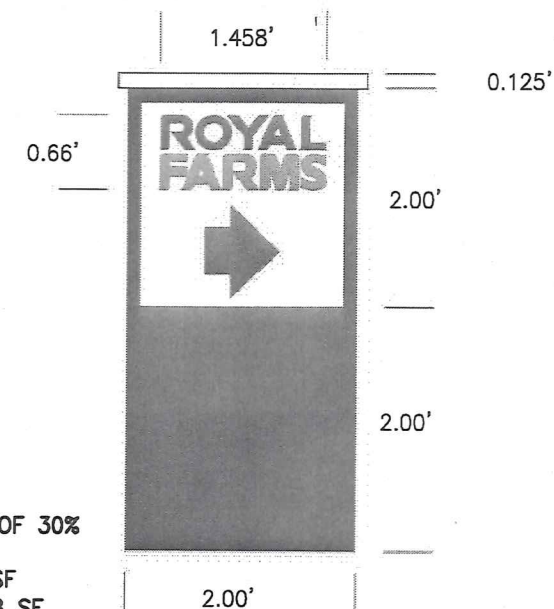
WORLD FAMOUS CHICKEN & FRESH KITCHEN

@ REAR ENTRY CANOPY

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: 4.41'

2A ROYAL FARMS CHANNEL LETTERS

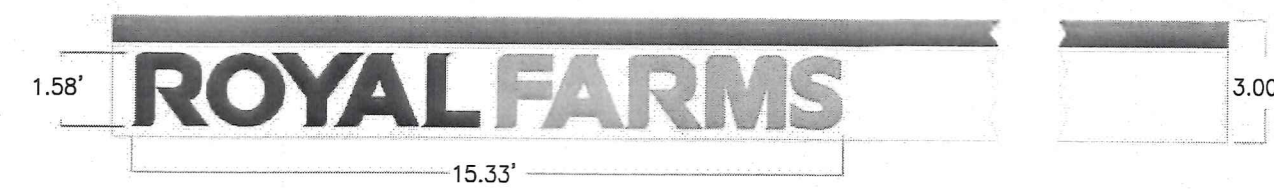
NOT TO SCALE



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

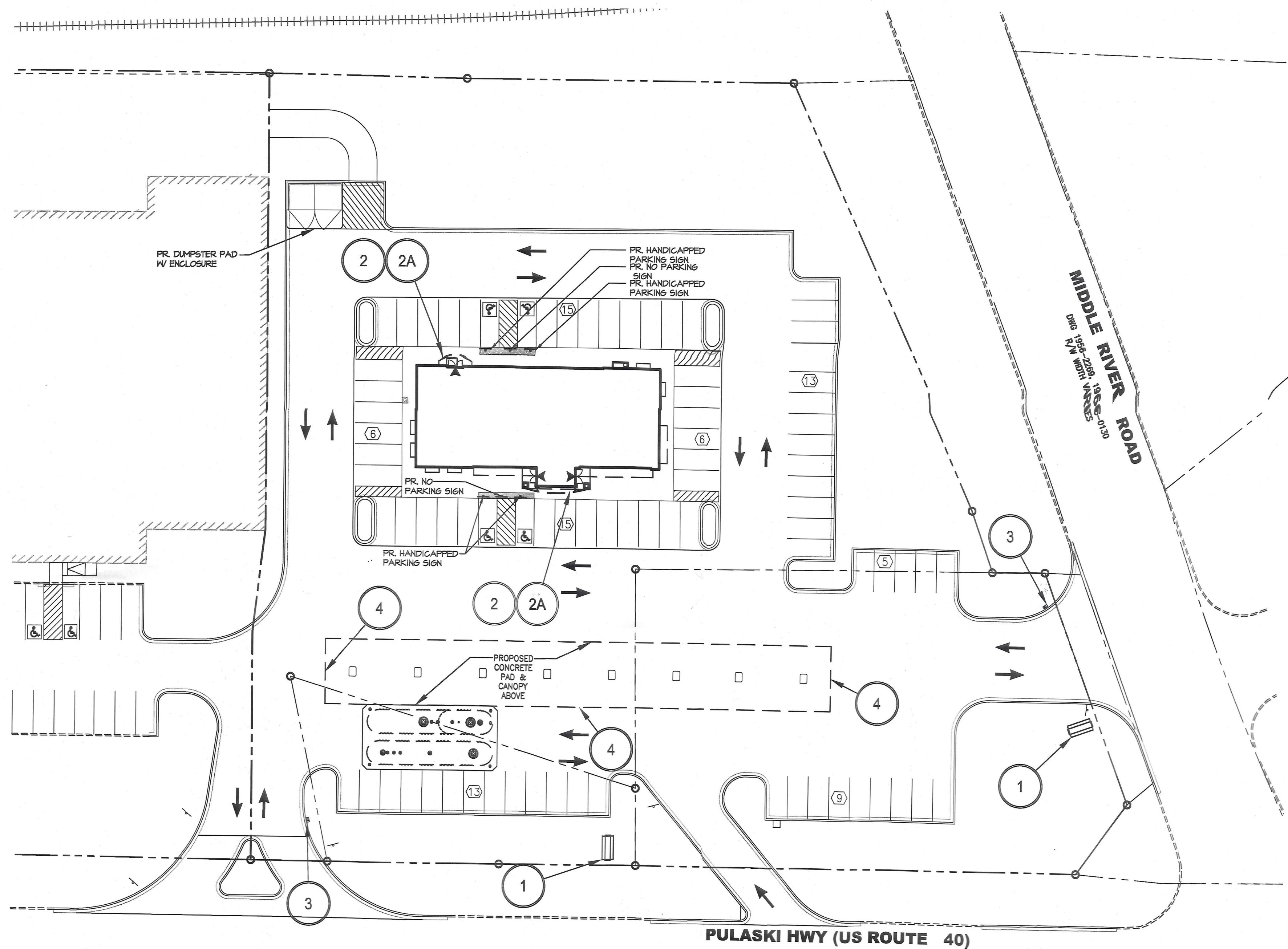
3 STANDARD DIRECTIONAL SIGN

NOT TO SCALE



4 SERVICE STATION CANOPY SIGNS

NOT TO SCALE



SIGN REGULATIONS									
I	II	III	IV	V	VI	VII	VIII	IX	X
CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO. OF PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS	
ENTERPRISE	WALL MOUNTED; CANOPY	M.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	M.L.	USE	100-SF	ONE PER FRONTAGE	25-FT	YES		
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	25-SF PER SIGN		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. COMPANY LOGO <30% OF SIGN AREA	
DIRECTIONAL	FREESTANDING	ACCESSORY	USE	8 SF	NOT REGULATED	6-FT	YES		

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PR. AREA EACH (SF)	PR. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	FREE STANDING ENTERPRISE SIGN	2	50	200	100 PER FACE
2 (FRONT)	WALL MOUNTED ENTERPRISE SIGN	1	37.85	49.6	210
2A (FRONT)	CANOPY ENTERPRISE SIGN	1	11.75		
2 (REAR)	WALL MOUNTED ENTERPRISE SIGN	1	37.85	42.26	210
2A (REAR)	CANOPY ENTERPRISE SIGN	1	4.41		
3	FREESTANDING DIRECTIONAL SIGN	2	4	8	8 PER FACE
4	SERVICE STATION CANOPY SIGN	3	24.2	72.6	25 PER SIGN

OWNER / DEVELOPER

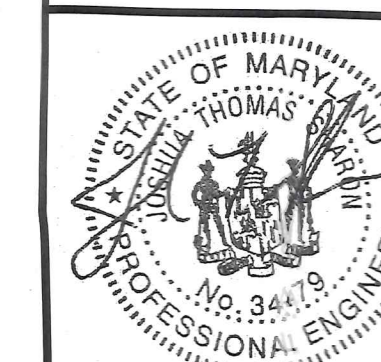
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BALTIMORE, MD 21211
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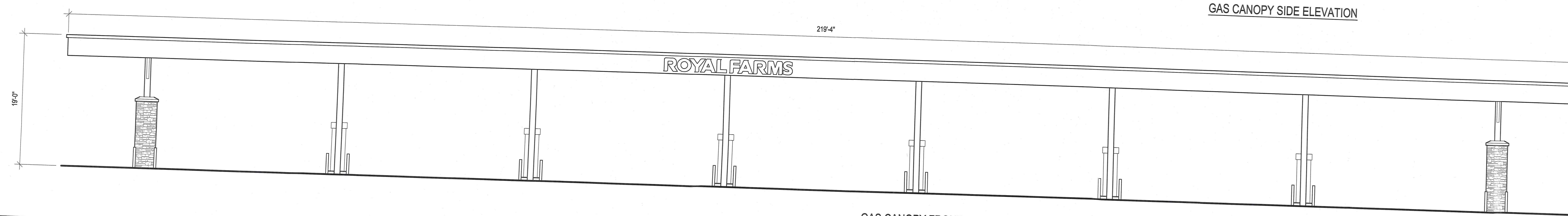
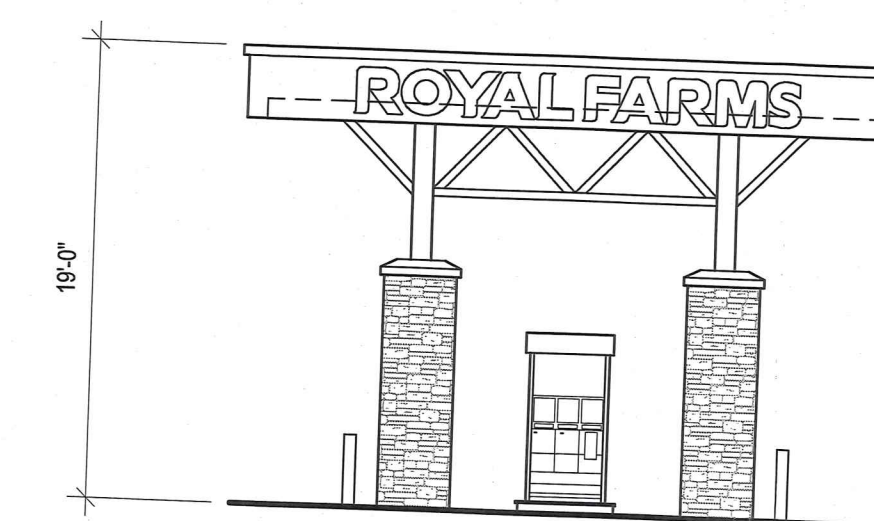
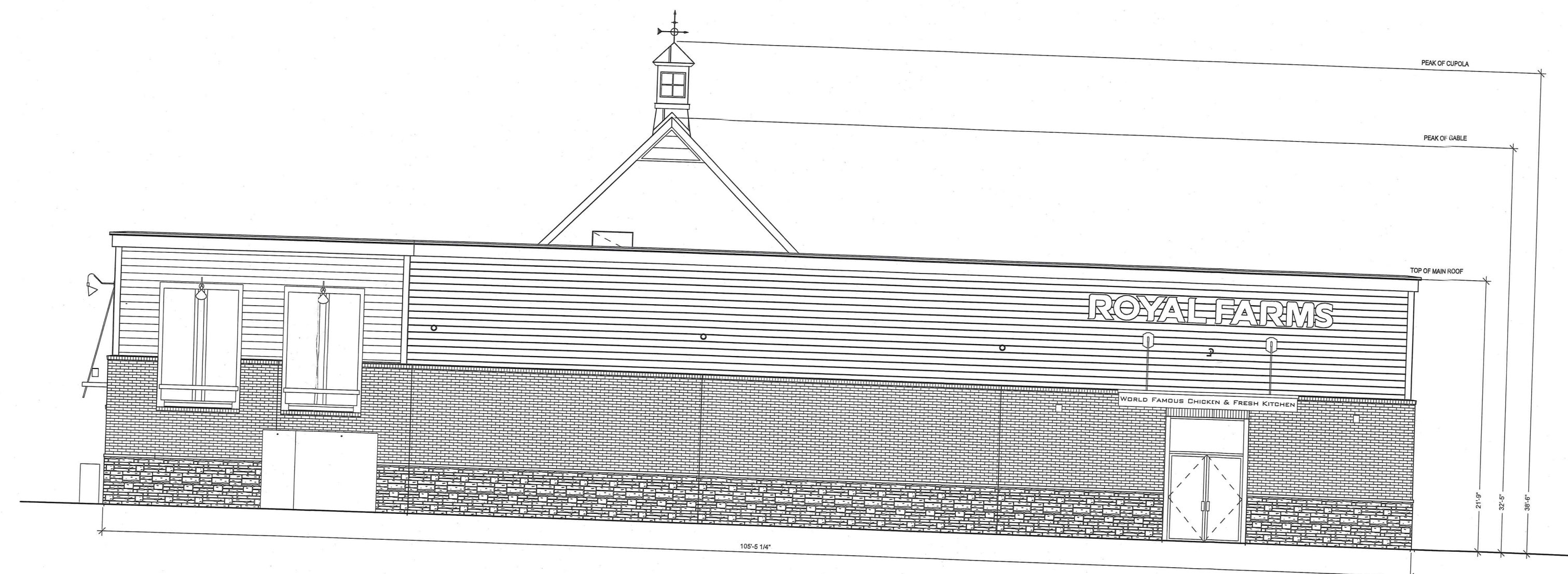
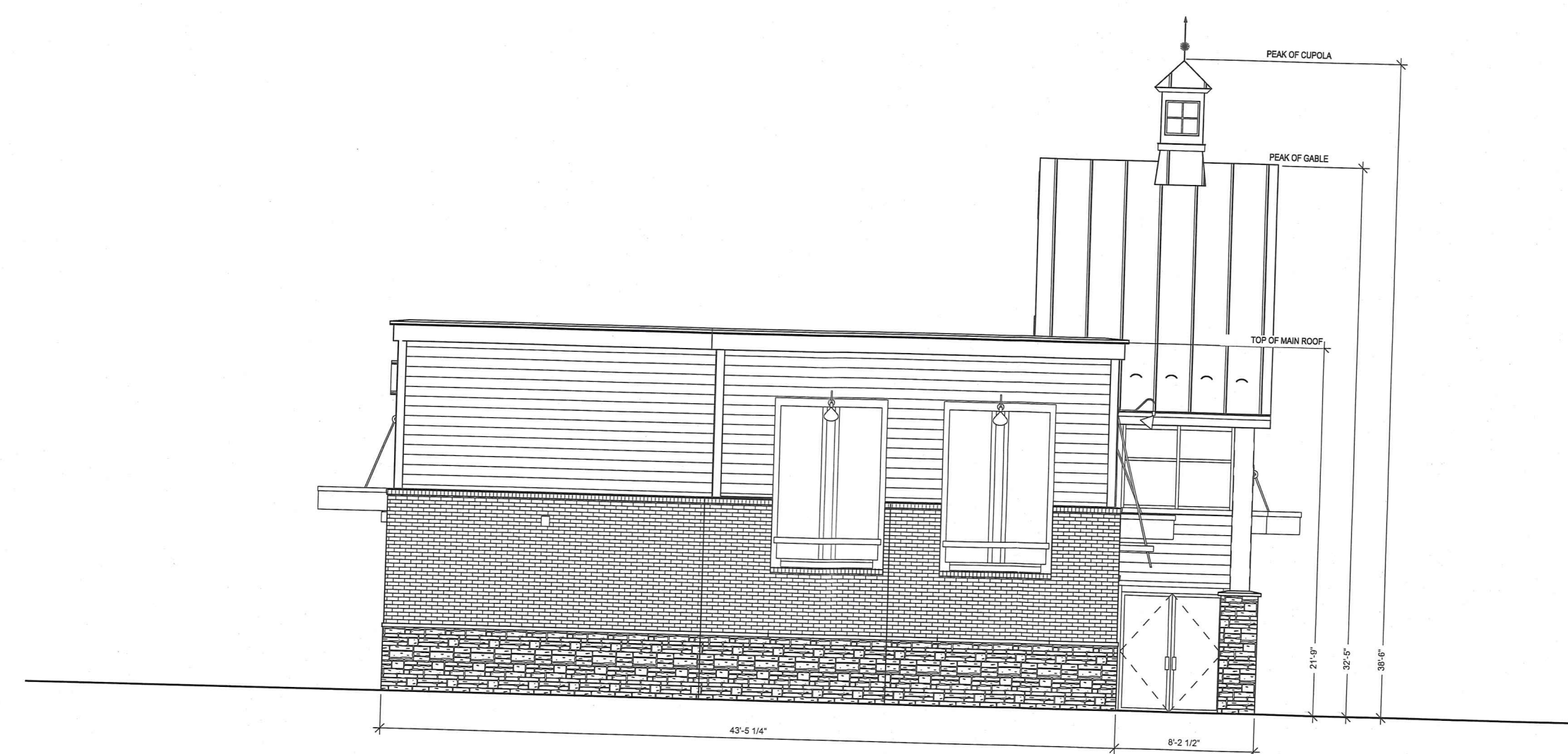
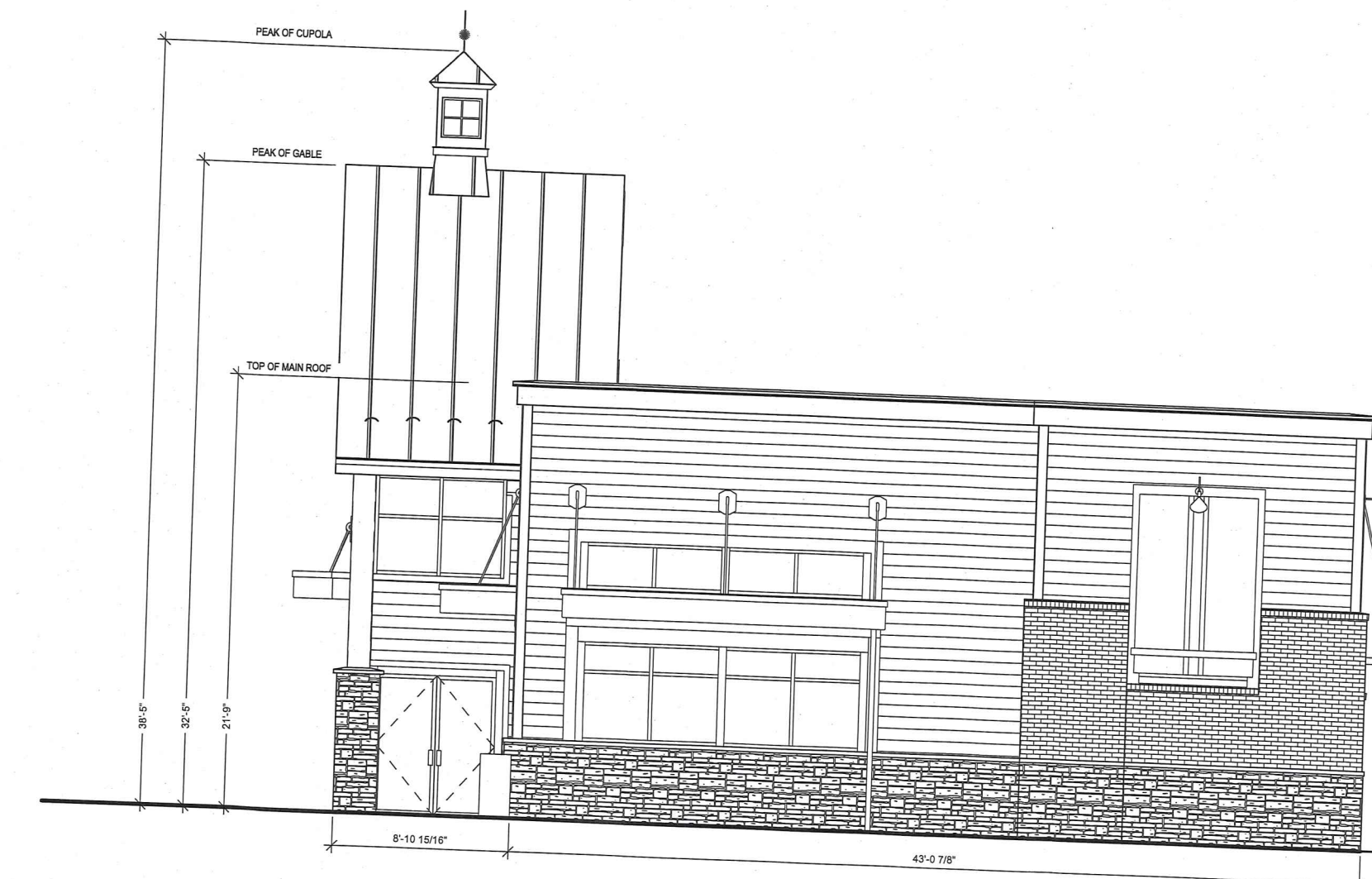


ROYAL FARMS STORE #266
9500, 9502, 9508, 9512, 9520, 9526 PULASKI HWY

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND VARIANCE
SIGNAGE PLAN

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 6TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	17481X71
		SCALE:	AS SHOWN
		DATE:	12/18/2017
		DRAWN BY:	CMC
		DESIGN BY:	THS/CMC
		REVIEW BY:	THS
		SHEET:	02 OF 04



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ARCHTCTS

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Stevenson, Maryland 21153

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

ROYAL FARMS

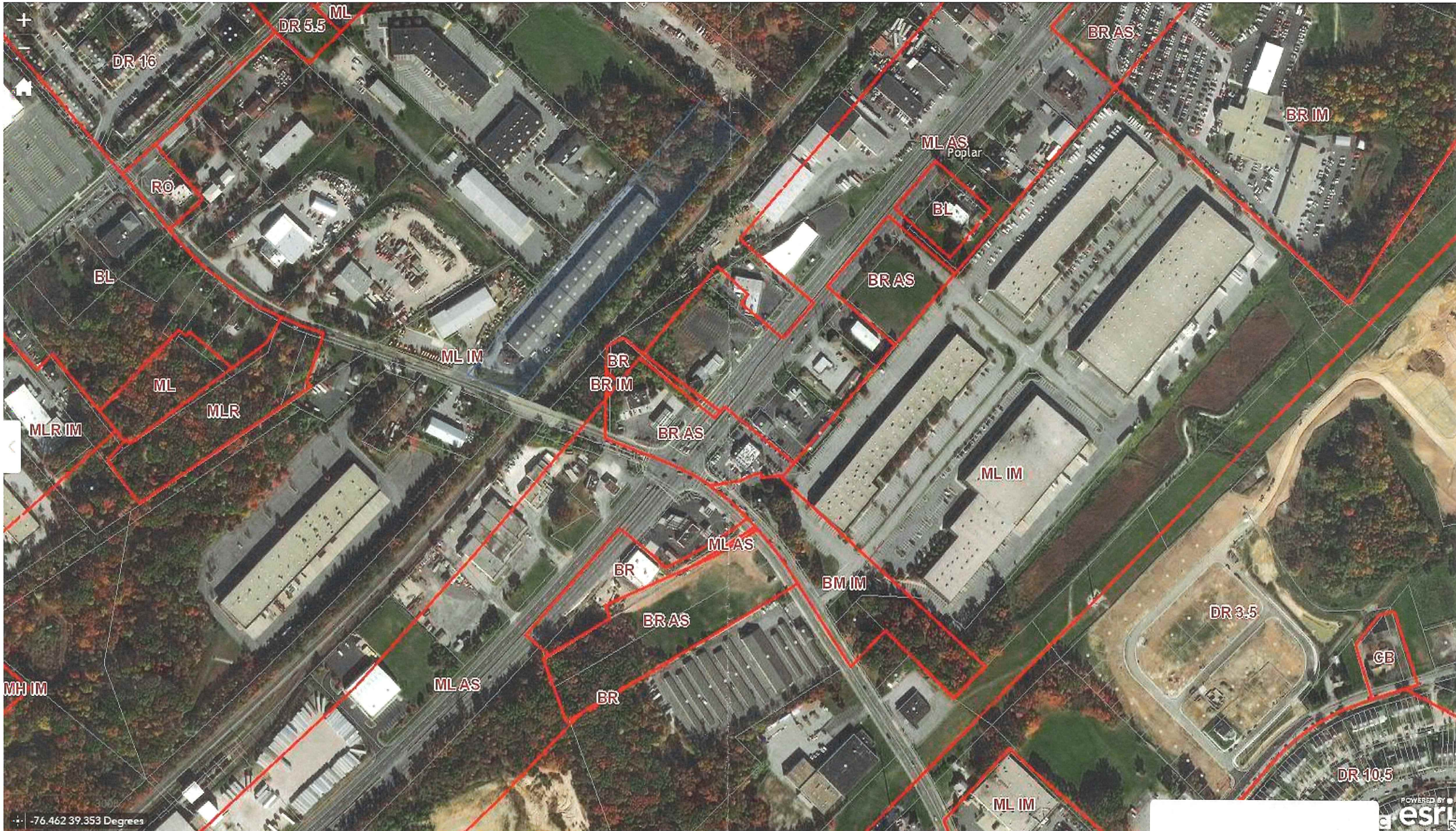
9502 PULASKI HIGHWAY
MIDDLE RIVER, MD 21237
STORE #266

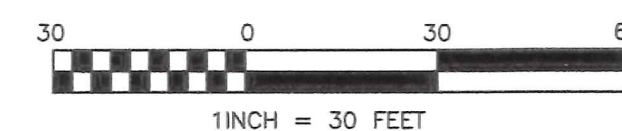
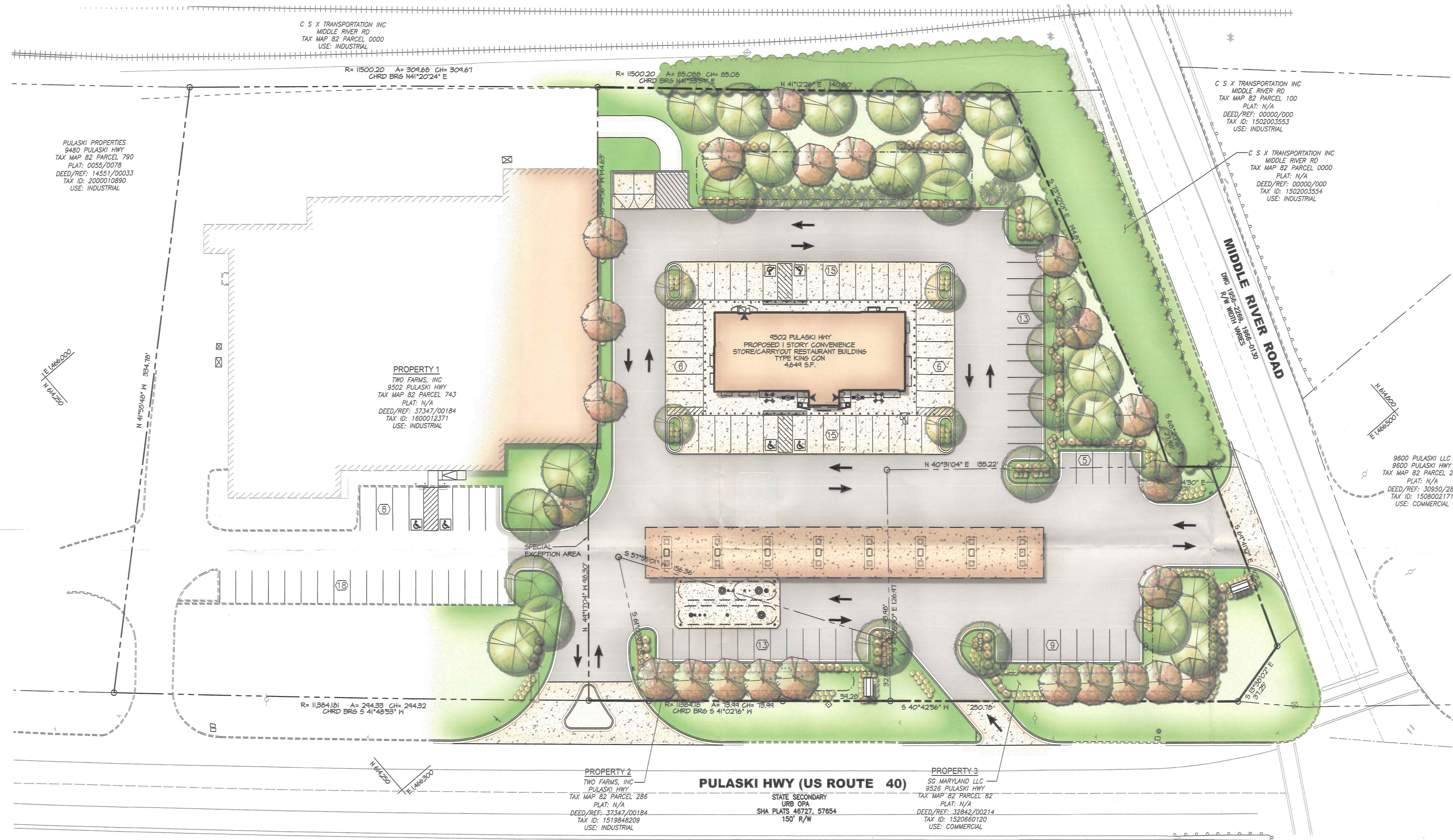
ELEVATIONS

[illegible]

SCALE	NOTED
DRAWN BY	STAFF

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PLAN
SCALE: 1" = 30'



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FAX: (410) 821-1748
MRA@GMAIL.COM
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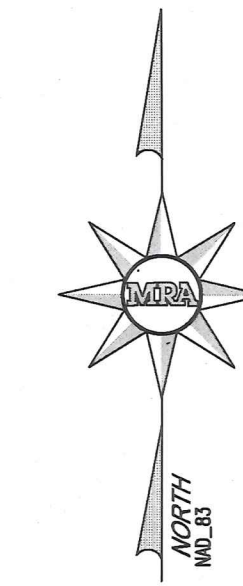
ROYAL FARMS STORE #266
9500, 9502, 9508, 9512, 9520, 9526 PULASKI HWY

SITE RENDERING

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 6TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.: 17481X71
		SCALE: AS SHOWN
		DATE: 02/28/2018
		DRAWN BY: THS
		DESIGN BY: THS/NR
		REVIEW BY: THS
		SHEET: 01 OF 01

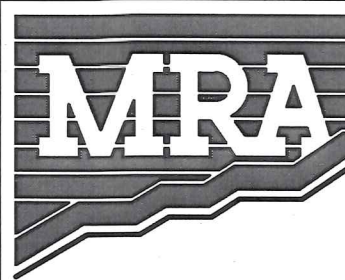
PETITIONER'S EXHIBIT



R = 1 MILE

R = 0.5 MILE

PROPOSED SITE



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

ROYAL FARMS STORE #266
#9500, #9502, #9508, #9512, #9520, #9526 PULASKI HIGHWAY

ABANDONED FUEL SERVICE STATION EXHIBIT

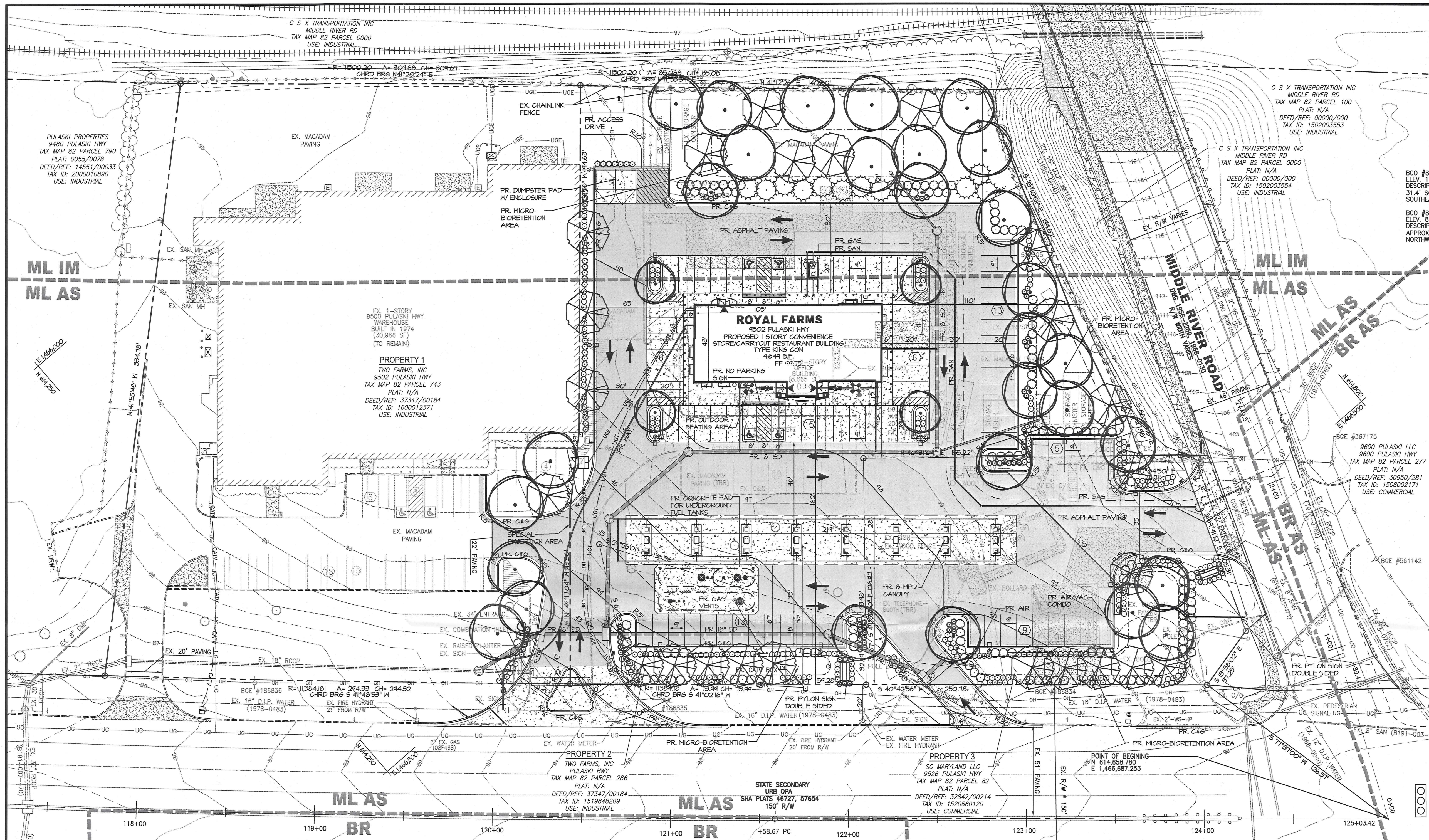
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 6TH COUNCILMANIC DISTRICT

DATE	REVISIONS

PETITIONER'S EXHIBIT 

JOB NO.: 17481X71
SCALE: 1" = 50'
DATE: 02/28/2018
DRAWN BY: C.M.C.
DESIGN BY: C.M.C.
REVIEW BY: T.H.S.
SHEET: 01 OF 01

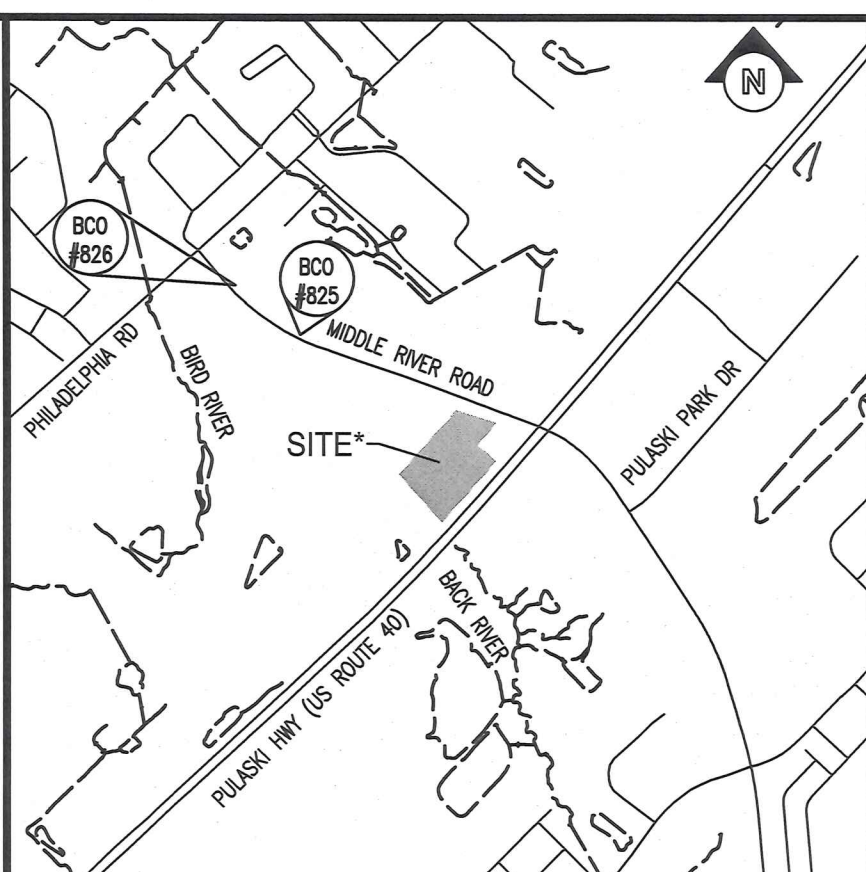
P:\17481X71\PLANNING\FIG\SEP17481X71-FUEL.dwg, 2/28/2018 11:59:09 AM, 1:1,
Copyright 2018 Morris & Ritchie Associates, Inc.



BENCHMARKS

BCO #825
ELEV. 111.40
DESCRIPTION: SPIKE MONUMENT LOCATED APPROXIMATELY 31.4' SOUTHEAST OF TRANSFORMER BOX 0003 ON SOUTHEAST BOUND TRAVEL LANE OF MIDDLE RIVER RD.

BCO #826
ELEV. 89.11
DESCRIPTION: CAPPED PIPE MONUMENT LOCATED APPROXIMATELY 11' SOUTHEAST OF POLE #61147 ON NORTHWEST BOUND TRAVEL LANE OF MIDDLE RIVER RD.



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 9500, 9502, 9508, 9512, 9520 PULASKI HWY (PROPERTY 1)
NO ADDRESS (PROPERTY 2)
9526 PULASKI HWY (PROPERTY 3)
B. SITE AREA: 151,196.7 S.F. ±, 3,471 AC. ± (PROPERTY 1)
7,927.9 S.F. ±, 0.182 AC. ± (PROPERTY 2)
23,086.8 S.F. ±, 0.530 AC. ± (PROPERTY 3)
C. ELECTION DISTRICT: 15
D. COUNCILMANIC DISTRICT: 6
E. CENSUS TRACT: 451200
F. TAX MAP: 0082
G. PARCEL: 0743 (PROPERTY 1), 0286 (PROPERTY 2), 0082 (PROPERTY 3)
H. TAX ACCOUNT NO.: 1600012371 (PROPERTY 1), 1519848209 (PROPERTY 2), 1520680120 (PROPERTY 3)
I. ZONING: ML IM/ML AS (PROPERTY 1), ML AS (PROPERTY 2), ML AS (PROPERTY 3)
J. ZONING MAP/GIS TILE NO.: 08283
K. FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0
ROYAL FARMS PROVIDED = 0.045 (4,649 S.F. / 102,474 S.F. = 0.045)
EXISTING WAREHOUSE PROVIDED = 0.380 (30,966 S.F. / 81,389 S.F. = 0.380)
TOTAL PROVIDED = 0.425
L. EXISTING LAND USE: WAREHOUSE (PROPERTY 1)
UNIMPROVED LOT (PROPERTY 2)
CONVENIENCE STORE WITH FUEL SERVICE STATION (PROPERTY 3)
M. PROPOSED LAND USE: EXISTING WAREHOUSE (PROPERTY 1)
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING (PROPERTY 1, 2, 3)
- LANDSCAPE TRANSITION AREAS (LTA) REQUIRED PROVIDED (MIN.)
ALONG PULASKI HIGHWAY (PUBLIC) 10' 21'
ALONG MIDDLE RIVER ROAD (PUBLIC) 10' 11'
ALONG REAR YARD (ML IM ZONE) 6' 15'
ALONG SIDE YARD (ML IM ZONE) 6' 7'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100430G).
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3, BCZR).

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

Michael P. Reedy 02/14/2018 NICOLE REEDY
APPLICANT SIGNATURE DATE PRINT NAME
MAILING ADDRESS (IF NOT ALREADY ON PLAN)

LEGEND

- EX. RIGHT OF WAY LINE
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. BUILDING
- EX. WALL
- EX. CURB
- EX. PAVEMENT
- EX. ROAD LANE
- EX. ZONING LINE
- EX. SOIL BOUNDARY LINE
- EX. SHRUBLINE
- EX. SANITARY LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. OVERHEAD LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND GAS LINE
- EX. UNDERGROUND CATV LINE
- EX. PARKING LINE
- EX. RAILROAD
- EX. GUARD RAIL
- EX. RIPRAP
- EX. METAL FENCING
- EX. TRANSFORMER
- EX. ELECTRIC METER
- EX. UTILITY POLE
- EX. SANITARY CLEANOUT
- EX. SANITARY MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. TREE LINE
- EX. CRITICAL ROOT ZONE
- EX. 1" CONTOUR
- EX. 5' CONTOUR

- EX. WATER METER AND VALVE
- EX. FIRE HYDRANT
- EX. GAS FITTING
- EX. SHRUB
- EX. TREE
- EX. LIGHT POLE
- EX. MAILBOX
- PROPOSED
- PR. BUILDING
- PR. CURB
- PR. WALKWAY
- PR. SWIM AREA
- PR. DETECTABLE PAVEMENT
- PR. CONCRETE
- PR. ASPHALT
- PR. PARKING LOT STRIPING
- PR. FUEL DISPENSER
- PR. TRAFFIC FLOW ARROWS
- PR. SIGN
- PR. BOLLARD
- PR. EXTERIOR TABLE/SEATING
- PR. LIGHTING
- PR. MAJOR TREE
- PR. FLOWERING TREE
- PR. EVERGREEN TREE
- PR. SHRUB

PLAN

SCALE: 1" = 30'

STATE SECONDARY URBAN SHA PLATS

46727, 57654
150' R/W

LANDSCAPE REQUIREMENT CALCULATIONS

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	770	39
Adjacent Road	1 PU/40 LF	615	15
Condition B Parking Lots			
Parking Adjacent to Public Road (Class B)	1 PU/15 LF	200	13
Parking Lot Interior	1 PU/12 Parking Spaces	82	7
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	48	3
Condition K Automotive Uses			
Adjacent to Public ROW (Class B)	1 PU/15 LF	588	39
Adjacent to Residential Commercial & Industrial (Class C)	1 PU/10 LF	450	45
Total Required Planting Units (PU)			161

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Provided Planting Units (PU)
Major Trees Provided	1 PU/Tree	33	33
Minor Trees Provided	1 PU/2 Trees	24	12
Evergreen Trees	1 PU/2 Trees	34	17
Shrubs	1 PU/5 Shrubs	496	99
Total Provided Planting Units (PU)			161

INTERIOR LANDSCAPING REQUIREMENT

A. Reserve 7% of the parking lot area for interior landscaping.
REQUIRED: (52,521 S.F. X .07) = 3,676 S.F.
PROVIDED: 3,777 S.F. = 7%

ZONING HISTORY

CASE NO. R-1948-1141 - ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "T" LIGHT INDUSTRIAL IN ORDER TO EXPAND PRESENT PLANT AND INCREASE PRODUCTION. GRANTED MARCH 8, 1948.

CASE NO. 1955-3406-X - SPECIAL USE PERMIT FOR ERECTING A GASOLINE SERVICE STATION. GRANTED MARCH 4, 1955.

CASE NO. 1987-0143-A - ZONING VARIANCE TO ALLOW A DOUBLE FACED, FREE STANDING REPLACEMENT ENTERPRISE SIGN WITH A SIGN AREA FACE OF 181.3 SQUARE FEET IN LIEU OF THE PERMITTED 100 SQUARE FEET. GRANTED OCTOBER 8, 1986.

COMMERCIAL PERMIT HISTORY

9500 PULASKI HWY
PERMIT # B418986
ONE-STORY ADDITION TO SIDE OF EXISTING REPAIR SHOP

9502 PULASKI HWY
PERMIT # B343503
PERMIT # B338500
PERMIT # B339618
UNDERGROUND STORAGE TANK REMOVAL
UNDERGROUND STORAGE TANK ABANDONMENT

9526 PULASKI HWY
PERMIT # B168504
PERMIT # B303392
REPLACE PIPING FOR VAPOR RECOVERY SYSTEM
INTERIOR ALTERATION

OWNER / DEVELOPER

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

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

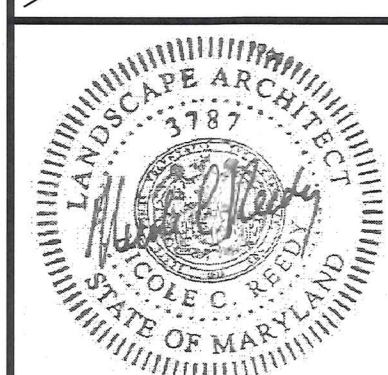
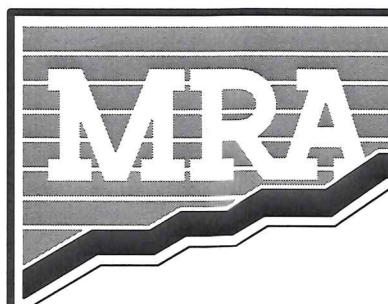
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

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

COUNTY APPROVAL STAMP

DATE	REVISIONS



MORRIS & RITCHIE ASSOCIATES, INC.

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ROYAL FARMS STORE #266 LIMITED EXEMPTION DEVELOPMENT PLAN

SCHEMATIC LANDSCAPE PLAN

15th ELECTION DISTRICT BALTIMORE COUNTY 6th COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	17481x71
		SCALE:	AS SHOWN
		DATE:	02/27/2018
		DRAWN BY:	NCR
		DESIGN BY:	NCR
		REVIEW BY:	THS
		SHEET:	01 OF 01

PETITIONER'S EXHIBIT 9

LP-1