

M E M O R A N D U M

DATE: April 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0172-X - Appeal Period Expired

The appeal period for the above-referenced case expired on March 30, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(9805 Belair Road)		
1 st Election District	*	OFFICE OF
5 th Council District		
The Shops at Perry Hall, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
AutoBell Car Wash, Inc.	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2018-0172-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of The Shops at Perry Hall, LLC, legal owner and AutoBell Car Wash, Inc., lessee (“Petitioners”). The petition was filed pursuant to the Baltimore County Zoning Regulations (“B.C.Z.R.”) to use the property for a car wash in the BL zone.

Carl Howard, Chief Operating Officer of AutoBell Car Wash, Inc., professional engineer Josh Sharon, and traffic engineer Glenn Cook appeared in support of the petition. Adam M. Rosenblatt, Esq. represented the Petitioners. Two neighbors attended the hearing to obtain additional information regarding the project. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Neither agency opposed the plan.

The subject property is approximately 12.58 acres in the aggregate and is zoned BL. The Director of DOP on November 1, 2017 approved a site plan (Exhibit 2) for the property wherein it was designated as a “planned shopping center.” When complete the center will feature retail stores, restaurants and a large fitness facility. This case involves a small portion of the site (0.54

ORDER RECEIVED FOR FILING

Date 2-28-18

By sen

acres) which AutoBell would lease for the operation of a car wash, a permitted special exception use in the zone pursuant to B.C.Z.R. §233.3.

Petitioners presented testimony from the Chief Operating Officer of AutoBell, who explained the proposed operation in some detail. Mr. Howard noted AutoBell has approximately 80 stores in several states. Mr. Howard described the measures taken to reduce the noise from vacuums and vehicle dryers, and also noted a system will be installed to capture and treat waste water from the car wash. In response to a question posed by one of the neighbors, Mr. Howard indicated he would be willing to hire off duty police officers if needed to control traffic at especially busy times.

Josh Sharon, a licensed professional engineer accepted as an expert, described the site plan (Exhibit 1) and overall shopping center plan (Exhibit 2) in some detail. He also explained the layout of the proposed car wash and described the design considerations which will help to prevent congestion and traffic safety issues at the point of ingress and egress.

Finally, Glenn Cook, who was accepted as an expert in transportation planning, opined the car wash would not generate much “new” traffic, since most patrons will visit the site while in transit for school, work or other purpose. Mr. Cook stated the 21 stacking spaces shown on the site plan were more than enough to prevent traffic impacts upon surrounding roadways, and he testified the site is not located within an area identified as deficient or failing on the 2018 Baltimore County Basic Services transportation map.

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. Mr. Sharon opined the Petitioners satisfied all requirements for special exception relief in B.C.Z.R. §502.1 and the case law interpreting that provision. In the absence of any evidence to the contrary the petition for special exception will be granted.

THEREFORE, IT IS ORDERED this 28th day of **February, 2018**, by this Administrative Law Judge, that the Petition for Special to use the property for a car wash in the BL zone, 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 must comply with the ZAC comments of DOP and DPR, copies of which are attached hereto and incorporated herein.
3. When conditions dictate (such as after a snow storm when patrons seek to clean road salt from their vehicles) AutoBell shall hire an off-duty police officer to assist with ingress/egress from 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

ORDER RECEIVED FOR FILING

Date 2-28-18

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 9805 Belair Road

which is presently zoned BL

Deed References: 19529/271; 36536/262

10 Digit Tax Account # 2500006165

Property Owner(s) Printed Name(s) The Shops at Perry Hall LLC

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

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

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

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for a car wash in the B.L. zone.

3. ☐ a Variance from Section(s)

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

The Shops at Perry Hall LLC /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1258 Henry Street

Baltimore

MD

Mailing Address

City

State

21230

410-978-8660

rschaftel@southernlandcompany.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6271

amrosenblatt@venable.com

Zip Code Telephone #

Email Address

CASE NUMBER 2018-0172-X Filing Date 12/21/17

Do Not Schedule Dates:

Reviewer JS

REV. 10/4/11

**ATTACHMENT TO PETITION
FOR SPECIAL EXCEPTION**

Lessee

Name: AutoBell Car Wash Inc.

By: Charles A. Howard
Printed Name: Charles A. Howard
Authorized Representative

Mailing Address:
1521 E. 3rd Street
Charlotte, NC 28204
jthomas@autobell.com

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



December 20, 2017

SPECIAL EXCEPTION AREA DESCRIPTION NORTHWEST CORNER HONEYGO BOULEVARD AND FORGE ROAD

Beginning at a point located on the south side of Honeygo Boulevard, which is 84.00' wide, at the distance of 86.00' northwest of the centerline of the at the intersection of Honeygo Boulevard and Forge Road, which is 62.00' wide, at the distance of 42.00' from the centerline of Honeygo Boulevard. Thence the following courses and distances:

- 1) South $30^{\circ}30'08''$ West 49.76'
- 2) along an arc to the left with a radius of 363.48, an arc length of 11.56', subtended by a chord bearing of North $89^{\circ}54'45''$ West and a chord distance of 11.55'
- 3) North $44^{\circ}08'59''$ West 471.44'
- 4) North $54^{\circ}13'06''$ East 75.87'
- 5) North $58^{\circ}55'57''$ East 66.14'
- 6) South $78^{\circ}25'29''$ East 22.07'
- 7) South $35^{\circ}46'54''$ East 149.34'
- 8) along an arc to the left with a radius of 1,103.89', an arc length of 198.56', subtended by a chord bearing of South $30^{\circ}37'43''$ East and a chord distance of 198.30'
- 9) South $25^{\circ}28'32''$ East 86.06', back to the point of beginning as recorded in deed Liber SM 19529, Folio 271, containing 52,840 square feet or 1.21 acres+/-

Located in the 11th Election District and the 5th Councilmanic District.



Joshua T. Sharon
Professional Engineer
MD License #34479
Expires 6-21-2017

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

2018-0172-X



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 5438454

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 06, 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: # 2018-0172-X
9805 Belair Road
S/e corner of intersection of Honeygo Boulevard and Belair Road
1st Election District - 5th Councilmanic District
Legal Owner(s) The Shops at Perry Hall, LLC
Contract Purchaser/Lessee: AutoBell Car Wash, Inc.

Special Exception: to use property for a car wash in the BL zone.

Hearing: Monday, February 26, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

JT 2/608 February 6 5438454

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2018-0172-X

RE: Case No.: _____

Petitioner/Developer: _____

The Shops at Perry Hall, LLC
AutoBell Car Wash, Inc.

February 26, 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:

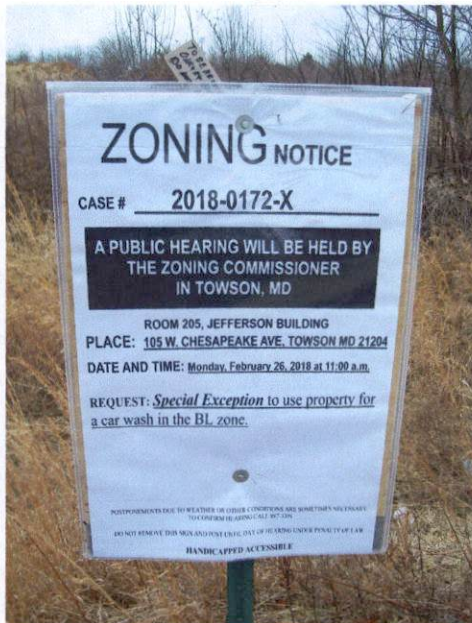
Ladies and Gentlemen:

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: _____

9805 Belair Road

February 6, 2018

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



Sincerely,


(Signature of Sign Poster)

February 6, 2018

(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

January 23, 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: 2018-0172-X

9805 Belair Road

Se corner or intersection of Honeygo Boulevard and Belair Road

1st Election District – 5th Councilmanic District

Legal Owners: The Shops at Perry Hall, LLC

Contract Purchaser/Lessee: AutoBell Car Wash, Inc.

Special Exception to use property for a car wash in the BL zone.

Hearing: Monday, February 26, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Shops at Perry Hall, LLC, 1258 Henry Street, Baltimore 21230
AutoBell Car Wash, Inc., 1521 E. 3rd Street, Charlotte NC 28204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 6, 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
Tuesday, February 6, 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: 2018-0172-X

9805 Belair Road

Se corner or intersection of Honeygo Boulevard and Belair Road

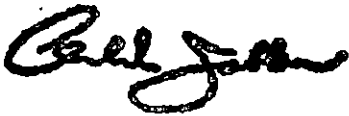
1st Election District – 5th Councilmanic District

Legal Owners: The Shops at Perry Hall, LLC

Contract Purchaser/Lessee: AutoBell Car Wash, Inc.

Special Exception to use property for a car wash in the BL zone.

Hearing: Monday, February 26, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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
9805 Belair Road; SE corner of Honeygo		
Blvd & Belair Road	*	OF ADMINISTRATIVE
1 st Election & 5 th Councilmanic Districts		
Legal Owner(s): Shops at Perry Hall LLC	*	HEARINGS FOR
Contract Purchaser(s): AutoBell Car Wash		
Inc, by Charles Howard	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2018-172-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JAN 12 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, 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: 2018-0172-X

Property Address: 9805 BELAIR RD.

Property Description: _____

Legal Owners (Petitioners): The Shops at Perry Hall LLC

Contract Purchaser/Lessee: AutoBell Car Wash, Inc

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasovich

Company/Firm (if applicable): Venable LLP

Address: 210 W. PENN AVE, STE 500
TOWSON, MD 21204

Telephone Number: 410-494-6200

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

NO 161253

Date: 12/21/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	2016	0000		630					\$ 500.00

Total: \$ 500.00

Rec From: THE SHOPS @ DEANSMALL LLC

For: 2018-0177-X

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ID
 12/22/2017 12/21/2017 10:50:00 3
 REG 1503 WALSH, CAM
 RECEIPT # 754770 12/21/2017 OFLN
 Dept 3 520 ZIRING VERIFICATION
 CR NO: 161253
 Rcpt Tot: \$500.00
 \$500.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

February 22, 2018

The Shops at Perry Hall LLC
1258 Henry Street
Baltimore MD 21230

RE: Case Number: 2018-0172 X, Address: 9805 Belair Road

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 21, 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
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204
AutoBell Car Wash Inc., Charles A Howard, 1521 E 3rd Street, Charlotte NC 28204

Date: 1/10/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & 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 1/10/18. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception, Case Number 2018-0172-X.
The Shops at Perry Hall, LLC
9805 Belair Road.
US 1

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

Sincerely,



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

WW/RAZ

2-26

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 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0172-X
Address 9805 Belair Road
(The Shops at Perry Hall, LLC
Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

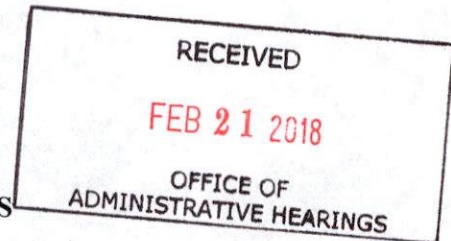
INTER-OFFICE MEMORANDUM

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

DATE: 2/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-172



INFORMATION:

Property Address: 9805 Belair Road
Petitioner: The Shops at Perry Hall, LLC
Zoning: BL
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the above property for a car wash.

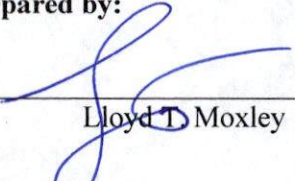
The site is located in the Shops at Perry Hall that being a planned shopping center (PSC).

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

- Confirm with the Department of Public Works that the proposed interchange between Honeygo Boulevard and the entrance into the Shops at Perry Hall PSC, having intersecting cross directional traffic, is a safe arraignment meeting the requirements of BCZR § 502.
- Submit architectural elevations and sign details to the contact person listed below at time of building permit application.
- Submit a lighting and landscape plan to the Baltimore County Landscape Architect for approval. Such a plan will demonstrate how the proposed dumpster meets the requirements of Condition H of the Baltimore County Landscape Manual.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Ngone Seye Diop

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

Adam M. Rosenblatt, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

RECEIVED
JAN 12 1961

RECEIVED

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 23, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2018
Item No. 2018-0172-X

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 requirements of the landscape Manual. A Lighting Plan is also required.

Proposed retaining wall along the southwest corner of property must be located away from the property line a distance equal to the height of the wall, or an off-site right-of-way must be acquired. Provide elevation at top & bottom of the retaining wall at beginning, end and each break point.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0172-X
Address 9805 Belair Road
(The Shops at Perry Hall, LLC
Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 23, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2018
Item No. 2018-0172-X

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 requirements of the landscape Manual. A Lighting Plan is also required.

Proposed retaining wall along the southwest corner of property must be located away from the property line a distance equal to the height of the wall, or an off-site right-of-way must be acquired. Provide elevation at top & bottom of the retaining wall at beginning, end and each break point.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 2-28-18

By Sen

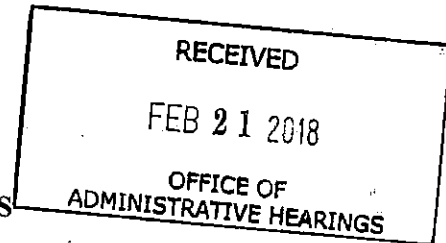
**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 2/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-172



INFORMATION:

Property Address: 9805 Belair Road
Petitioner: The Shops at Perry Hall, LLC
Zoning: BL
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the above property for a car wash.

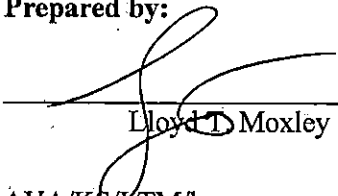
The site is located in the Shops at Perry Hall that being a planned shopping center (PSC).

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

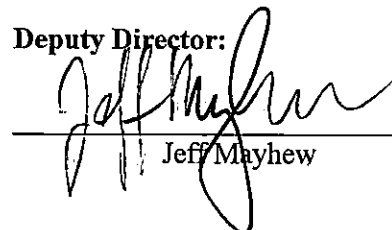
- Confirm with the Department of Public Works that the proposed interchange between Honeygo Boulevard and the entrance into the Shops at Perry Hall PSC, having intersecting cross directional traffic, is a safe arraignment meeting the requirements of BCZR § 502.
- Submit architectural elevations and sign details to the contact person listed below at time of building permit application.
- Submit a lighting and landscape plan to the Baltimore County Landscape Architect for approval. Such a plan will demonstrate how the proposed dumpster meets the requirements of Condition H of the Baltimore County Landscape Manual.

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

Prepared by:


Lloyd Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-28-18
By sen

TO WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-172

INFORMATION:

Property Address: 9805 Belair Road
Petitioner: The Shops at Perry Hall, LLC
Zoning: BL
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the above property for a car wash.

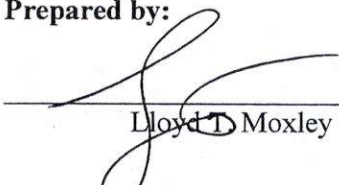
The site is located in the Shops at Perry Hall that being a planned shopping center (PSC).

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

- Confirm with the Department of Public Works that the proposed interchange between Honeygo Boulevard and the entrance into the Shops at Perry Hall PSC, having intersecting cross directional traffic, is a safe arraignment meeting the requirements of BCZR § 502.
- Submit architectural elevations and sign details to the contact person listed below at time of building permit application.
- Submit a lighting and landscape plan to the Baltimore County Landscape Architect for approval. Such a plan will demonstrate how the proposed dumpster meets the requirements of Condition H of the Baltimore County Landscape Manual.

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

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

c: Ngone Seye Diop

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

Case No.: 2018-0172-X

Exhibit Sheet

4-5-18
Sen

2-28-18
Sen

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2	Planned Shopping Center Plan	
No. 3	Auto Bel Company Brochure	
No. 4	Sign + Bldg. Elevations	
No. 5	Brochure: Waste Water Restoration	
No. 6	Josh Sharon CV	
No. 7	Aerial Exhibit	
No. 8	Photos w/ Key Sheet	
No. 9	Landscaping Rendering site plan	
No. 10	Glenn Cook CV	
No. 11		
No. 12		



When We Shine, You Shine[®]

PETITIONER'S
EXHIBIT NO. 3



48 Years Ago

Charlie Howard loved cars.

So in 1969, Charles “Charlie” Howard opened up his first Autobell® Car Wash on South Boulevard in Charlotte. It would be a Carolina showcase of the products Charlie represented for a California car wash equipment manufacturer.

Charlie had this vision. Why not provide a high-quality car wash experience with the focus on the customer? As long as you could do that at a good value, they would keep coming back.



Autobell Car Wash #1 opened in May of 1969 in Charlotte, NC.

When We Shine, You Shine®



Today



Charlie's vision has not only survived, it's thriving.

In fact, it became the vision of Charlie's son Chuck and grandson Carl, the CEO and COO of today's Autobell® Car Wash.

All these years, Autobell® Car Wash has kept the focus on people and their cars. The key is finding motivated employees and giving them the tools they need to surpass the expectations of busy and hard-working people.

The Howard family also inherited Charlie's belief in what he called a community conscience. That's why the entire company is committed to environmental protection and conservation.

It's a vision now 77 stores strong. Some would rest on those laurels. Not Autobell®. We're out to be your choice, America's choice, when it comes to a clean and shiny car.

When We Shine, You Shine®



Development Philosophy

Our development philosophy: Keep things simple. In keeping a lean real estate team decisions are made quickly.

STABLE

With 48 years in operation, Autobell® is zeroed in on continued growth and success.

ATTRACTIVE

Well maintained facilities and professional uniformed staff bring value to shopping centers and neighborhoods.

NIMBLE & EFFICIENT

Our professional and well-seasoned team with ready access to family ownership bring quick results.

LONGEVITY

Autobell has never closed a location.

When We Shine, You Shine®



Business Philosophy

The Autobell family believes that putting others first is a cornerstone of business practices. This commitment is alive in every part of our culture. It creates the tone for how we serve our customers, provide for our employees, and take care of our environment.

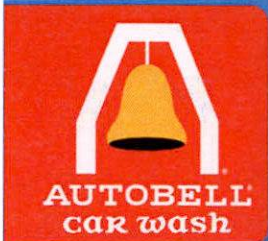
CUSTOMERS

Customers find our vast array of services and pricing, from a quick ride-thru (\$6) to a Manager's Special (\$33.99), meets and exceeds their car wash needs. Our employees friendliness and attention to detail keep them coming back.

EMPLOYEES

Autobell employees have received over \$1 million dollars in scholarships since the inception of our scholarship program in 2000.

When We Shine, You Shine®



Business Philosophy Continued

ENVIRONMENT

Through our fundraising program we have donated over \$8 million dollars to non-profit organizations since 1998. With every Autobell cleaned car we save 140 gallons of wash water from entering our storm drains and polluting near by lakes, streams, and rivers. We treat 100% and recycled up to 100% of our wash water. Our AquaBio technology produces water so clean you can drink it after it has washed a car.

Autobell is a member of the International Car Wash Associations (ICA) Water Savers program which recognizes members who properly treat and recycle their water.

These commitments over the last 48 years, in addition to a spectacular shine, are the reason customers choose Autobell.

When We Shine, You Shine®



WaterSavers®
Using Less. Returning Clean.



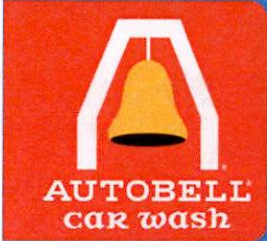
Eric Wulf, Executive Director for ICA and Monty Rast, Director of Operations for Autobell, enjoy a refreshing glass of recycled wash water.



We Build Quality



When We Shine, You Shine®



We Build Sophisticated



When We Shine, You Shine®



We Build Aesthetic Designs



When We Shine, You Shine®



Autobell Footprint

Mid-Atlantic Locations:

Sterling, VA

Annapolis, MD

Bel Air, MD...Coming Soon

Southeastern Locations:

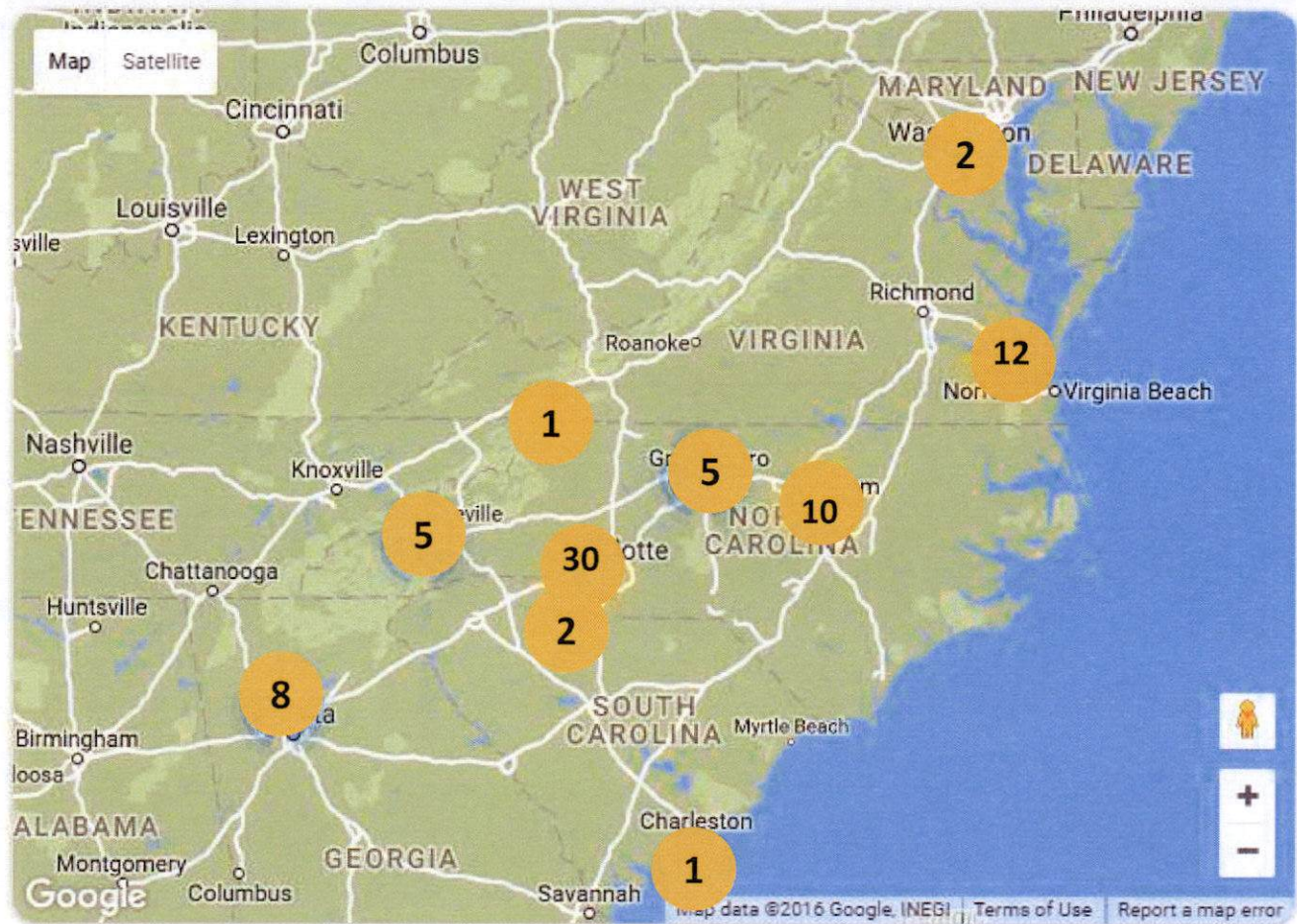
53 NC Locations

12 VA Locations

8 GA Locations

3 SC Locations

More locations coming soon!



When We Shine, You Shine®

CLEAN IS COMING...



www.autobell.com



Customer:
Autobell-Perry Hall, MD

9831 Bel Air Rd.
Perry Hall, MD

Drawing #:
18806

Date:
11/11/11

Revision:

Customer Approval:

Date:

Sales:
K. Crutchfield

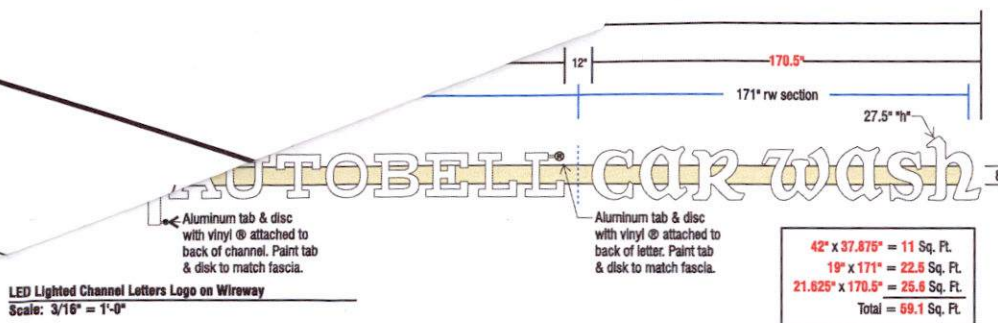
Design:
R. Hall

Check by:

This design is the property of CASCO SIGNS, Inc. and remains the property until sign is purchased. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

All components & installations are approved & listed by  UNDERWRITERS LABORATORIES

Drawing Type:
Sales



South Elevation
Scale 1/16" = 1'-0"



North Elevation
Scale 1/16" = 1'-0"

PETITIONER'S

EXHIBIT NO. 4



Customer:
Autobell-Perry Hall, MD

9831 Bel Air Rd.
Perry Hall, MD

Phone #:
18806

Date:
11/04/17

Revision:
01/31/18RH

Customer Approval:

Date:

Sales:
K. Crutchfield

Design: R. Hall Check by:

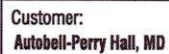
This design is the property of CASCO SIGNS, Inc. and remains the property of CASCO SIGNS, Inc. until sign is purchased. No part of this design may be reproduced or used by others for any purpose without written consent is subject to prosecution to the fullest extent allowed by law.

All components & installations are approved & listed by  LISTED

Drawing Type:
Sales



West Elevation
Scale 3/16" = 1'-0"



9831 Bel Air Rd.
Navy Hall, MD

ring #: 18806

Date:
11/04/17

Revision:

Customer Approval:

Date:

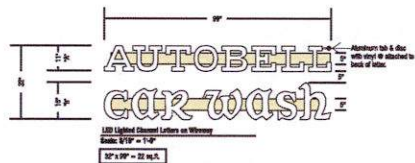
Sales:
K. Crutchfield

Design: R. Hall	Check by:
---------------------------	-----------

This design is the property of CASCO SIGNS, Inc. and remains the property until sign is purchased. It is prohibited to reproduce this design or use by others for any purpose without written consent. Violation is subject to prosecution to the fullest extent allowed by law.

All components & installations are approved & listed by  UNDERWRITERS LABORATORIES

Drawing Type:
Sales



East Elevation

Scale 3/16" = 1'-0"

BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"

BIOLOGICAL WASTE WATER RESTORATION SYSTEMS

Water is and will always remain the lifeblood of the vehicle wash industry. Without water our industry will no longer exist! Water shortages have been experienced throughout the world and the cost of obtaining fresh water and the discharge of waste water have continued to rise. Cities have continually raised prices on water and sewer with no end in sight. These increases will continue to negatively impact the profits of vehicle wash sites and some day force them out of business unless action is taken to treat and reuse waste water.

NATURE'S WAY

We take our direction for waste water treatment from nature. In our environment the natural process of cleaning waste is through the utilization of aerobic bacteria to consume waste. Sewer treatment systems have incorporated this technology for years. By bringing this approach to the vehicle wash industry, the natural process of biologically breaking down used vehicle wash chemicals into CO_2 and H_2O will dramatically reduce a washes fresh water intake and sewer discharge costs.

AQUA BIO
TECHNOLOGIES

No
Dangerous
Ozone
Used!

THE NATURAL PROCESS OF WATER RESTORATION

SOLIDS SEPARATION

In any vehicle wash, solids coming off the vehicles need to be settled out in settling tanks where the solids can be collected and hauled away. Gravity is free, so by letting gravity settle out the solids in this process, solid separation is not done with pumps and electricity.

AERATION

After the waste water exits the settling tanks where the largest solids have settled out, the water enters an aeration chamber which is the first step in a biological treatment process. In this chamber the air is infused in the water to not only emulsify the chemicals it's also used to begin the transformation of the natural anaerobic bacteria into becoming aerobic bacteria. In doing so the aerobic bacteria can be used in the next process to consume chemical waste and prevent the water from developing an odor when reused. This water, once aerated, is then pumped up into the equipment room by means of vortex pumps to be run through hydro cyclones.

CYCLONIC SEPARATION

The water that's pumped from the aeration tank is sent through hydro cyclones which cyclonically separate any remaining solids down to 5 micron. The separated solids are sent back to the first settling tank where they are collected for haul away. The cleaned water is then sent to the bio tank for the removal of chemicals.

See reverse side for an explanation of the treatment process.

BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"



BIOLOGIC CONSUMPTION

There are several things going on in the bio chamber with the first being additional aeration. Aeration insures that the bacteria that will be grown in this tank are aerobic. Aerobic bacteria are 90 percent more aggressive in consuming waste in the water than anaerobic bacteria are. These aerobic bacteria attach to the bio media which fill the bio tank. With the bio tank filled with bio media, the water containing the used vehicle wash chemicals will come in contact with the active bacteria whereby the bacteria will consume the chemicals from the water. The byproduct of this natural consumption of chemicals by the bacteria will be CO_2 and H_2O which is nonhazardous.

CLARIFICATION

In the clarification chamber the bio sludge coming from the bio chamber is allowed to settle to the bottom of this tank so that it can be pumped to sewer once a day.

CLEAN WATER HOLDING TANK

After the clarification tank, the water gravity overflows into the clean water tank where it's stored for reuse in the vehicle wash. In a biologic water restoration system, the water needs to continuously circulate so that the natural bacteria are always in the presence of aeration to keep the bacteria aerobic. If the vehicle wash is closed or is not washing vehicles the bio-system switches into an energy saving mode which turns off most all higher horsepower pumps and turns on a recirculation pump that pumps the water from the clean water tank back into the bio chamber to start the process over again. This energy-saving mode reduces the power consumption by 75 percent.

No
Dangerous
Ozone
Used!

AQUA BIOi
TECHNOLOGIES

WATER QUALITY EXPECTATION

When using the Bio-Pro Complete Water Restoration System the restored water should reach the water quality levels shown below:

- Oxygen levels higher than 60%
- Oil emulsion levels of less than 5 ppm
- PH levels between 6.5 – 8.0
- COD reduction to 1:10
- BOD levels less than 150 mg/l

As for the overall TDS levels, these levels can vary based on the level in the incoming city water. Variations can also be found in the winter when salts and de-ice chemicals are used on the roads.

The turbidity may change based on the amount of dye remaining in the water which has come from colored foam chemicals used. Dyes are biodegradable but will take more time to break down than wash chemicals. The water may have a slight tint of green or blue but this coloration will not impact the performance of the water when reused.

SYSTEM CONFIGURATIONS

The Bio-Pro Complete Water Restoration System can be installed in the following configurations:

- **Above Ground** where equipment room space is available
- **Below Ground** in either concrete or fiberglass tanks

CAPACITY SIZES

Water restoration systems can be custom-built to any capacity or they come standard in sizes of 3,000 – 4,000 – 6,000 – 10,000 and 20,000 gallon per hour. Larger sizes can be designed and built to order.

SIZING SYSTEMS

When sizing a water restoration system it's important that the following is known:

- Maximum gallons of water used per vehicle
- Maximum number of vehicles that can be washed per hour, per wash bay
- The maximum amount of chemicals used per vehicle wash



www.linkedin.com/company/aqua-bio-technologies



www.facebook.com/aquabioco



twitter.com/aquabioco



AQUA BIO TECHNOLOGIES
877-881-9141
Email: info@aquabio.co
Web: www.aquabio.co

Use the QR code to learn more
about AQUA BIOTECHNOLOGIES

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.

PETITIONER' S

EXHIBIT NO.

6

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.

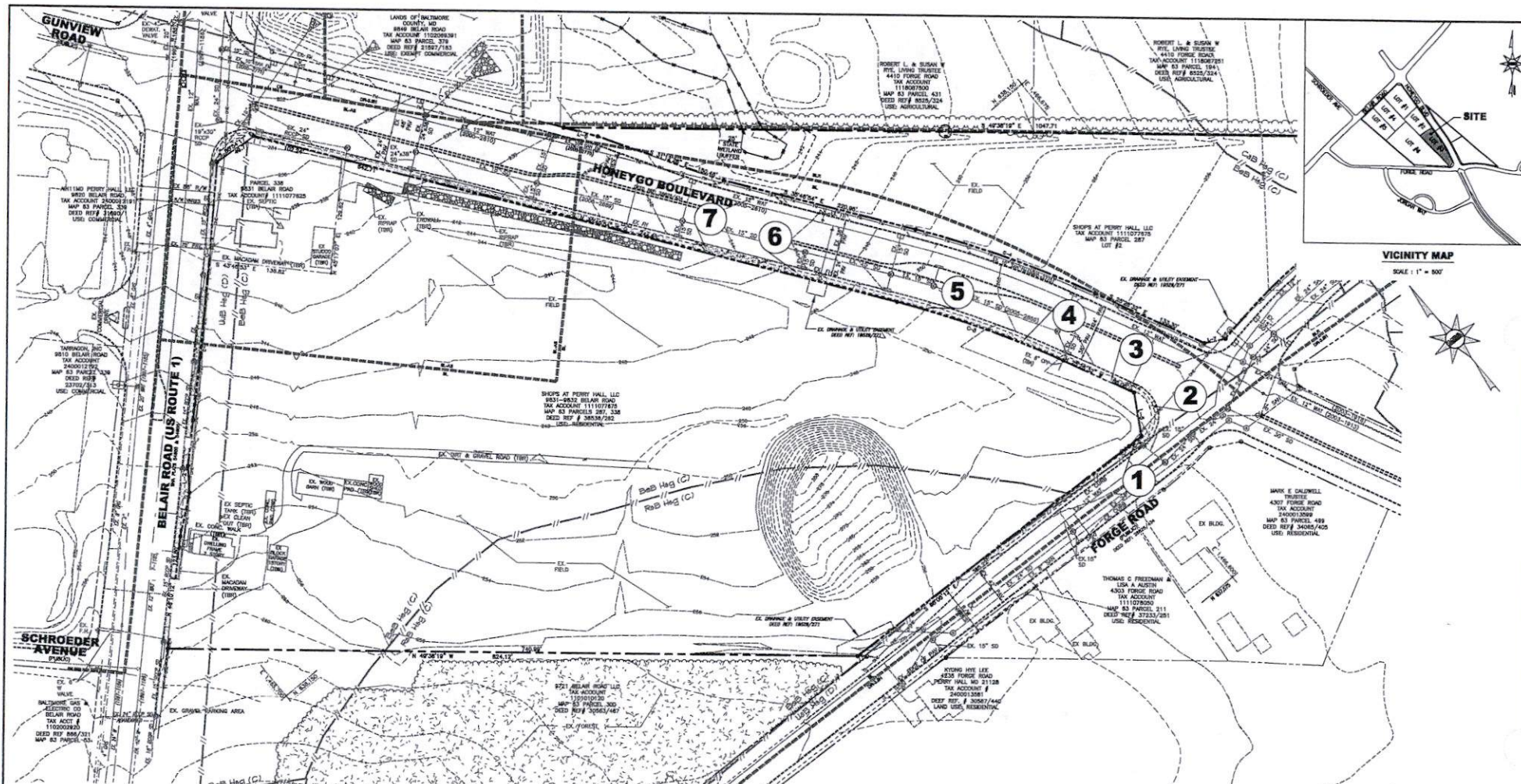
Carriage Hills, Baltimore County, Maryland - Civil Project Engineer for engineering design of a 159-unit town home community located on Liberty Road.

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.



PLAN
SCALE: 1" = 50'

PETITIONER'S

EXHIBIT NO.

8

LEGEND

- EX. PROPERTY LINE
- EX. R/W
- EX. CENTER LINE ROAD
- EX. ZONING LINE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. CURB & GUTTER
- EX. EDGE OF PAVING
- EX. GRAVEL
- EX. SIDEWALK
- EX. SANITARY
- EX. SANITARY FORCE MAIN
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. CHAINLINK FENCE
- EX. WOODS
- EX. SOILS
- EX. UTILITY POLE
- EX. WETLANDS
- EX. 25' WETLAND BUFFER

OWNER / DEVELOPER

THE SHOPS AT PERRY HALL, LLC
THE SOUTHERN LAND COMPANY
111 SOUTH CALVERT STREET, SUITE 2800
BALTIMORE, MARYLAND 21202
ATTN: MR. RONALD G. SCHWARTZ
PHONE: 410-347-4800

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. 34478. EXPIRATION
DATE: 06/30/2015.

 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, ARCHITECTS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748		THE SHOPS AT PERRY HALL SITE PHOTO PLAN EXHIBIT	
		11TH ELECTION DISTRICT 8TH COUNCILMANS DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE		JOB NO.	1810606
		SCALE	AS SHOWN
		DRAWN BY	
		CHECKED BY	
		REVIEW BY	
		SHEET	1 OF 1



SITE PHOTO #1



SITE PHOTO #2



SITE PHOTO #3



SITE PHOTO #4



SITE PHOTO #5



SITE PHOTO #6



SITE PHOTO #7



Merging Innovation and Excellence

GLENN E. COOK

Vice President

Glenn Cook is a Vice President with The Traffic Group, Inc., responsible for conducting and overseeing the preparation of Traffic Impact Studies and the preparation of geometric design plans, parking lot layouts, highway lighting, traffic control and traffic signal plans. His projects have included the \$1 billion National Harbor project located in Prince George's County, Maryland. Mr. Cook has also been extensively involved with Transit Oriented Developments (TOD). Mr. Cook has served as a Transportation Planner for the development of Master Plans for both private firms and government agencies.

Mr. Cook has over 40 years of experience in the traffic engineering and transportation planning field both in the public sector with the Maryland State Highway Administration and in the private sector. Mr. Cook's experience in the public sector provides him with a wide range of knowledge to deal with the complex problems associated with receiving public agency approvals. Mr. Cook's experience led to an appointment by the Governor of Maryland to serve on a task force whose mission was to streamline Maryland's Highway Access Permit process. Mr. Cook is qualified and has been accepted as an expert in the field of Traffic Engineering and Transportation Planning before numerous County and Municipal Boards in Maryland, Virginia, New Jersey, Delaware, and West Virginia.

Job History

2003 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

2000 - 2003

*Director's Senior Engineering Staff
Maryland State Highway Administration*

1985 - 1999

Traffic Engineering Consultant, The Traffic Group, Inc.

1983 - 1985

Traffic Engineering Consultant

1979 - 1983

*Chief, Office Engineering Section
Maryland State Highway Administration*

1972 - 1979

*Traffic Signal Design Section
Maryland State Highway Administration*

MARYLAND

Anne Arundel County - Zoning Hearing Examiner, Board of Appeals
Baltimore City - City Council, Planning Commission
Baltimore County - County Review Group (CRG), Board of Appeals, Circuit Court, Hearing Officer
Calvert County - County Commissioners, Planning Commission
Carroll County - Board of Appeals, Planning Board
Charles County - Board of Appeals, County Commissioners
Chesapeake Beach - Special Board of Appeals, Planning Board
City of Bowie - Planning Advisory Board, Mayor and City Council
City of Easton - Board of Appeals
City of Frederick - Planning Commission, City Council
City of Greenbelt - Mayor and City Council
City of Salisbury - Planning Commission
City of Westminster - Mayor and City Council
Frederick County - County Commissioners, Planning Board
Garrett County - Planning Commission
Hagerstown - Mayor and City Council
Harford County - Zoning Hearing Examiner
Howard County - Planning Board, County Council
Kent County - County Commissioners
Montgomery County - Zoning Hearing Examiner, Board of Appeals, Planning Commission
Prince George's County - Zoning Hearing Examiner, County Council, Planning Board
Town of Bel Air - Town Commissioners, Planning Board
Town of Sykesville - Planning Board
Washington County - Planning Board, County Commissioners
Wicomico County - Planning Board, County Commission

NEW JERSEY

Atlantic County - Superior Court

VIRGINIA

City of Fairfax - Mayor and City Council
Fairfax County - County Council
Prince William County - Planning Board

Educational Background

- *Civil Engineering Preparation*
Community College of Baltimore
- *Traffic Engineering Courses*
Northwestern University Traffic Institute
University of Maryland

Affiliations

- Maryland Association of Engineers
- Institute of Transportation Engineers
- County Engineers Association of Maryland

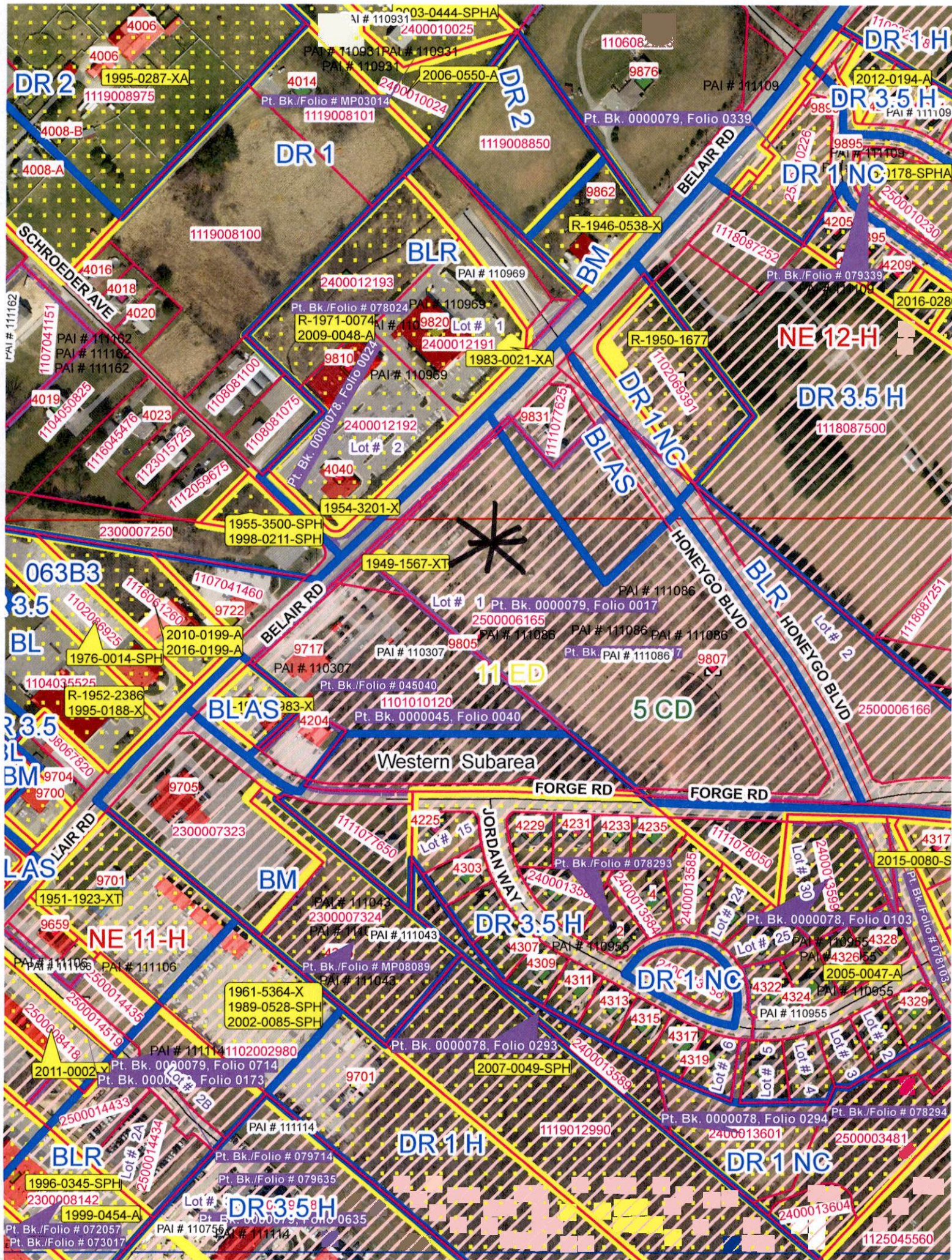
Examples of places where Mr. Cook has testified as an expert witness

The Traffic Group, Inc. 9900 Franklin Square Drive Suite H Baltimore, Maryland 21236
410-931-6600 Fax: 410-931-6601 www.trafficgroup.com

PETITIONER'S

EXHIBIT NO.

10



CASE NAME _____
CASE NUMBER 2018-172-X
DATE 2/26/18

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

[illegible]

PLEASE PRINT CLEARLY

CASE NAME 2018-172-X
CASE NUMBER _____
DATE 2/26/18

CITIZEN'S SIGN - IN SHEET

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>
1/23/18	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
1/12/18	DEPS (if not received, date e-mail sent _____)	no comment
_____	FIRE DEPARTMENT	_____
2/20/18	PLANNING (if not received, date e-mail sent _____)	no obj w/conds
1/10/18	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 2/6/18	
SIGN POSTING	Date: 2/6/18	by SSG Black
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

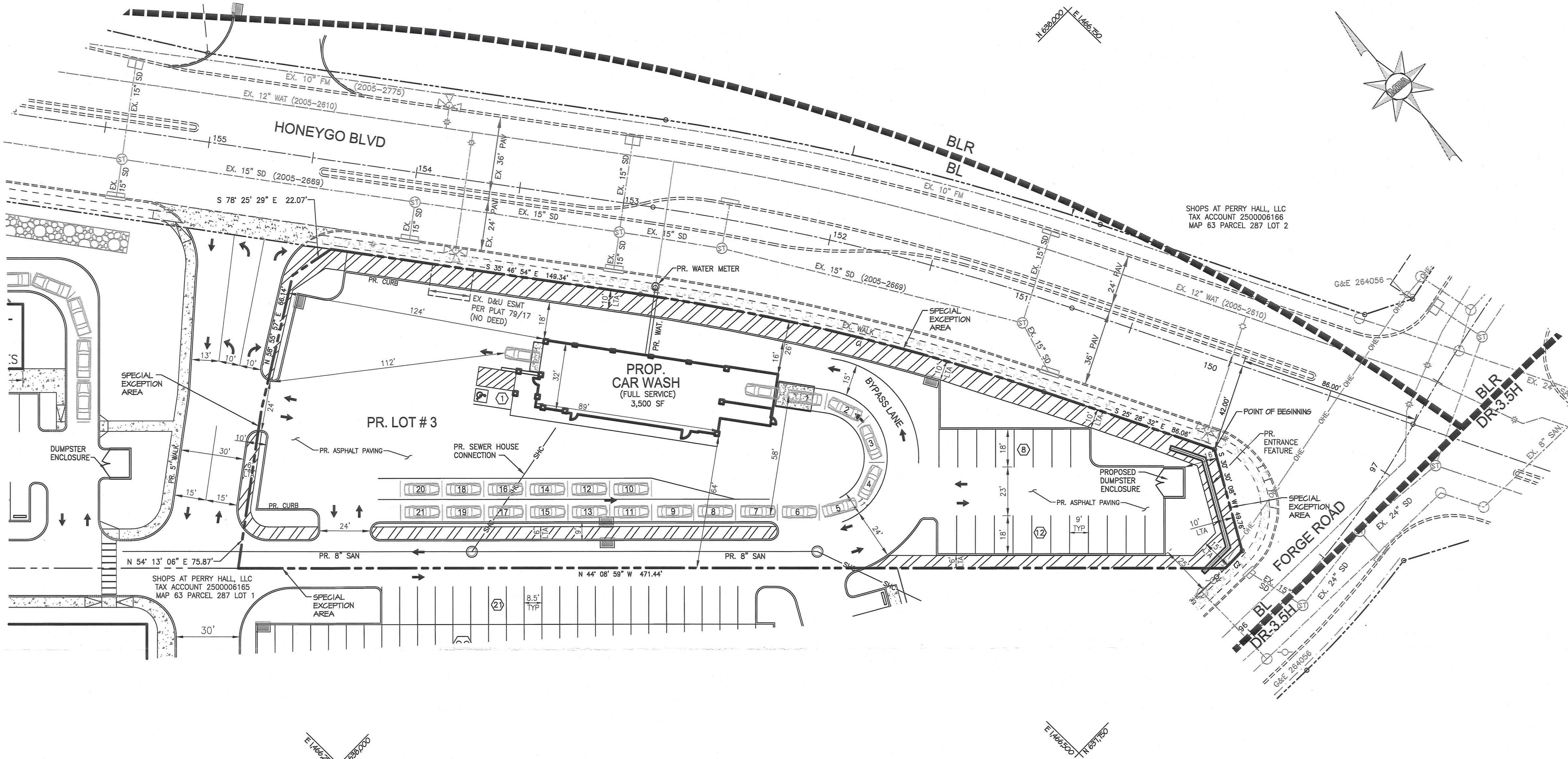
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2500006165			
Owner Information					
Owner Name:	SHOPS AT PERRY HALL LLC		Use:	COMMERCIAL NO	
Mailing Address:	1258 HENRY ST BALTIMORE MD 21230-4338		Principal Residence:		
			Deed Reference:		
Location & Structure Information					
Premises Address:		9805 BELAIR RD PERRY HALL MD 21128-9727		Legal Description:	9.815 AC 9805-9807 BELAIR RD SS THE SHOPS AT PERRY HALL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0063	0022	0287		0000	
					Block:
					1
					Lot:
					2016
					Assessment Year:
					Plat No:
					0079/0017
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
					9.8200 AC
					County Use
					06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2016	As of 07/01/2017	As of 07/01/2018
Land:		2,752,500	2,752,500		
Improvements		0	0		
Total:		2,752,500	2,752,500	2,752,500	2,752,500
Preferential Land:		0			0
Transfer Information					
Seller:			Date:	Price:	
Type:			Deed1:	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		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:**

P:\16106\DWG\16106\16106-01.dwg, 12/21/2017 11:08:25 AM, MLE, Inc.

11, Copyright 2017 Morris & Ritchie Associates, Inc.



LEGEND

- PR. LEASE LINE AND SPECIAL EXCEPTION AREA
- EX. R/W
- EX. CENTER LINE ROAD
- ZONING LINE
- EX. CURB & GUTTER
- EX. EDGE OF PAVING
- EX. SIDEWALK
- EX. 8" SAN.
- EX. 15" S.D.
- EX. 12" W.
- EX. GAS
- EX. UTILITY POLE
- PROP. CURB
- PROP. BUILDING
- PROP. CONCRETE
- LANDSCAPE TRANSITION AREA
- PROP. DIRECTIONAL ARROW

PLAN

SCALE: 1" = 30'

ZONING HISTORY

1. THERE ARE NO RECORDED ZONING CASES.
2. DRC #12105H - LIMITED EXEMPTION DEVELOPMENT PLAN
3. DRC #080109F - 1ST REFINED DEVELOPMENT PLAN
4. DRC #103117G - ALTERNATE 'A' LIMITED EXEMPTION DEVELOPMENT PLAN

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION TO PERMIT A CAR WASH PURSUANT TO SECTION 233.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

PARKING TABULATIONS CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.3
1 FULL-SERVICE CAR WASH	6/TUNNEL	6
0 VACUUMS *	1/VACUUM	0
4 ADDITIONAL SPACES AT A FULL-SERVICE CARWASH		4
TOTAL PARKING REQUIRED		10
TOTAL PARKING PROVIDED		21

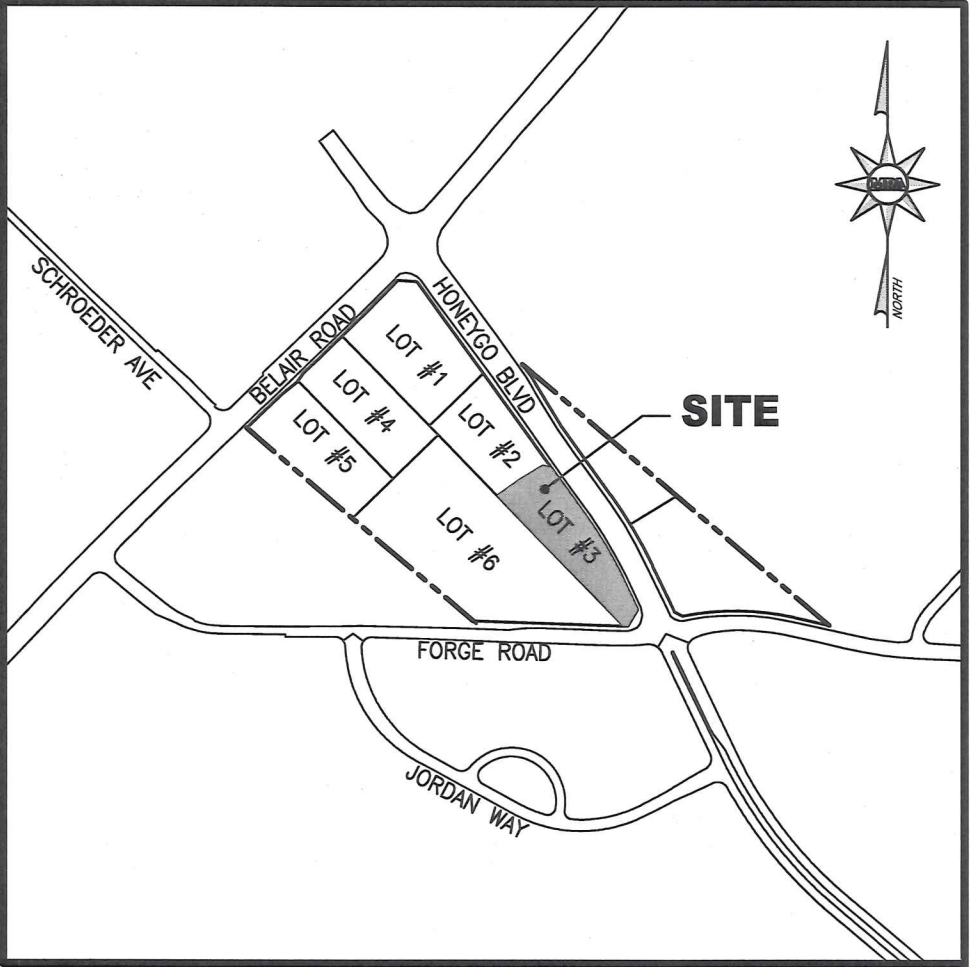
* USING A STACKING SPACE FOR VACUUM AS A FULL-SERVICE OPTION

OWNER / DEVELOPER

THE SHOPS AT PERRY HALL, LLC
THE SOUTHERN LAND COMPANY
111 SOUTH CALVERT STREET, SUITE 2820
BALTIMORE, MARYLAND 21202
ATTN: MR. RONALD O. SCHAFTEL
PHONE: 410-347-4800

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: 06/21/2018.



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

GPS 634
ELEV. 259.85
DESCRIPTION: MONUMENT LOCATED 25.3 FT
SOUTHEAST OF POLE# 32706, ON THE NORTH
SIDE OF FORGE ROAD, 970 FT FROM BELAIR ROAD

GPS 636
ELEV. 257.03
DESCRIPTION: MONUMENT LOCATED IN THE CONC
WALK ON SOUTHEAST SIDE OF BELAIR ROAD,
NORTH OF CHAPEL ROAD, 5.85 FT NORTHWEST
OF POLE # 501583

N 637,763.33
E 1,466,118.78
N 636,474.74
E 1,463,948.29

GENERAL NOTES

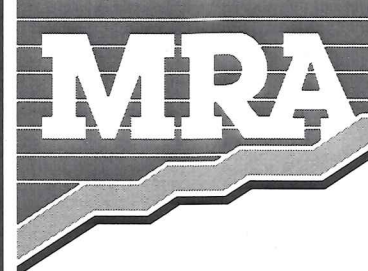
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 - A. PROPERTY ADDRESS: 9805 BELAIR ROAD
 - B. NET SITE AREA: 547,985 S.F.±, 12.58 AC.±
 - C. SPECIAL EXCEPTION AREA: 52,840 S.F., 1.21 AC.
 - D. ELECTION DISTRICT: 11
 - E. COUNCILMANIC DISTRICT: 5
 - F. ADC MAP: 29
 - G. CENSUS TRACT: 4113.09
 - H. TAX MAP: 0063
 - I. PARCEL: 0287 LOT 1
 - J. TAX ACCOUNT NO.: 2500006165
 - K. DEED: 19529 / 271
 - L. PLAT: 79 / 17
2. ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
BL (BUSINESS LOCAL)
BLR (BUSINESS LOCAL RESTRICTED)
3. ZONING MAP & GIS TILE No.: 063B3
4. FLOOR AREA RATIO: PERMITTED = 4.0
PROVIDED = 0.066 (3,500 S.F. / 52,840 S.F.)
5. EXISTING LAND USE: VACANT
PROPOSED LAND USE: FULL SERVICE CAR WASH WITH LOBBY, DETAILING BAYS, STORAGE, AND ROLL OVER CAR WASH
6. THERE IS NO COMMERCIAL PERMIT HISTORY FOR THIS SITE.
7. BUILDING SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT	15'	26'
SIDE	0'	124'
REAR	0'	63'
CAR WASH	50'	112'
8. PROPOSED BUILDING HEIGHT: CAR WASH = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
9. LANDSCAPE TRANSITION AREAS (LTAS)

	REQUIRED	PROVIDED (MIN)
ALONG HONEYGO BOULEVARD (PUBLIC)	10'	10'
ALONG REAR YARD	6'	9'
ALONG SIDE YARD	6'	10'
10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
11. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
12. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
13. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
15. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
16. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN.
17. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
18. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
19. STACKING FOR CAR WASH SHALL COMPLY WITH SECTION 419, BCZR.

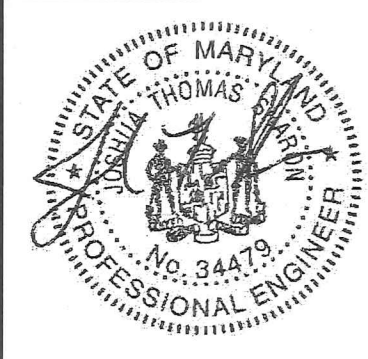
	REQUIRED	PROVIDED
FULL SERVICE CAR WASH	19	21
20. THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
21. THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 120 CARS PER HOUR. THE DAILY AVERAGE PEAK PRODUCTION OF THE FULL SERVICE CAR WASH IS 25 CARS PER HOUR.
22. HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.

PDM#: 11-1086



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MIRAGIA.COM
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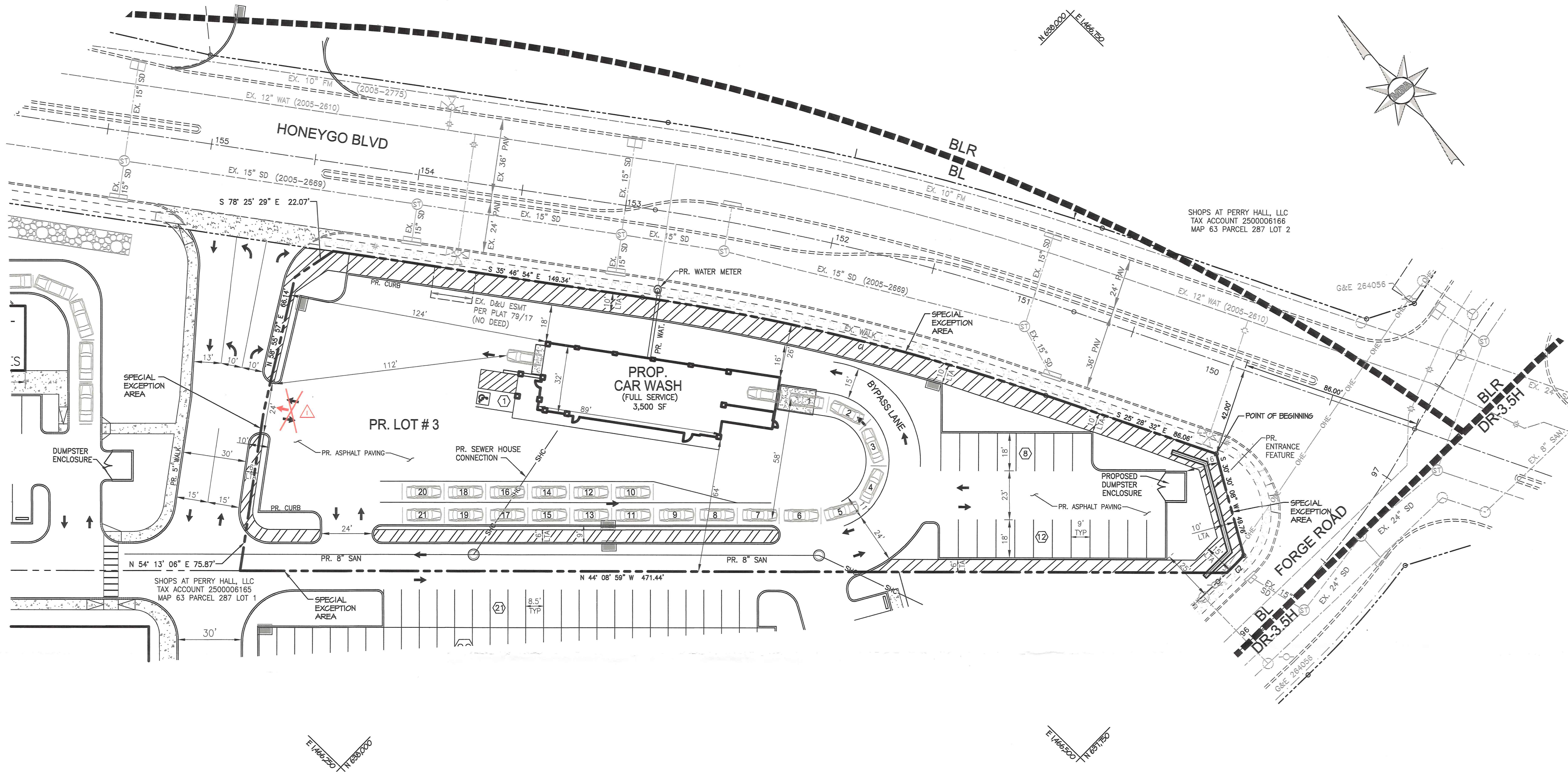
The Shops at Perry Hall

A PLANNED SHOPPING CENTER
PLAN TO ACCOMPANY SPECIAL EXCEPTION
SITE PLAN

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	16159X06
		SCALE:	1" = 30'
		DATE:	12/20/2017
		DRAWN BY:	MLE
		DESIGN BY:	MAB/JTS
		REVIEW BY:	JTS
		SHEET:	1 OF 1



LEGEND

- PR. LEASE LINE AND SPECIAL EXCEPTION AREA
- EX. R/W
- EX. CENTER LINE ROAD
- ZONING LINE
- EX. CURB & GUTTER
- EX. EDGE OF PAVING
- EX. SIDEWALK
- EX. SANITARY
- EX. STORM DRAIN
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- EX. GAS
- EX. UTILITY POLE
- PROP. CURB
- PROP. BUILDING
- PROP. CONCRETE
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- PROP. DIRECTIONAL ARROW

PLAN

SCALE: 1" = 30'

ZONING HISTORY

1. THERE ARE NO RECORDED ZONING CASES.
2. DRC #12105H - LIMITED EXEMPTION DEVELOPMENT PLAN
3. DRC #060109F - 1ST REFINED DEVELOPMENT PLAN
4. DRC #103117G - ALTERNATE 'A' LIMITED EXEMPTION DEVELOPMENT PLAN

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION TO PERMIT A CAR WASH PURSUANT TO SECTION 233.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

PARKING TABULATIONS CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.3
1 FULL-SERVICE CAR WASH	6/TUNNEL	6
0 VACUUMS *	1/VACUUM	0
4 ADDITIONAL SPACES AT A FULL-SERVICE CARWASH		4
TOTAL PARKING REQUIRED		10
TOTAL PARKING PROVIDED		21

* USING A STACKING SPACE FOR VACUUM AS A FULL-SERVICE OPTION

OWNER / DEVELOPER

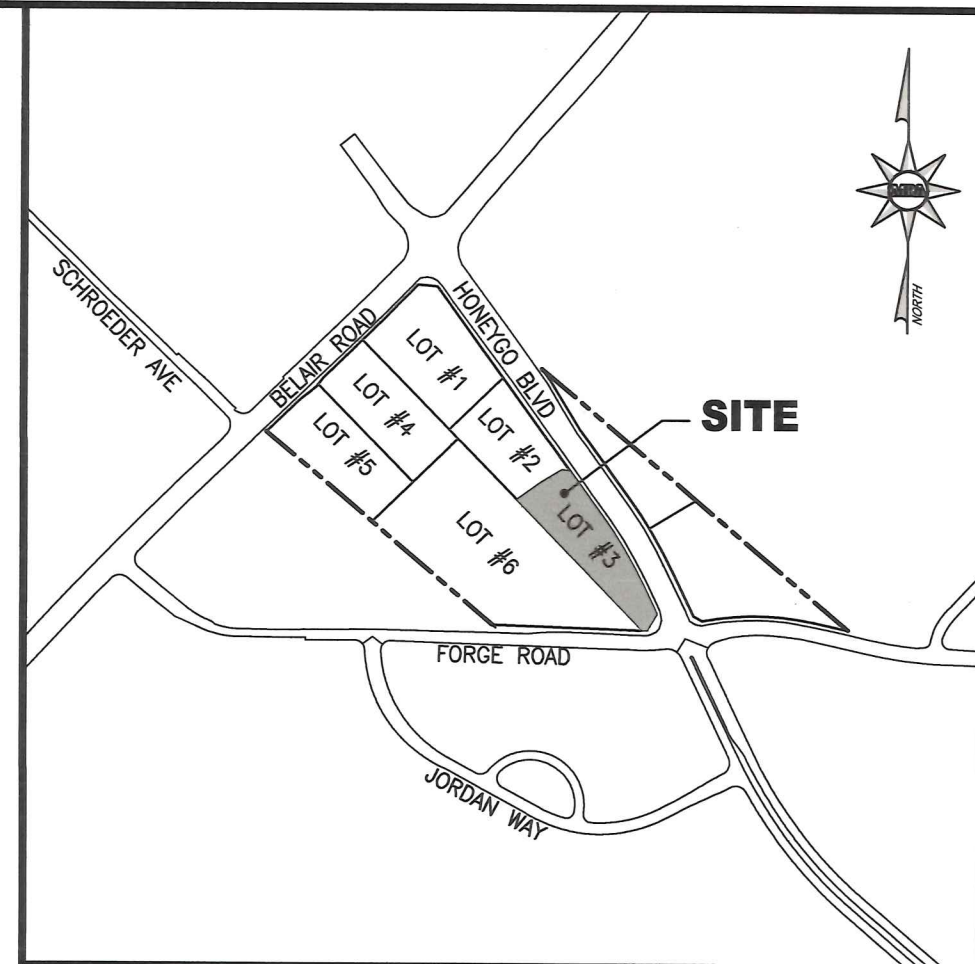
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THE SOUTHERN LAND COMPANY
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BALTIMORE, MARYLAND 21202
ATTN: MR. RONALD D. SCHAFFEL
PHONE: 410-347-4800

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. 34473, EXPIRATION DATE: 08/21/2018.

PETITIONER'S

EXHIBIT NO. 1



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

GPS 634
ELEV. 259.85
DESCRIPTION: MONUMENT LOCATED 25.3 FT
SOUTHEAST OF POLE# 32708, ON THE NORTH
SIDE OF FORGE ROAD, 970 FT FROM BELAIR ROAD

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DESCRIPTION: MONUMENT LOCATED IN THE CONC
WALK ON SOUTHEAST SIDE OF BELAIR ROAD,
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OF POLE # 501583

N 637.763.33
E 1.466,118.78
N 636.474.74
E 1.463,946.29

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 - E. COUNCILMANIC DISTRICT: 5
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 - G. CENSUS TRACT: 0063
 - H. TAX MAP: 0287 LOT 1
 - I. PARCEL: 2500006165
 - J. TAX ACCOUNT NO.: 19529 / 271
 - K. DEED: 79 / 17
 - L. PLAT:
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BL (BUSINESS LOCAL)
BLR (BUSINESS LOCAL RESTRICTED)
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6. THERE IS NO COMMERCIAL PERMIT HISTORY FOR THIS SITE.
7. BUILDING SETBACKS: (TO PROPERTY LINE)

FRONT	REQUIRED 15'	PROVIDED 28'
SIDE	0'	124'
REAR	0'	63'
CAR WASH	60'	112'
8. PROPOSED BUILDING HEIGHT: CAR WASH = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
9. LANDSCAPE TRANSITION AREAS (LTAS)

ALONG HONEYGO BOULEVARD (PUBLIC)	REQUIRED 10'	PROVIDED (MIN) 10'
ALONG REAR YARD	6'	9'
ALONG SIDE YARD	6'	10'
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18. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
19. STACKING FOR CAR WASH SHALL COMPLY WITH SECTION 419, BCZR.

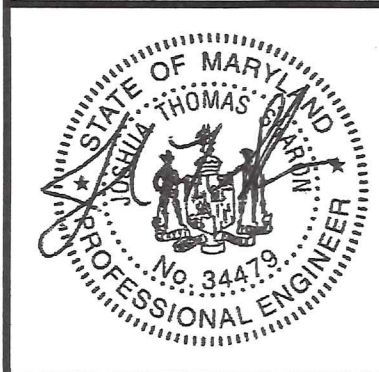
FULL SERVICE CAR WASH	REQUIRED 19	PROVIDED 21
-----------------------	-------------	-------------
20. THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
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22. HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.

PDM#: 11-1086



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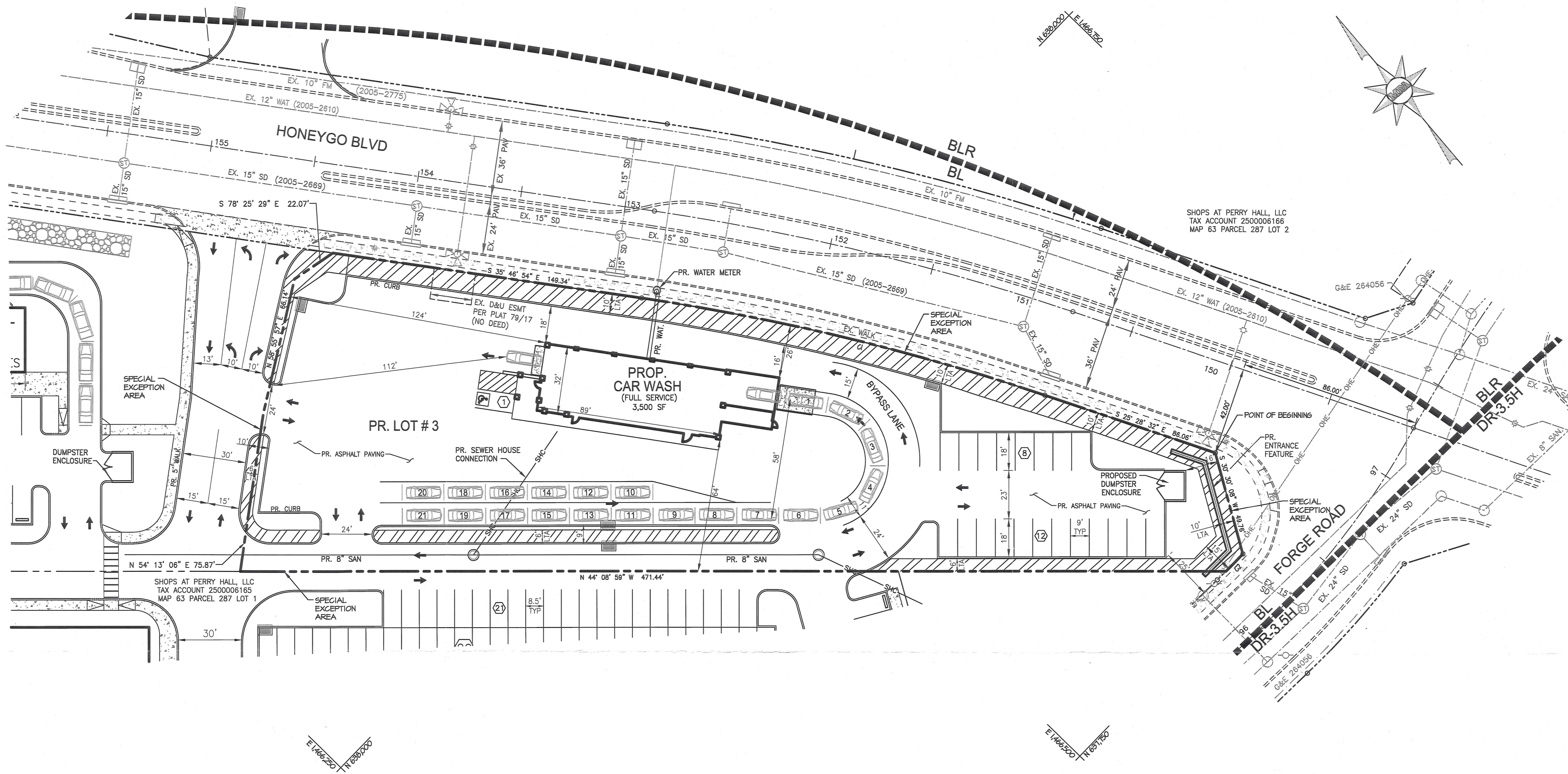
The Shops at Perry Hall
A PLANNED SHOPPING CENTER
PLAN TO ACCOMPANY SPECIAL EXCEPTION
SITE PLAN

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	16159X06
02/23/2018	REVISED ENTRANCE TO PAD SITE TO BE EXIT ONLY	SCALE:	1" = 30'
		DATE:	12/20/2017
		DRAWN BY:	MLE
		DESIGN BY:	MAB/JTS
		REVIEW BY:	JTS
		SHEET:	1 OF 1

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88



- LEGEND**
- PR. LEASE LINE AND SPECIAL EXCEPTION AREA
 - EX. R/W
 - EX. CENTER LINE ROAD
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 - EX. WATER
 - EX. GAS
 - EX. UTILITY POLE
 - PROP. CURB
 - PROP. BUILDING
 - PROP. CONCRETE
 - LANDSCAPE TRANSITION AREA
 - PROP. DIRECTIONAL ARROW

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	198.56'	1103.89'	010.31	S 30° 37' 43" E	198.30'
C2	11.56'	363.48'	001.82	N 89° 54' 45" W	11.55'

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88

PLAN
SCALE: 1" = 30'

ZONING HISTORY

1. THERE ARE NO RECORDED ZONING CASES.
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3. DRC #060109F - 1ST REFINED DEVELOPMENT PLAN
4. DRC #1031176 - ALTERNATE 'A' LIMITED EXEMPTION DEVELOPMENT PLAN

PARKING TABULATIONS CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.3
1 FULL-SERVICE CAR WASH	6/TUNNEL	6
0 VACUUMS *	1/VACUUM	0
4 ADDITIONAL SPACES AT A FULL-SERVICE CARWASH		4
TOTAL PARKING REQUIRED		10
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REASON FOR SPECIAL EXCEPTION

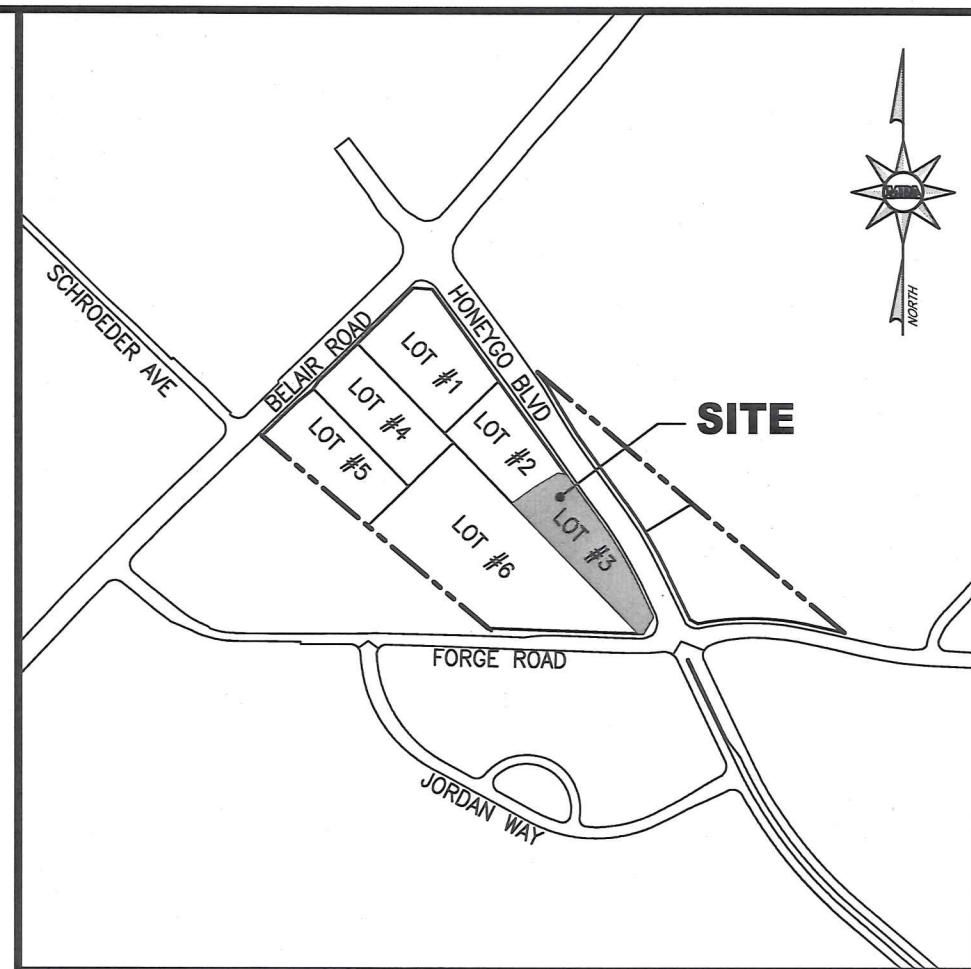
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THE SOUTHERN LAND COMPANY
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VICINITY MAP
SCALE: 1" = 500'

NOTE: ZONING HEARING FOR SPECIAL EXCEPTION TO BE HELD AT:
JEFFERSON BUILDING,
ROOM 205
105 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204

BENCHMARKS

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ELEV. 259.85
DESCRIPTION: MONUMENT LOCATED 25.3 FT
SOUTHEAST OF POLE# 32708, ON THE NORTH
SIDE OF FORCE ROAD, 970 FT FROM BELAIR ROAD

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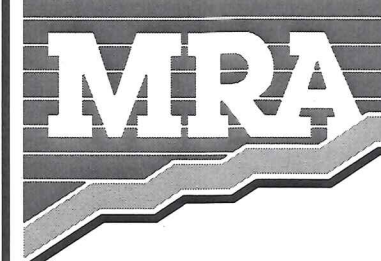
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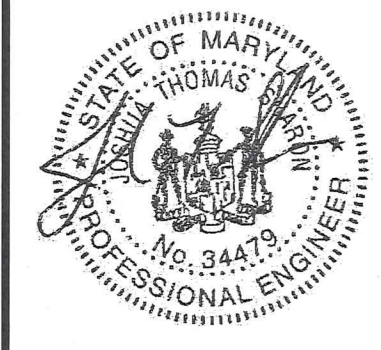
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The Shops at Perry Hall

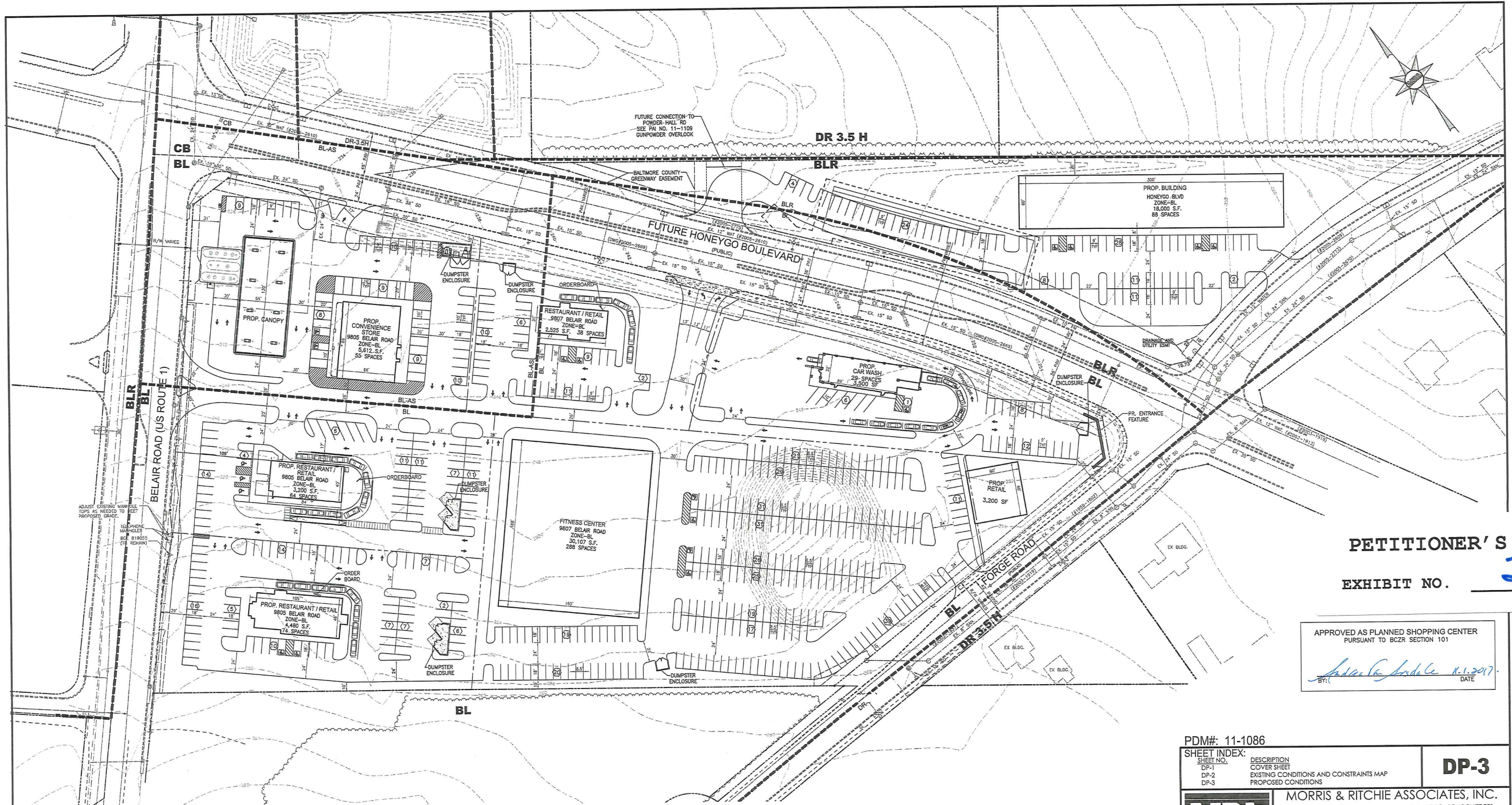
A PLANNED SHOPPING CENTER
PLAN TO ACCOMPANY SPECIAL EXCEPTION
SITE PLAN

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	16158X06
		SCALE:	1" = 30'
		DATE:	12/20/2017
		DRAWN BY:	MLE
		DESIGN BY:	MAB/JTS
		REVIEW BY:	JTS
		SHEET:	1 OF 1

2018 - 0172 - SPMK



PETITIONER'S
EXHIBIT NO. 2

APPROVED AS PLANNED SHOPPING CENTER
PURSUANT TO BCZR SECTION 101
BY: *Andrew G. Lusk* 11.1.2017
DATE

SITE PLAN
SCALE: 1"=50'



DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAD 88

LEGEND

- | | |
|----------------------|---------------------------|
| EX. PROPERTY LINE | PROP. EASEMENT |
| EX. R/W | PROP. 2' CONTOUR |
| EX. CENTER LINE ROAD | PROP. 10' CONTOUR |
| ZONING LINE | PROP. CURB |
| EX. 2' CONTOUR | PROP. SIDEWALK |
| EX. 10' CONTOUR | PROP. GAS |
| EX. CURB & GUTTER | PROP. SANITARY |
| EX. EDGE OF PAVING | PROP. ELECTRICAL CONDUITS |
| EX. GRAVEL | PROP. SANITARY F.M. |
| EX. SIDEWALK | PROP. STORM DRAIN |
| EX. UTILITY POLE | PROP. WATER |
| EX. SANITARY | PROP. TRAFFIC SIGN |
| EX. STORM DRAIN | PROP. DIRECTIONAL ARROW |
| EX. WATER | PROP. STOP BAR |
| EX. GAS | |
| EX. WOODS | |
| EX. SOILS | |

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: 06/21/2018.

COUNTY STAMP

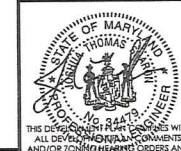
PDM#: 11-1086

SHEET INDEX:	
SHEET NO.	DESCRIPTION
DP-1	COVER SHEET
DP-2	EXISTING CONDITIONS AND CONSTRAINTS MAP
DP-3	PROPOSED CONDITIONS

DP-3



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MIRAGTA.COM
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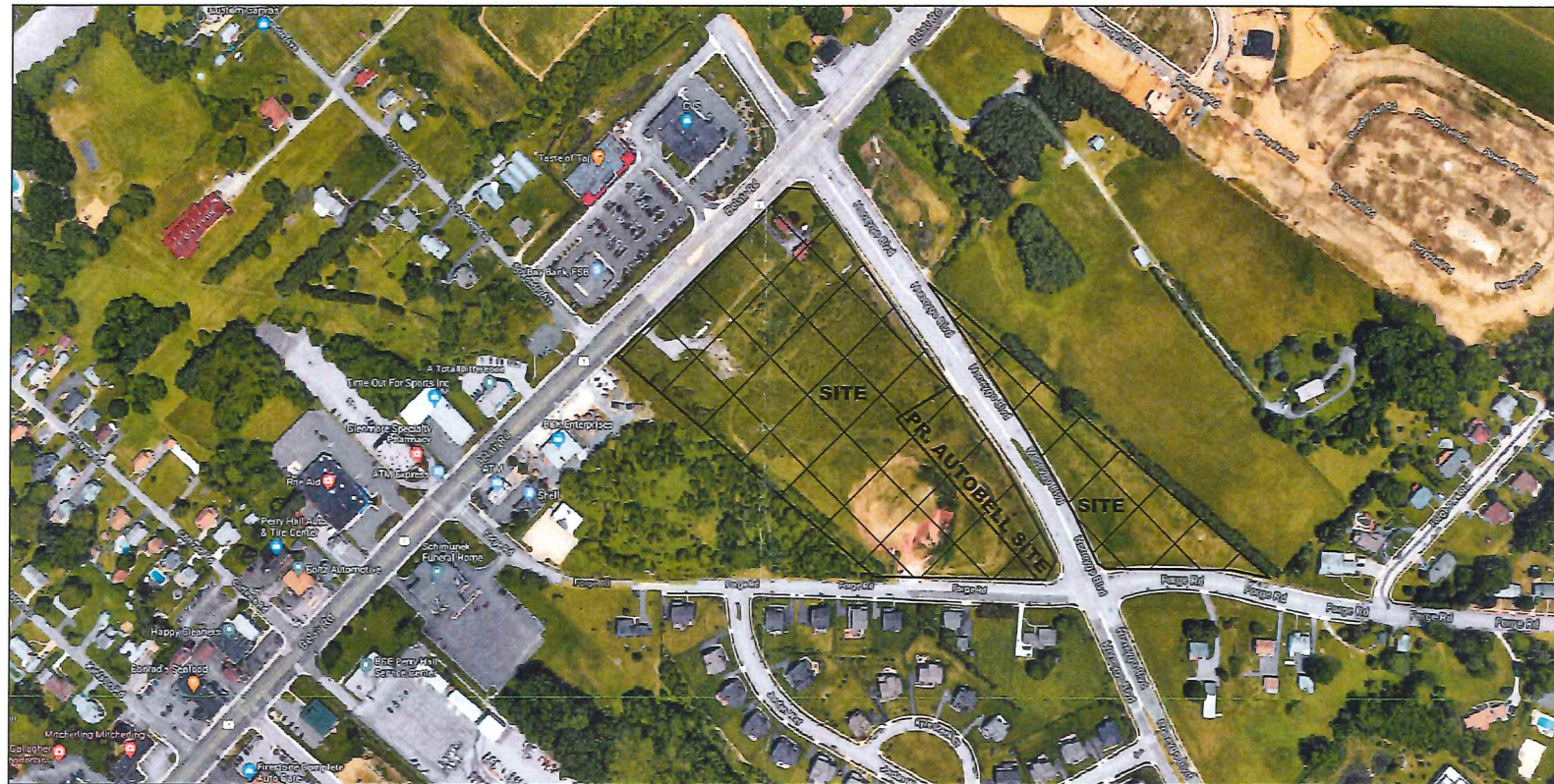
The Shops at Perry Hall
DEVELOPMENT PLAN - ALTERNATE 'A'
A PLANNED SHOPPING CENTER

PROPOSED CONDITIONS

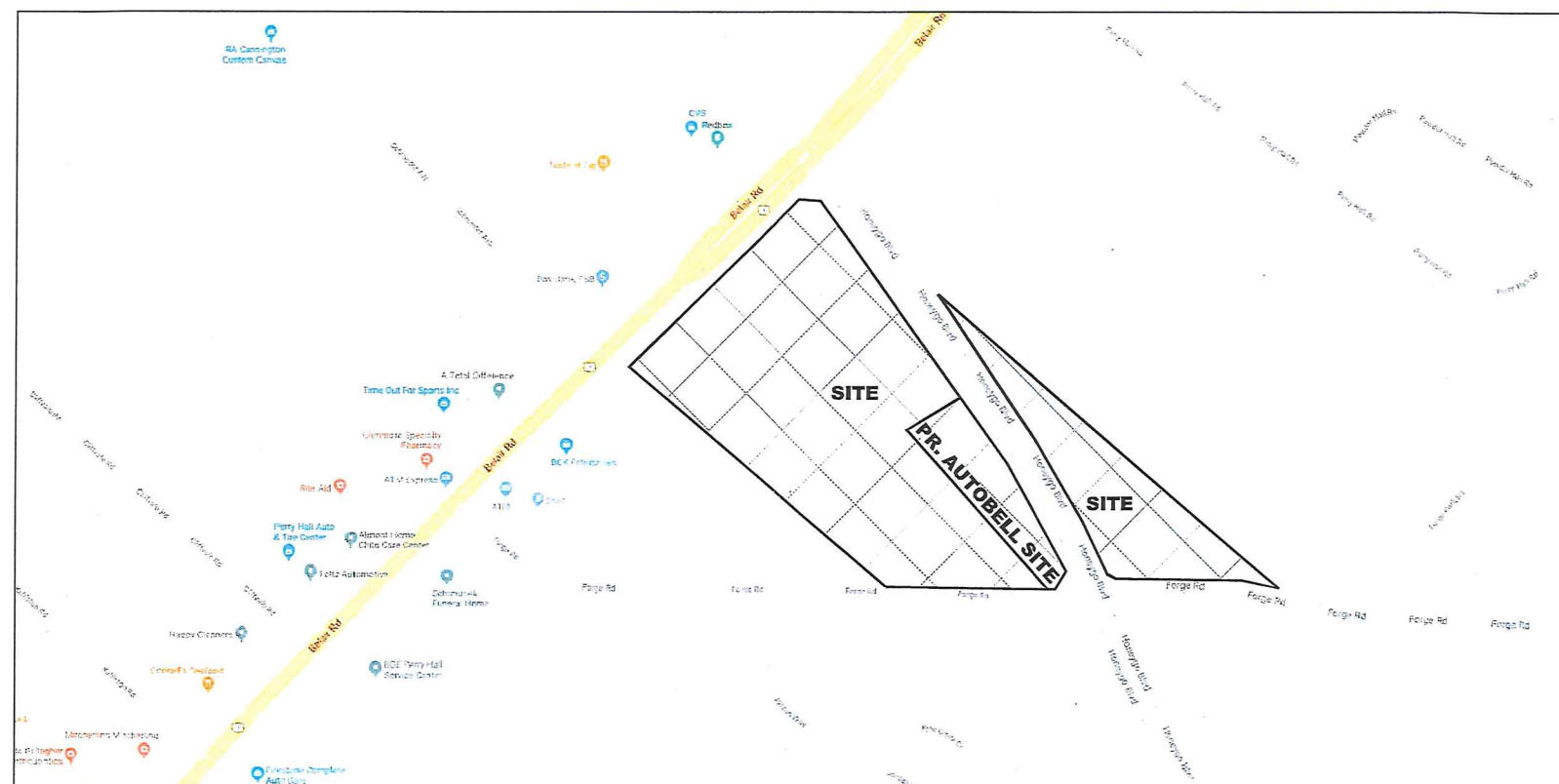
ELECTION DISTRICT 11 COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.: 16159006
		SCALE: AS SHOWN
		DATE: 10/10/2017
		DRAWN BY: MLE
		DESIGN BY: MAB/JTS
		REVIEW BY: JTS
		SHEET: 3 OF 3

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.



AERIAL IMAGE PLAN
NOT TO SCALE



GOOGLE MAP PLAN
NOT TO SCALE

PETITIONER' S

EXHIBIT NO. 7

 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, ARCHITECTS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748		THE SHOPS AT PERRY HALL AUTOBELL AERIAL SITE PLAN 11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
		DATE: _____ JOB NO.: 16159x06 SCALE: _____ DATE: 02/21/2018 DRAWN BY: _____ DESIGN BY: _____ REVIEW BY: _____ SHEET: 1 OF 1	



PLAN
SCALE: 1" = 30'

PETITIONER'S

EXHIBIT NO. 9

PDM#: 11-1086

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 305 TOWSON, MARYLAND 21286 PHONE: (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2017 Morris & Ritchie Associates, Inc.	
	The Shops at Perry Hall A PLANNED SHOPPING CENTER PLAN TO ACCOMPANY SPECIAL EXCEPTION SITE PLAN ELECTION DISTRICT 11 COUNCILMANIC DISTRICT 5	
DATE	REVISIONS	JOB NO.: 16159X06
		SCALE: 1" = 30'
		DATE: 12/20/2017
		DRAWN BY: MLE
		DESIGN BY: MAB/JTS
		REVIEW BY: JTS
		SHEET: 1 OF 1

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1:1, Copyright 2017 Morris & Ritchie Associates, Inc.

LEGEND

- PR. LEASE LINE AND SPECIAL EXCEPTION AREA
- EX. R/W
- EX. CENTER LINE ROAD
- ZONING LINE
- EX. CURB & GUTTER
- EX. EDGE OF PAVING
- EX. SIDEWALK
- EX. SANITARY
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. UTILITY POLE
- PROP. CURB
- PROP. BUILDING
- PROP. CONCRETE
- LANDSCAPE TRANSITION AREA
- PROP. DIRECTIONAL ARROW

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	198.56'	1103.89'	010.31	S 30° 37' 43" E	198.30'
C2	11.56'	363.48'	001.82	N 89° 54' 45" W	11.55'

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88

PLAN

SCALE: 1" = 30'

ZONING HISTORY

- THERE ARE NO RECORDED ZONING CASES.
- DRC #12105H - LIMITED EXEMPTION DEVELOPMENT PLAN
- DRC #080109F - 1ST REFINED DEVELOPMENT PLAN
- DRC #103117G - ALTERNATE 'A' LIMITED EXEMPTION DEVELOPMENT PLAN

PARKING TABULATIONS CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.3
1 FULL-SERVICE CAR WASH	6/TUNNEL	6
0 VACUUMS *	1/VACUUM	0
4 ADDITIONAL SPACES AT A FULL-SERVICE CARWASH		4
TOTAL PARKING REQUIRED		10
TOTAL PARKING PROVIDED		21

* USING A STACKING SPACE FOR VACUUM AS A FULL-SERVICE OPTION

REASON FOR SPECIAL EXCEPTION

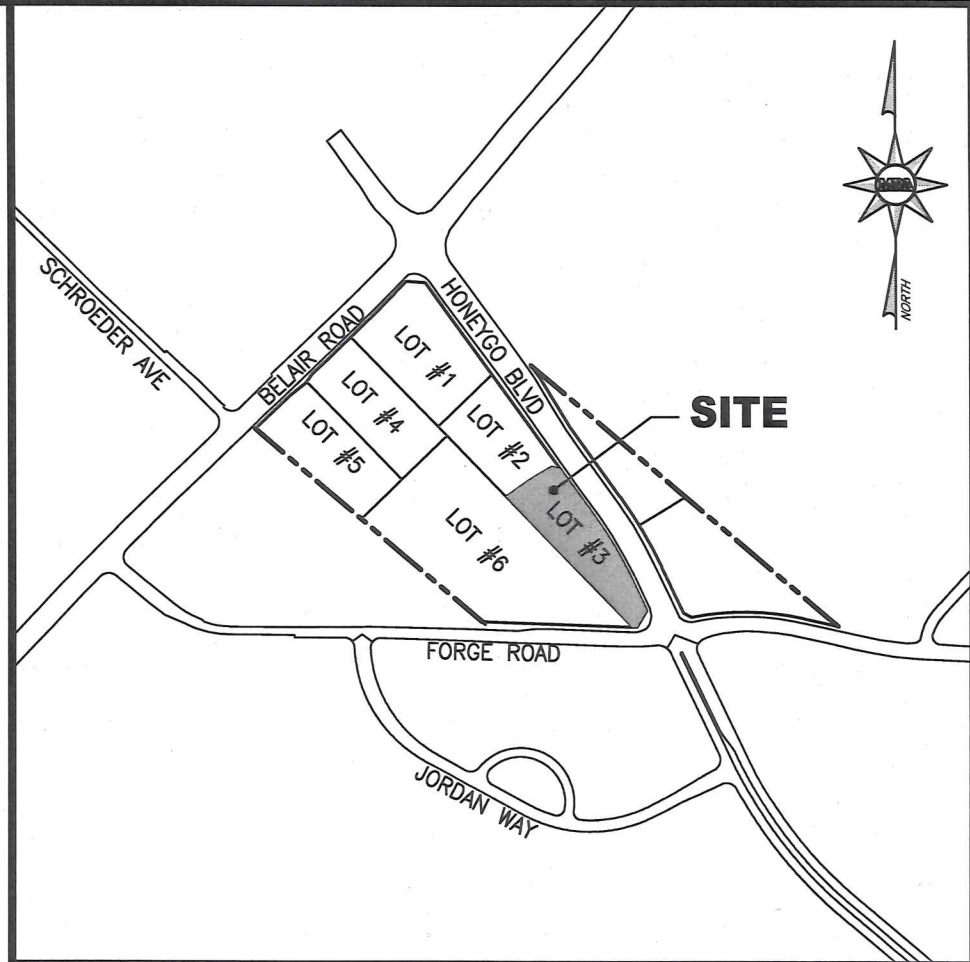
SPECIAL EXCEPTION TO PERMIT A CAR WASH PURSUANT TO SECTION 233.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

OWNER / DEVELOPER

THE SHOPS AT PERRY HALL, LLC
THE SOUTHERN LAND COMPANY
111 SOUTH CALVERT STREET, SUITE 2820
BALTIMORE, MARYLAND 21202
ATTN: MR. RONALD O. SCHAFTEL
PHONE: 410-347-4800

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: 06/21/2018.



NOTE: ZONING HEARING FOR SPECIAL EXCEPTION TO BE HELD AT:
JEFFERSON BUILDING,
ROOM 205
105 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204

VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

GPS 634
ELEV. 259.85
DESCRIPTION: MONUMENT LOCATED 25.3 FT
SOUTHEAST OF POLE# 32708, ON THE NORTH
SIDE OF FORGE ROAD, 970 FT FROM BELAIR ROAD

GPS 636
ELEV. 287.03
DESCRIPTION: MONUMENT LOCATED IN THE CONC
WALK ON SOUTHEAST SIDE OF BELAIR ROAD,
NORTH OF CHAPEL ROAD, 5.85 FT NORTHWEST
OF POLE # 501583

GENERAL NOTES

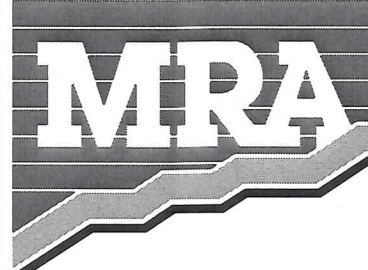
- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 9805 BELAIR ROAD
 - B. NET SITE AREA: 547,985 S.F.±, 12.58 AC.±
 - C. SPECIAL EXCEPTION AREA: 52,840 S.F., 1.21 AC.
 - D. ELECTION DISTRICT: 11
 - E. COUNCILMANIC DISTRICT: 5
 - F. ADC MAP: 29
 - G. CENSUS TRACT: 4113.09
 - H. TAX MAP: 0083
 - I. PARCEL: 0287 LOT 1
 - J. TAX ACCOUNT NO.: 2500006166
 - K. DEED: 19529 / 271
 - L. PLAT: 79 / 17
- ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
BL (BUSINESS LOCAL)
BLR (BUSINESS LOCAL RESTRICTED)
- ZONING MAP & GIS TILE No.: 06383
- FLOOR AREA RATIO: PERMITTED = 4.0
PROVIDED = 0.066 (3,500 S.F. / 52,840 S.F.)
- EXISTING LAND USE: VACANT
PROPOSED LAND USE: FULL SERVICE CAR WASH WITH LOBBY, DETAILING BAYS, STORAGE, AND ROLL OVER CAR WASH
- THERE IS NO COMMERCIAL PERMIT HISTORY FOR THIS SITE.
- BUILDING SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT	15'	26'
SIDE	0'	124'
REAR	0'	63'
CAR WASH	50'	112'
- PROPOSED BUILDING HEIGHT: CAR WASH = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
- LANDSCAPE TRANSITION AREAS (LTAS)

	REQUIRED	PROVIDED (MIN)
ALONG HONEYGO BOULEVARD (PUBLIC)	10'	10'
ALONG REAR YARD	6'	9'
ALONG SIDE YARD	6'	10'
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
- STACKING FOR CAR WASH SHALL COMPLY WITH SECTION 419, BCZR.

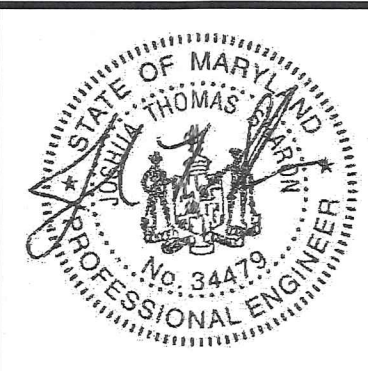
	REQUIRED	PROVIDED
FULL SERVICE CAR WASH	19	21
- THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
- THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 120 CARS PER HOUR, THE DAILY AVERAGE PEAK PRODUCTION OF THE FULL SERVICE CAR WASH IS 25 CARS PER HOUR.
- HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.

PDM#: 11-1086



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The Shops at Perry Hall

A PLANNED SHOPPING CENTER
PLAN TO ACCOMPANY SPECIAL EXCEPTION
SITE PLAN

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

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