

MEMORANDUM

DATE: May 15, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0185-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 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 HEARING** *
(1628 & 1630 W. Joppa Road)
8th Election District *
2nd Council District *
1630 West Joppa Road, LLC *
Two Farms, Inc.
Legal Owners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Petitioners * **Case No. 2018-0185-SPH**

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Petitioner, which concerns Condition No. 5 in the March 13, 2018 Order granting special hearing relief in the above case. That condition required Petitioner to remove from the site plan the three (3) parking spaces shown on the south side of the Royal Farms store.

In the Motion, Petitioner notes a landscaped island will be constructed behind the three spaces in question, which will prevent any conflict between patrons entering the site and motorists attempting to back out of these parking spaces. Having reviewed the Motion and the exhibit prepared by Petitioner's engineer demonstrating a safe turning radius for motorists exiting these parking spaces, I believe the motion should be granted.

THEREFORE, IT IS ORDERED this **13th** day of **April, 2018** by this Administrative Law Judge, that the Motion for Reconsideration be and is hereby GRANTED.

IT IS FURTHER ORDERED that Condition No. 5 in the March 13, 2018 Order in the above case be and is hereby amended as follows:

5. **Petitioners shall within 30 days from the date hereof to submit to the Office of Administrative Hearings (OAH) a redlined site plan showing only two parking spaces for disabled motorists on the south side of the store.**

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Date 4/13/18

By Sen

IT IS FURTHER ORDERED that all other terms and conditions in the March 13, 2018
Order shall continue in full force and effect.

Any appeal of this decision must be filed 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

4/13/18

By

sln

IN RE: **PETITION FOR SPECIAL HEARING** *
(1628 & 1630 W. Joppa Road)
8th Election District *
2nd Council District *
1630 West Joppa Road, LLC *
Two Farms, Inc.
Legal Owners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Petitioners

Case No. 2018-0185-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of 1630 West Joppa Road, LLC, and Two Farms, Inc., legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a waiver to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

Professional engineer Michael Coughlin and Jeff Bainbridge appeared in support of the petition. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented Two Farms, Inc. Several neighbors attended the hearing to express concern regarding flooding conditions at the site. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR), the Department of Environmental Protection and Sustainability (DEPS) and the Department of Public Works (DPW). A site plan was marked and admitted as Petitioners' Exhibit 1.

The subject property is approximately 28,409 square feet (0.65 Ac. +/-) in size and split-zoned CB & DR 3.5. The site is comprised of two separate parcels: 1628 W. Joppa Rd., improved

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Date 3/13/18

By sen

with a single-family dwelling constructed in 1877, and 1630 W. Joppa Rd., on which a Royal Farms store is located. Both the store and a large portion of the dwelling are located in the floodplain. Petitioners propose to raze the dwelling and create additional parking for the convenience store.

Petitioners presented one witness: Michael Coughlin, a professional engineer accepted as an expert. Mr. Coughlin described the project and site plan, and testified the store itself would remain unchanged. Even with the additional parking spaces Mr. Coughlin testified impervious surface coverage at the site (which contributes to flooding conditions) would be decreased slightly since Petitioners will be removing certain existing impervious areas that will more than offset the amount of paving for the additional parking. Mr. Coughlin opined that the improvements would not increase the flood elevation for the site and that Petitioners satisfied all requirements for the waiver as set forth in the Baltimore County Code and Building Code. He also opined granting the waiver would be consistent with sound floodplain management.

In a document dated October 11, 2017, the Maryland Department of the Environment issued an Authorization to Proceed for this project, which allows the Petitioners to complete the proposed improvements within the 100-year floodplain of Roland Run. Pets. Ex. 7. The DPW also supported the waiver request, and noted in its ZAC comment that “[r]emoving the existing dwelling from the flood plain improves the overall safety of the site and is therefore the strongest justification for the waiver.” Based upon Mr. Coughlin’s testimony, and the approvals granted by the agencies charged with oversight and management of floodplains and water resources, I believe Petitioners have satisfied their burden of proof under BCC §§32-8-301 *et. seq.*, 32-4-404, 32-4-414, 32-4-107 and the Baltimore County Building Code, Part 125.

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Date 3/13/18
By sen

One neighbor was skeptical that the amount of impervious surface on the site would be reduced upon completion of the project. But Mr. Coughlin is a licensed professional engineer, and he prepared an exhibit (Pets. Ex. 6) that demonstrated such a reduction would occur. I am persuaded by and relied upon this testimony and the exhibit in granting the waiver.

Another neighbor expressed concern with parking conditions at the site, and I agree for the most part with Mr. Coughlin that the project will improve ingress/egress from the store. But having reviewed the plan I believe the three parking spaces on the south side of the store facing W. Joppa Road are problematic. As discussed at the hearing, vehicles in those spaces need to back out to exit the store and this often interferes with patrons wanting to enter the site, causing congestion and delays on Joppa Road. Mr. Coughlin testified the site requires only eight (8) parking spaces while twenty-seven (27) are proposed. As such, I believe these three spaces should be eliminated, which will require the relocation of the necessary spaces for disabled motorists. While I am generally loathe to interfere with a plan and project designed by reputable architects and engineers, I believe the change is justified in this instance.

THEREFORE, IT IS ORDERED this 13th day of **March, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve a waiver to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain, 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

ORDER RECEIVED FOR FILING

Date 3/13/18

By Sen

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 must comply with the DEPS ZAC comment, a copy of which is attached hereto.
4. No temporary signage or promotional displays shall be permitted on the subject property.
5. Petitioners shall within 30 days of the date hereof submit to the OAH a redlined site plan showing the removal of the three parking spaces on the south side of the store and the relocation of the disabled motorist parking spaces.

Any appeal of this decision must be filed 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 sen



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 1628 and 1630 W. Joppa Road which is presently zoned CB, DR3.5

Deed References: See Attached Sheets Nos. 1 & 2 10 Digit Tax Account # See Attached Sheets Nos. 1 & 2

Property Owner(s) Printed Name(s) See Attached Sheets Nos. 1 & 2

(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

See Attached Sheet No. 3

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

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)

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:

Two Farms, Inc.

Name- Type or Print

Signature

3611 Roland Avenue, Baltimore, Maryland

Mailing Address City State

21211 / 410-889-0200

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached Sheets Nos. 4 & 5

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER

2018-0185-SPH

Filing Date

01/09/18

Do Not Schedule Dates:

Date

3/13/18

Reviewer

REV. 10/4/11

By

AT
Sh

7/19/10

85018-0182-244

8/19/10

8/19/10

Amend 1 3/09/18



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 1628 and 1630 W. Joppa Road which is presently zoned CB, DR3.5
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(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)

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Contract Purchaser/Lessee:
Two Farms, Inc.

Name- Type or Print

Signature

3611 Roland Avenue, Baltimore, Maryland
Mailing Address City State

21211 / 410-889-0200

Zip Code Telephone # Email Address

Attorney for Petitioner: (Two Farms, Inc.)

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6285

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached Sheets Nos. 4 & 5

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6285

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER _____ Filing Date ____ / ____ / ____

Do Not Schedule Dates: _____

Reviewer _____

Date 3/13/18

REV. 10/4/11

Bv Sen

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 1628 W. JOPPA ROAD

ATTACHMENT 1 TO PETITION FOR SPECIAL HEARING

DEED REFERENCE No.: 36950-387

TAX ACCOUNT #0811017460

1630 WEST JOPPA ROAD LLC – LEGAL OWNER

PROPERTY: 1630 W. JOPPA ROAD.

ATTACHMENT 2 TO PETITION FOR SPECIAL HEARING

DEED REFERENCE No.: 37392-137

TAX ACCOUNT #0819061360

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 1628 W. JOPPA ROAD

and

1630 WEST JOPPA ROAD LLC – LEGAL OWNER

PROPERTY: 1630 W. JOPPA ROAD

ATTACHMENT 3 TO PETITION FOR SPECIAL HEARING

Special Hearing to approve a waiver pursuant to BCZR Section 500.6, Section 3112.2 of the Baltimore County Building Code Sections 32-4-107(a)(2), 32-4-404, 32-4-414, 32-8-301 of the BCC to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 1628 W. JOPPA ROAD

ATTACHMENT 4 TO PETITION FOR SPECIAL HEARING

Legal Owners:

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

By: 

Title:
Phone: 410-889-0200

1630 WEST JOPPA ROAD LLC – LEGAL OWNER

PROPERTY: 1630 W. JOPPA ROAD

ATTACHMENT 5 TO PETITION FOR SPECIAL HEARING

Legal Owners:

1630 West Joppa Road LLC
9701 McKinstry Mill Road
New Windsor, Maryland 21776

By: Jane C. Schabdana
Title: Owner
Phone: 410.875.2034

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 1628 W. JOPPA ROAD

ATTACHMENT 1 TO PETITION FOR SPECIAL HEARING

DEED REFERENCE No.: 36950-387

TAX ACCOUNT #0811017460

1630 WEST JOPPA ROAD LLC – LEGAL OWNER

PROPERTY: 1630 W. JOPPA ROAD.

ATTACHMENT 2 TO PETITION FOR SPECIAL HEARING

DEED REFERENCE No.: 37392-137

TAX ACCOUNT #0819061360

TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 1628 W. JOPPA ROAD

and

1630 WEST JOPPA ROAD LLC – LEGAL OWNER

PROPERTY: 1630 W. JOPPA ROAD

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H92-2810-8105

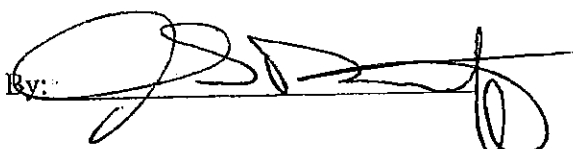
TWO FARMS, INC. – LEGAL OWNER

PROPERTY: 1628 W. JOPPA ROAD

ATTACHMENT 4 TO PETITION FOR SPECIAL HEARING

Legal Owners:

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

By: 

Title:

Phone: 410-889-0200

44

H92-2810-8105

1630 WEST JOPPA ROAD LLC – LEGAL OWNER

PROPERTY: 1630 W. JOPPA ROAD

ATTACHMENT 5 TO PETITION FOR SPECIAL HEARING

Legal Owners:

1630 West Joppa Road LLC
9701 McKinstry Mill Road
New Windsor, Maryland 21776

By: June C. Schabdana
Title: Owner
Phone: 410-875-2034

H92-2810-2105

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 13, 2017

ZONING PROPERTY DESCRIPTION 1228-1630 WEST JOPPA ROAD

Beginning at a point on the north side of West Joppa Road which is a variable width right of way, at the distance of 111.87 and bearing of N 66° 31' 59" E of the centerline of Thornton Road which is 65' wide. Thence the following courses and distances:

- 1) North 03° 46' 40" West 164.37'
- 2) North 40° 51' 15" East 20.95'
- 3) North 87° 55' 20" East 159.60'
- 4) South 02° 02' 19" East 158.14'
- 5) South 76° 46' 34" West 55.48'
- 6) South 71° 33' 41" West 24.38'
- 7) North 03° 35' 30" West 10.05'
- 8) South 79° 11' 14" West 91.90' back to the point of beginning as recorded in deed Liber 36950, Folio 387, containing 29,026.86 square feet or 0.67 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

2018-0185-SPH



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 5452589

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: # 2018-0185-SPH
1628 & 1630 West Joppa Road
N/s W. Joppa Road, 111 ft. E/of the centerline of Thornton Road
8th Election District - 2nd Councilmanic District
Legal Owner(s) Two Farms, Inc., 1630 West Joppa Road, LLC

Special Hearing to approve a waiver; to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

Hearing: Friday, March 9, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue Towson 21204.

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

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

2/114 February 15 5452589

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2018-0185-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Two Farms, Inc., 1630 West Joppa Road, LLC.

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:

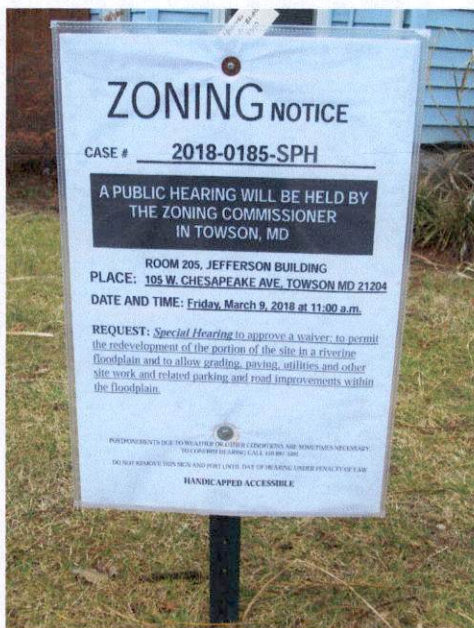
Ladies and Gentlemen:

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: _____

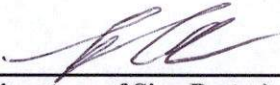
1628 & 1630 West Joppa Road

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)

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

Please forward billing to:

Barbara Lukasevich
Venable, LLP

410-494-6200

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: 2018-0185-SPH

1628 & 1630 West Joppa Road

N/s W. Joppa Road, 111 ft. E/of the centerline of Thornton Road

8th Election District – 2nd Councilmanic District

Legal Owners: Two Farms, Inc., 1630 West Joppa Road, LLC,

Special Hearing to approve a waiver; to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

Hearing: Friday, March 9, 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.



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: 2018-0185-SPH

1628 & 1630 West Joppa Road

N/s W. Joppa Road, 111 ft. E/of the centerline of Thornton Road

8th Election District – 2nd Councilmanic District

Legal Owners: Two Farms, Inc., 1630 West Joppa Road, LLC,

Special Hearing to approve a waiver; to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

Hearing: Friday, March 9, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Two Farms, Inc., 3611 Roland Avenue, Baltimore 21211
1630 W. Joppa Road, LLC, 9701 McKinstry Mill Road, New Windsor 21776

- 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1628 & 1630 W Joppa Road; N/S W Joppa *
Road, 111' E of c/line of Thornton Road * OF ADMINISTRATIVE
8th Election & 2nd Councilmanic Districts *
Legal Owner(s): 1639 West Joppa Road LLC * HEARINGS FOR
Contract Purchaser(s): Two Farms Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2018-185-SPH

* * * * *

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/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: 2018-0185-SPH

Property Address: 1628 and 1630 W. Joppa Rd.

Property Description: _____

Legal Owners (Petitioners): Two Farms, Inc. ; 1630 W. Joppa Road, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukaszewich

Company/Firm (if applicable): Venable LLP

Address: 260 W. Pennsylvania Ave.

Ste. 500

Towson, MD 21204

Telephone Number: (410) 494-6200

163125

Date _____

01/09/18

RECEIVED

BUSINESS	ACTUAL	TIME	DRN
1/10/2018	1/10/2018	11:59:22	3

REG MEDS WALKING CAN

>>RECEIPT # 759753 1/10/2018 C-FLN

Dept 5 528 ZONING VERIFICATION

CR 101-143125

Recpt Tot \$529.00

\$500.00 CK \$1.00 EA

Baltimore County, Maryland

[illegible]

Total:

2500

From:

¹For:

1628-1630 W JOPPA RD

2018-0185-3PH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

February 28, 2018

Two Farms Inc.
3611 Roland Avenue
Baltimore MD 21211

1630 West Joppa Road LLC
9701 McKinstry Mill Road
New Windsor MD 21776

RE: Case Number: 2018-0185 SPH, Address: 1628 and 1630 W Joppa 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 January 9, 2018. 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 dark 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: 1/16/18

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0185-SPH

*Special Hearing
1630 West Joppa Road, LLC
1628 & 1630 W. Joppa Road*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED

FEB 13 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 2/12/2018

FROM: Andrea Van Arsdale
 Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
 Case Number: 18-185

RECEIVED

FEB 13 2018

OFFICE OF
ADMINISTRATIVE HEARINGS**INFORMATION:**

Property Address: 1628 & 1630 W Joppa Road
Petitioner: Two Farms, Inc. & 1630 West Joppa Road, LLC
Zoning: Click here to enter text.
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

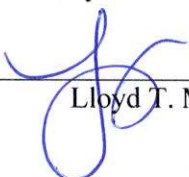
A site visit was conducted on January 18, 2018. The site was subject to 2016 CZMP Issue 2-008, where a portion of the property was rezoned to CB and D.R.3.5.

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

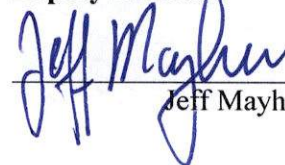
- No temporary freestanding signs shall be permitted along the W Joppa Road and Thornton Road frontages.

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

Prepared by:


 Lloyd T. Moxley

Deputy Director:


 Jeff Mayhew

AVA/KS/LTM/

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

1950

1

1950

1950-1951

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 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0185-SPH
Address 1628 West Joppa Road
(1630 West Joppa Road, LLC
Property)

Zoning Advisory Committee Meeting of **January 22, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed parking expansion must comply with all conditions of the 11/8/17 variance to the Forest Buffer Law.

Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2018
Item No. 2018-0185-SPH

DATE: January 29, 2018

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

Department of Public Works supports the waiver.

If a Special Hearing is successful, the approved Final Landscape Plan needs to be revised/amended to reflect the revised site layout per the requirements of the Landscape Manual. A Lighting Plan also needs to be revised/ amended to reflect the revised site layout.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/12/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-185

INFORMATION:

Property Address: 1628 & 1630 W Joppa Road
Petitioner: Two Farms, Inc. & 1630 West Joppa Road, LLC
Zoning: Click here to enter text.
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

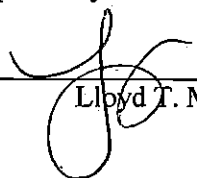
A site visit was conducted on January 18, 2018. The site was subject to 2016 CZMP Issue 2-008, where a portion of the property was rezoned to CB and D.R.3.5.

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

- No temporary freestanding signs shall be permitted along the W Joppa Road and Thornton Road frontages.

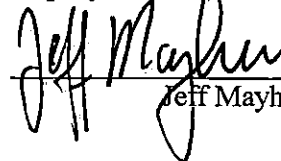
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

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

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

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

DATE: January 23, 2018

SUBJECT: Case No: 2018-0185-SPH
1630 West Joppa Road, Towson, Maryland 21204

This is a Special Hearing to use the property for an existing convenience store on an individual site to be Royal Farms #008.

The project site as shown on the "Plan to Accompany Special Hearing Request" dated December 5, 2017, is entirely inside of the special flood hazard area (100-year flood plain) as shown on the Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, Panel 2400100245F effective date August 2, 2011.

A portion of the site is within the 100-year floodplain as delineated in the Hydraulic Study of Roland Run dated February, 2014, on file with the County. However, a portion of the site located within the floodplain area was road, sidewalk, utilities including a private bridge replacement and paving prior to development and will be reconfigured after development but will still be the same use.

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

An existing house located on site at 1628 West Joppa Road is partially within the special flood hazard area. This building will be razed thus removing it from the flood plain. Removing the existing dwelling from the flood plain improves the overall safety of the site and is therefore the strongest justification for the waiver.

The plan to accompany the special hearing request must be revised by adding a note that the proposed dumpster corral must be secured to prevent floatation of dumpsters out of the corral and proper signage must be provided warning customers that the site is subject to flooding.

The Department of Public Works recommends approval of the waiver request.

SAW/TWC/s

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: January 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0185-SPH
Address 1628 West Joppa Road
(1630 West Joppa Road, LLC
Property)

Zoning Advisory Committee Meeting of **January 22, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed parking expansion must comply with all conditions of the 11/8/17 variance to the Forest Buffer Law.

Reviewer: Glenn Shaffer

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 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0185-SPH
Address 1628 West Joppa Road
(1630 West Joppa Road, LLC
Property)

Zoning Advisory Committee Meeting of **January 22, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed parking expansion must comply with all conditions of the 11/8/17 variance to the Forest Buffer Law.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date

By

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

April 18, 2018

HAND-DELIVERED

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204



Re: Opinion and Order on Motion for Reconsideration
Case No. 2018-0185-SPH

Dear Judge Beverungen:

In accordance with amended Condition No. 5 to your Order, enclosed is the redlined site plan showing only two off-street parking spaces on the south side of the store building. Please include a copy of this redlined plan in the permanent case file for the above-referenced case.

Very truly yours,

A handwritten signature in dark ink, appearing to be "DK", written over the typed name "David H. Karceski".

David H. Karceski

Enclosure

David H. Karceski

T 410.494-6285
F 410.821.0147
dhkarceski@venable.com

April 6, 2018

HAND-DELIVERED

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Ste. 103
Towson, Maryland 21204



Re: Motion for Reconsideration
Case No.: 2018-0185-SPH

Dear Judge Beverungen,

Enclosed for filing is Petitioner's Motion for Reconsideration in the above-captioned matter.

Thank you for your time and consideration of this matter.

Very truly yours,

David H. Karceski

Enclosures
DHK/ant

cc (without enclosures):

Peter M. Zimmerman, Esq.
Ms. Natalie Gabler
Mr. and Mrs. Jack and Pam Trapp
Ms. Peggy Squitieri



**IN RE: PETITION FOR
SPECIAL HEARING**

(1628 & 1630 W. Joppa Road)

**8th Election District
2nd Council District**

**1630 West Joppa Road, LLC
Two Farms, Inc.
*Legal Owner/Lessee***

Petitioner

*** BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* Case No. 2018-0185-SPH**

*** * * * ***

MOTION FOR RECONSIDERATION

Pursuant to Rule 4K of Appendix G of the Baltimore County Zoning Regulations (“BCZR”), Petitioner hereby moves for reconsideration of the March 13, 2018 Order of the Office of Administrative Hearings (“OAH”) in the above-captioned matter and states as follows:

INTRODUCTION

This matter came before OAH on March 9, 2018 for consideration of a petition for special hearing for a waiver to permit various improvements in the riverine floodplain on the properties known as 1628 and 1630 West Joppa Road (collectively the “Property”). As explained at the hearing, 1630 West Joppa Road is currently improved with a Royal Farms convenience store and associated parking area, and the Petitioner purchased 1628 West Joppa Road to add parking and improve the circulation in and around the existing store. On March 13, 2018, the Administrative Law Judge (“ALJ”) issued an Order granting the requested relief but conditioning the approval on the Petitioner’s removal of three existing parking spaces on the

southern side of the existing Royal Farms store. For the following reasons, Petitioner is respectfully requesting that the ALJ revise this condition to require the removal of only one of the three parking spaces.

Just as the ALJ indicated that he is “generally loathe” to making changes to an engineered site plan (Order p. 3), undersigned counsel typically refrains from filing requests for reconsideration of an ALJ decision, particularly a decision that grants the relief that is requested at the hearing. While the Order attempts to strike a balance between permitting the requested relief and promoting safe access and circulation in and around the Property, the parking spaces in question are of particular importance to the Petitioner due to their location immediately adjacent to the Royal Farms store and their ability to serve as handicap accessible spaces for the store.

Petitioner spent considerable time and resources to acquire, rezone, and redevelop 1628 West Joppa Road. These efforts included the following: purchase of the property; a rezoning during the 2016 Comprehensive Zoning Map Process; attendance at numerous meetings with community representation; execution of a restrictive covenant agreement with the Ruxton-Riderwood-Lake Roland Area Improvement Association and an adjacent property owner; and approval of a lot line adjustment to increase the landscape buffer between the parking area and the adjacent neighbor. Petitioner put forth these efforts because parking is at such a premium at this location that the time and cost were deemed appropriate to improve the customer experience at the store.

With respect to the three parking spaces in question, there is currently no curb along the entire Joppa Road frontage of the Property. Accordingly, patrons often attempt to back out of the spaces towards Joppa Road as customers are entering the site directly behind them, causing

the potential conflict about which testimony was offered at the hearing. The proposed layout of the Property, as shown on the Site Plan marked and accepted into evidence as Petitioners' Exhibit 1, includes a new landscaped island behind the parking spaces so that cars cannot back out directly onto Joppa Road and so that cars cannot enter the site directly behind the parking spaces. The Site Plan shows two separate access points, one to the east that is entrance only, and one to the west, closer to Thornton Road, which provides full access in and out of the site. *See* Exhibit 1. Any conflict in movement between the parking spaces and the entrances will be eliminated by the installation of the landscaped island that will control the currently uninhibited ingress and egress along Joppa Road.

Additionally, the proposed access points and circulation, including the parking spaces to the south of the store, were reviewed and approved by the Chief of the County's Bureau of Traffic Engineering and Transportation. *See* attached letter. Review and approval by that agency was necessary due to Section 229.3.A.1 of the BCZR, which requires approval for more than two access points on a roadway for commercial developments in the C.B. zone. As the County's highest ranking Traffic Engineer also agreed that the site plan provides safe circulation in and around the Property, we are respectfully requesting that the ALJ reconsider the decision to condition this approval upon the removal of all three spaces.

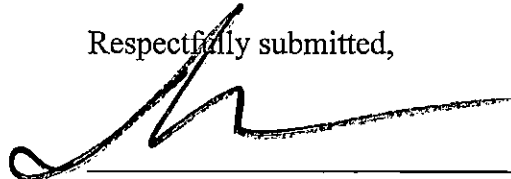
Instead, Petitioner is requesting that the ALJ require the removal of one of the spaces so that there will only be two parking spaces on the southern side of the existing store. Petitioner's engineer prepared two exhibits demonstrating that a safe turning radius exists for drivers to back out of the spaces without impacting the two proposed access points on Joppa Road. The exhibits are attached hereto for consideration by the ALJ. Petitioner respectfully submits that this revised configuration satisfies the intent of the ALJ's condition of approval, and permits

Petitioner to use the area immediately adjacent to the existing store for handicapped accessible parking.

CONCLUSION

As demonstrated in this pleading, two of the three parking spaces on the southern side of the Royal Farms store can remain in place without impacting any traffic that is entering or exiting the site from the two proposed access points on Joppa Road. Accordingly, Petitioner respectfully requests that the Order approving the special hearing be reissued with a revision to condition number five stating that the site plan will be approved with two parking spaces on the south side of the store.

Respectfully submitted,



David H. Karceski
Venable LLP
210 W. Pennsylvania Avenue
Ste. 500
Towson, MD 21204
(410) 494-6825
dkarceski@venable.com

CERTIFICATE OF SERVICE

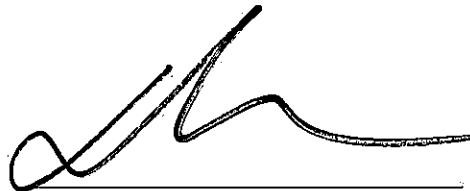
I hereby certify on this 5TH day of April, 2018 that a copy of the foregoing pleadings was mailed, first class postage pre-paid, to:

Natalie Gabler
1613 Dennis Avenue
Towson, MD 21204

Jack and Pam Trapp
8011 Thornton Road
Towson, MD 21204

Peggy Squitieri
Ruxton-Riderwood-Lake Roland Area Improvement Association
P.O. Box 204
Riderwood, MD 21139

Peter M. Zimmerman, Esq.
Office of the People's Counsel for Baltimore County
The Jefferson Building
105 W. Chesapeake Avenue
Suite 204
Towson, MD 21204

A handwritten signature in black ink, appearing to read 'DK', written over a horizontal line.

David H. Karceski

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(1628 & 1630 W. Joppa Road)		
8 th Election District	*	OFFICE OF
2 nd Council District		
1630 West Joppa Road, LLC	*	ADMINISTRATIVE HEARINGS
Two Farms, Inc.		
<i>Legal Owners</i>		FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2018-0185-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of 1630 West Joppa Road, LLC, and Two Farms, Inc., legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a waiver to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain.

Professional engineer Michael Coughlin and Jeff Bainbridge appeared in support of the petition. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented Two Farms, Inc. Several neighbors attended the hearing to express concern regarding flooding conditions at the site. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR), the Department of Environmental Protection and Sustainability (DEPS) and the Department of Public Works (DPW). A site plan was marked and admitted as Petitioners' Exhibit 1.

The subject property is approximately 28,409 square feet (0.65 Ac. +/-) in size and split-zoned CB & DR 3.5. The site is comprised of two separate parcels: 1628 W. Joppa Rd., improved

with a single-family dwelling constructed in 1877, and 1630 W. Joppa Rd., on which a Royal Farms store is located. Both the store and a large portion of the dwelling are located in the floodplain. Petitioners propose to raze the dwelling and create additional parking for the convenience store.

Petitioners presented one witness: Michael Coughlin, a professional engineer accepted as an expert. Mr. Coughlin described the project and site plan, and testified the store itself would remain unchanged. Even with the additional parking spaces Mr. Coughlin testified impervious surface coverage at the site (which contributes to flooding conditions) would be decreased slightly since Petitioners will be removing certain existing impervious areas that will more than offset the amount of paving for the additional parking. Mr. Coughlin opined that the improvements would not increase the flood elevation for the site and that Petitioners satisfied all requirements for the waiver as set forth in the Baltimore County Code and Building Code. He also opined granting the waiver would be consistent with sound floodplain management.

In a document dated October 11, 2017, the Maryland Department of the Environment issued an Authorization to Proceed for this project, which allows the Petitioners to complete the proposed improvements within the 100-year floodplain of Roland Run. Pets. Ex. 7. The DPW also supported the waiver request, and noted in its ZAC comment that “[r]emoving the existing dwelling from the flood plain improves the overall safety of the site and is therefore the strongest justification for the waiver.” Based upon Mr. Coughlin’s testimony, and the approvals granted by the agencies charged with oversight and management of floodplains and water resources, I believe Petitioners have satisfied their burden of proof under BCC §§32-8-301 *et. seq.*, 32-4-404, 32-4-414, 32-4-107 and the Baltimore County Building Code, Part 125.

One neighbor was skeptical that the amount of impervious surface on the site would be reduced upon completion of the project. But Mr. Coughlin is a licensed professional engineer, and he prepared an exhibit (Pets. Ex. 6) that demonstrated such a reduction would occur. I am persuaded by and relied upon this testimony and the exhibit in granting the waiver.

Another neighbor expressed concern with parking conditions at the site, and I agree for the most part with Mr. Coughlin that the project will improve ingress/egress from the store. But having reviewed the plan I believe the three parking spaces on the south side of the store facing W. Joppa Road are problematic. As discussed at the hearing, vehicles in those spaces need to back out to exit the store and this often interferes with patrons wanting to enter the site, causing congestion and delays on Joppa Road. Mr. Coughlin testified the site requires only eight (8) parking spaces while twenty-seven (27) are proposed. As such, I believe these three spaces should be eliminated, which will require the relocation of the necessary spaces for disabled motorists. While I am generally loathe to interfere with a plan and project designed by reputable architects and engineers, I believe the change is justified in this instance.

THEREFORE, IT IS ORDERED this 13th day of **March, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve a waiver to permit the redevelopment of the portion of the site in a riverine floodplain and to allow grading, paving, utilities and other site work and related parking and road improvements within the floodplain, 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 must comply with the DEPS ZAC comment, a copy of which is attached hereto.
4. No temporary signage or promotional displays shall be permitted on the subject property.
5. Petitioners shall within 30 days of the date hereof submit to the OAH a redlined site plan showing the removal of the three parking spaces on the south side of the store and the relocation of the disabled motorist parking spaces.

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

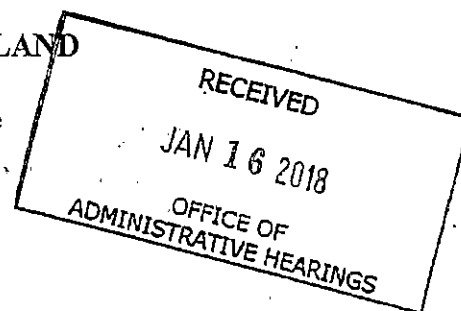


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

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 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0185-SPH
Address 1628 West Joppa Road
(1630 West Joppa Road, LLC
Property)

Zoning Advisory Committee Meeting of **January 22, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed parking expansion must comply with all conditions of the 11/8/17 variance to the Forest Buffer Law.

Reviewer: Glenn Shaffer

T 410.494-6271
F 410.821.0147
amrosenblatt@vcnable.com

June 7, 2017

HAND-DELIVERED

Greg Carski
Bureau Chief of Traffic Engineering and
Transportation Planning
Department of Public Works
105 W. Chesapeake Avenue, Room 326
Towson, Maryland 21204



Re: 1628-1630 W. Joppa Road
Riderwood, MD 21204
Tax Account Nos. 0811017460, 0819061360

Dear Mr. Carski:

This firm represents the Owner/Lessee of the above-referenced properties located on the north side of Joppa Road east of the intersection with Thornton Road in the Riderwood area of Baltimore County (collectively the "Site"). I have attached an aerial photograph from Baltimore County's My Neighborhood system showing that the Site, which is improved with an existing Royal Farms store and associated off-street parking area, is primarily zoned Community Business ("C.B."). Our client is proposing to redevelop the Site to improve the parking and access in and around the existing Royal Farms store.

The C.B. zone contains a number of performance standards that are outlined in Section 229.3 of the Baltimore County Zoning Regulations ("BCZR"). Section 229.3.A.1 provides as follows:

Access onto roadways shall be limited to no more than two locations. Commercial developments which front on more than one street may have only one roadway access from each street frontage. A driveway used solely for the purpose of trucks and other servicing vehicles shall not be counted towards the total. Additional access must be approved by the Bureau of Traffic Engineering.

Attached hereto is an illustrative site plan that provides an overview of the proposed redevelopment of the Site. This plan was the product of extensive communications and negotiations with the surrounding neighborhood that took place during the 2016 Comprehensive Zoning Map Process (CZMP) and culminated in the recordation of a Restrictive Covenant Agreement that incorporated the plan.

In its current state, access to the Site from Joppa Road is unrestricted as there is one long curb cut that runs the length of the existing store. As the attached site plan reveals, our client intends to control the in/egress points by creating two separate access points from Joppa Road. The first, which is farther to the east, will be solely for access into the Site. The second, which is closer to the intersection with Thornton Road, will provide both ingress and egress points to/from the Site. A third access point off of Thornton Road will remain in its existing condition and will not be altered by the redevelopment of the Site.

Under Section 229.3.A.1 of the BCZR, our client is permitted to have one access point off of Thornton Road and one access point off of Joppa Road. As we are proposing two separate access points off of Joppa Road (and three total access points to the Site), the BCZR require approval by the Bureau of Traffic Engineering.

I am attaching a second site plan entitled "Plan to Accompany Special Hearing Request" that provides the dimensions of Joppa Road along the proposed access points to the Site. As the plan reveals, the paved portion of Joppa Road adjacent to the proposed in/egress point closest to Thornton Road is over 38 feet wide. The eastbound lane of Joppa Road at that location is over 18 feet wide. As we discussed, the road is sufficiently wide at this location for cars traveling east on Joppa Road to pass any vehicle that attempts to make a left turn into the Site. The proposed in/egress points will not result in additional queuing on Joppa Road, particularly in light of the fact that the existing configuration provides uncontrolled access from the Joppa Road frontage into the Site.

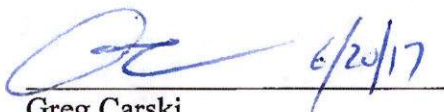
Pursuant to BCZR Section 229.3.A.1, we are seeking approval from the Bureau of Traffic Engineering for the three total access points shown on the site plans attached to this letter. If, after reviewing this information, you are able to offer the requested confirmation, please countersign this letter below. If you require any additional information in order to complete your review, please feel free to contact me. Thank you for your time and consideration.

Very truly yours,



Adam M. Rosenblatt

AGREED AND ACCEPTED:



Greg Carski
Bureau Chief



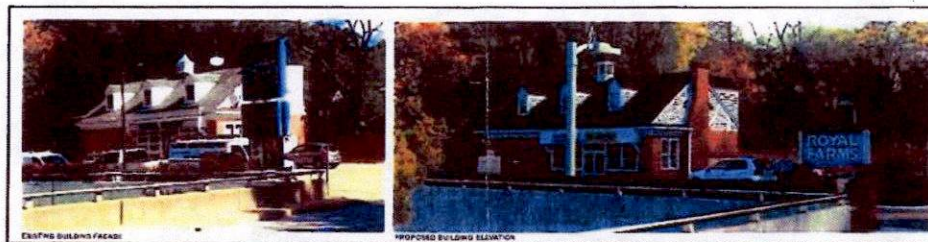
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 6/7/2017



PROVIDE ON SITE STORAGE/STORAGE FACILITY (SOME PREVIOUSLY EXISTED AS THERE WERE NO REFRIGERATORS AT THE TIME THE STORE WAS ESTABLISHED) / PROPOSED MICRO-RECEPTION AREA

RELOCATE SUPPLIES WITHIN NEW ENCLOSURE

NEW LANDSCAPING

NO EXPANSION OF BUILDING SITE IS ON A FLOOD PLAIN

EXISTING PARKING SPACES TO BE REMOVED

NEW LANDSCAPING

NEW STORAGE FOR STORE (PINE STAKES AND BUILDING MATERIALS) EXISTING ROYAL FARMS PYLON SIGN TO BE REMOVED

EXISTING TRAFFIC SIGNAL

REMOVE OLD WOOD STORAGE FENCE

NEW 6' HIGH VINYL FENCE

RELOCATED PROPERTY LINE

EXISTING PROPERTY LINE (APPROXIMATE LOCATION)

PROVIDE 30' (MINIMUM) WIDE LANDSCAPE BUFFER WITH 6' HIGH FENCE BETWEEN PARKING LOT AND ADJACENT RESIDENCE

PROVIDE ADDITIONAL PARKING SPACES (10-15 NEW SPACES) TO MEET OFF-PEAK DEMAND DURING PEAK BUSINESS HOURS WHILE REDUCING PARKING CONGESTION ALONG W. JOPPA ROAD

RAISING OF EXISTING ULTIMATELY HOUSE ADJACENT TO STORE

PROPOSED "NO EXIT" SIGNS

IMPROVES TRAFFIC SAFETY BY CHANNELIZING ENTRANCES ON W. JOPPA ROAD AND ELIMINATING VEHICLE HOUS BACKING OUT ONTO THE ROAD

LEGEND

CL. TREE

PL. TRANSPLANTED TREE

PROPOSED MAJOR TREE

PROP. FLORIBUNDA TREE

PROP. EVERGREEN TREE

PROP. SHrub

PROP. PERENNIAL

PL. LIGHT

PL. NEVER STONE SET

RATCLIFFE

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

ROYAL FARMS

ILLUSTRATIVE SITE AND LANDSCAPE PLAN

ROYAL FARMS STORE ON 1035-1037 WEST JOPPA ROAD TOWSON, MARYLAND 21204 06/13/2016

3/9
11 AM

Case No.: 2018-0185-SPH-1628 + 1630 W. Joppa Rd.

Exhibit Sheet

Petitioner/Developer

DW
5-15-18

Protestant

3/13/18
Sen

No. 1	Site plan	
No. 2	Coughlin CV	
No. 3	Aerial photo	
No. 4	4A > CZMP 4B > Issue 2-008	
No. 5	Dumpster enclosure plan	
No. 6	Plan re: impervious surfaces	
No. 7	MDE authorization to proceed.	
No. 8	8A-8D Color Renderings.	
No. 9		
No. 10		
No. 11		
No. 12		

**MICHAEL G. COUGHLIN,
PE, LEED AP**

Principal

PROJECT ASSIGNMENT:

Civil Project Manager/Engineer

YEARS OF EXPERIENCE:

MRA: 12
Other Firms: 2

EDUCATION:

B.S., Civil Engineering, Villanova
University, 2003

ACTIVE REGISTRATION:

Maryland, Professional Engineer,
2010, #38291
L.E.E.D. Accredited Professional
(2008)

PROFESSIONAL AFFILIATIONS:

NAIOP Commercial Real Estate
Development Association, Member
Maryland Building Industry
Association (MBIA), Baltimore
County Chapter, Vice President
Greater Towson Committee (GTC),
Board of Directors

QUALIFICATIONS:

As a Principal and Civil Engineer in MRA's Towson office, Mr. Coughlin's responsibilities include day-to-day supervision, management, and quality control of land development projects in Anne Arundel, Baltimore, Harford, and Howard Counties, and Baltimore City. Areas of site design expertise include site layout, grading, roadways, storm drain, water, gravity sewer, erosion & sediment control, and stormwater management for commercial, residential, and institutional projects. Mr. Coughlin excels in developing creative and cost-effective site design solutions for unique design problems associated with significant site constraints and regulatory restrictions.

Mr. Coughlin has been accepted and testified as an expert witness in zoning, land use, development, and stormwater management for Zoning and Development Plan Hearings in Baltimore County, Maryland.

Mr. Coughlin has been involved with many of his projects from due diligence / feasibility study through construction completion and project close-out. He is experienced in site research, quantity take-offs, cost estimating, preliminary & final design, quality control, value engineering, permitting, construction administration, as-builts, and security release.

Mr. Coughlin's hydrologic analysis capabilities include a proficient use and understanding of TR-55, TR-20, Flowmaster, and the rational method.

Examples of Mr. Coughlin's project experience include:

Royal Farms Store #173, Baltimore County, Maryland - As project manager, Mr. Coughlin supervised and reviewed the site design, permitting, and close-out for a 5,166 square foot Royal Farms convenience store, with twenty (20) fueling positions. Site design aspects of the project included site layout, grading, earthwork analysis, road widening, utilities (water, sewer, storm drain), Maryland State

Highway Administration entrance design, above-ground stormwater management, and erosion & sediment control. The 2.43-acre site is located in Randallstown, and was a redevelopment project, with the site's previous use being a car dealership.

Royal Farms Store #180, Baltimore County, Maryland - As project manager, Mr. Coughlin supervised and reviewed the site design, permitting, and close-out for a 5,166 square foot Royal Farms convenience store, with fourteen (14) fueling positions. Site design aspects of the project included site layout, grading, earthwork analysis, road widening, utilities (water, sewer, storm drain), Maryland State Highway Administration entrance design, above-ground stormwater management, and erosion & sediment control. The 2.25-acre site is located in Owings Mills, and was a redevelopment project, with the site's previous use being a dine-in and carry-out seafood restaurant.

Royal Farms Store #181, Baltimore County, Maryland - As project manager, Mr. Coughlin supervised and reviewed the site design, permitting, and close-out for a 5,125 square foot Royal Farms convenience store, with sixteen (16) fueling positions. Site design aspects of the project included site layout, grading, earthwork analysis, utilities (water, sewer, storm drain), Maryland State Highway Administration entrance design, underground stormwater management, and erosion & sediment control. The site is located in Perry Hall, within an existing six-acre shopping center, on a one-acre pad whose previous use was a BP Gas Station.

PETITIONER'S EXHIBIT

2



**MORRIS & RITCHIE
ASSOCIATES, INC.**

MICHAEL G. COUGHLIN, PE, LEED AP - Page 2 of 2

Towson Green, Baltimore County, Maryland - As project manager, Mr. Coughlin oversaw and reviewed the civil design of an urban residential subdivision, comprised of 120 townhomes and a 93-bed Assisted Living Facility, located in downtown Towson. Design elements of the overall development included roads, utilities, grading, stormwater management, and erosion & sediment control. The 9-acre site was a redevelopment project, whose previous use was existing single-family homes. Much of the site's existing infrastructure (roads, underground utilities, telephone poles, etc.) had to remain, presenting numerous design challenges.

Ballard Green, Baltimore County, Maryland - As the site/civil project manager for this 105-acre, 521-home mixed-use community with elementary school and located in the heart of Owings Mills Town Center, Mr. Coughlin is currently overseeing and reviewing the site / civil design, permitting, and construction administration portions of the project. Design elements of the overall development included roads, storm drain, water, sewer, grading, stormwater management, and erosion & sediment control. Named "2015 Project of the Year," by the Maryland Building Industry Association, Land Development Council.

Greenleigh at Crossroads, Baltimore County, Maryland - Civil Project Manager for the 240-acre development located in White Marsh, Maryland. This master planned development, which blends housing, retail, office, and warehouse/office flex space, is contained within a larger 1,000-acre Master Plan known as Baltimore Crossroads. Responsible for providing site / civil engineering services construction administration, and project close-out services for the 175-acre residential component of the Greenleigh project including road and utility design, mass and final grading, erosion and sediment control, and stormwater management. The residential unit mix is comprised of approximately 300 single family homes and 700 townhomes, and incorporates a high-density, "neo-traditional" site layout, with 65 acres of environmentally sensitive areas and open space with various amenities (clubhouse, pool, dog park, pocket parks, and walking trails). Entitlements for the project require review and approval from multiple jurisdictions including Baltimore County, Maryland State Highway Administration (MDSHA), Maryland Department of the Environment (MDE), and United States Army Corp of Engineers (USACE).

Meadowvale, Baltimore County, Maryland - As civil project engineer, Mr. Coughlin performed subdivision road design, mass grading, and above-ground stormwater management for this 38-acre, 106-lot mixed-use residential subdivision, including luxury single-family homes, in Timonium, MD. The project also included restoring a historic structure. A challenge of this project was grading due to the site being on a hill and water quality management due to the Chesapeake Bay nearby.

Merritt Park Shopping Center Redevelopment, Dundalk, Maryland - Managed and oversaw the design of the commercial re-development of an existing 20-acre shopping center, including the creation of five pad sites and total renovation of an existing strip center. Four existing commercial entrances (17, 26, 50 and 150 feet wide, respectively) were re-designed as part of the shopping center re-development, along with 1,320 feet of existing sidewalk, 7 handicap ramps, two public water connections, one public sewer connection, and traffic control. Plan approval and permitting was processed through the Maryland State Highway Administration (MDSHA), Access Management Division (AMD), and the Baltimore County Department of Permits, Approvals, and Inspections (PAI), Development Plans Review (DPR) and Development Management (DM) Divisions.

101 York, Towson, Maryland - 101 York is a mixed-use development located in the heart of Towson. This project includes 611 dormitory beds in 248 units intended for students attending local higher education institutions. The building includes first floor restaurant and retail space facing York Road which will provide for a vibrant streetscape. The entire building is located on top of several levels of structured parking which can be accessed both from York Road and Burke Avenue. Also included is an extensive green roof system to address stormwater management requirements and a rooftop terrace which will include a variety of program elements for the students including grills, a bocce court, seating areas, and study areas. Over a two year period, MRA worked closely with the client, Baltimore County staff, local community groups, and an extensive team of design professionals in the development of this complex project. The project started as sketches and progressed through the entire approval process including the Concept Plan, PUD Development Plan, Community Input Meetings, Administrative Law Judge (ALJ) Hearings, and finally into construction drawings and permitting. Mr. Coughlin testified as an expert witness in stormwater management at the project's Development Plan ALJ Hearing.

BALTIMORE COUNTY

2016 Comprehensive Zoning Map Process

Final Log of Issues

Adopted August 30, 2016



PETITIONER'S EXHIBIT

4A



Baltimore County 2016 Comprehensive Zoning Map Process

Log of Issues - District 2

September 13, 2016

Issue Number	2-007	Petitioner	Priority 1 Automotive Group	Location	Northeast of Reisterstown Rd and Southeast of Kingsley Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BM	4.79	BR	4.82	BR	4.82	BR	4.82	BR	4.82
DR 16	0.02								
	<u>4.81</u>		<u>4.82</u>		<u>4.82</u>		<u>4.82</u>		<u>4.82</u>

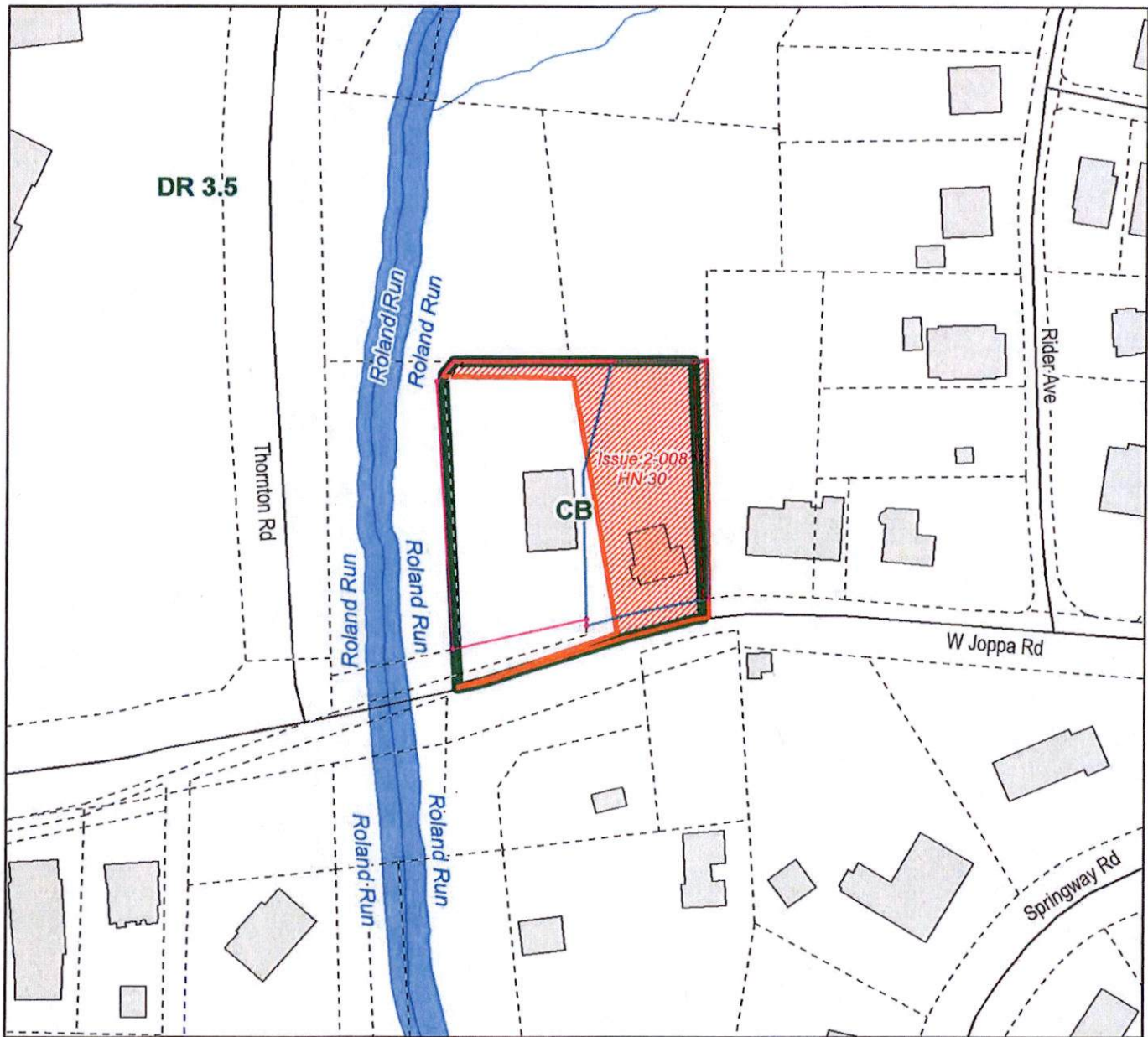
Comments

Issue Number	2-008	Petitioner	Two Farms, Inc.	Location	North of W Joppa Rd and East Thornton Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	0.31	CB	0.31	CB	0.26	CB	0.26	CB	0.29
				DR 3.5	0.06	DR 3.5	0.06	DR 3.5	0.02
	0.31		0.31		0.32		0.32		0.31

Comments

CZMP 2016 - Issue Map

Issue Number: 2-008



Iteration: COUNTY COUNCIL/1

Tracking#: CZMP16-00030

Zone	District	Acreage
CB		0.29
DR 3.5		0.02

Total Acreage: 0.31

Legend

- Zoning Boundary
- Issue Boundary

Publication Date: July 21, 2016
 Publication Agency: Department of Planning
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
 Feet
 1 inch = 100 feet



Vicki Almond

4B

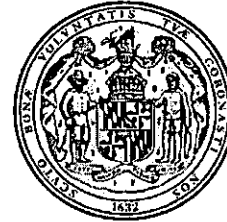
STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
AUTHORIZATION TO PROCEED

AUTHORIZATION NUMBER: 201761269/17-NT-0266

EFFECTIVE DATE: October 11, 2017

EXPIRATION DATE: October 11, 2022

AUTHORIZED PERSON: Two Farms, Inc
6311 Roland Avenue
Baltimore, Maryland 21211
Attn: Mr. John Kemp



IN ACCORDANCE WITH ENVIRONMENT ARTICLE §5-503(a) AND §5-906(b), ANNOTATED CODE OF MARYLAND (2007 REPLACEMENT VOLUME), COMAR 26.17.04 AND 26.23.01, AND 26.08.02 AND THE ATTACHED CONDITIONS OF AUTHORIZATIONS, Two Farms, Inc. ("AUTHORIZED PERSON"), IS HEREBY AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT A REGULATED ACTIVITY IN A NONTIDAL WETLAND, BUFFER, OR EXPANDED BUFFER, AND/OR TO CHANGE THE COURSE, CURRENT OR CROSS-SECTION OF WATERS OF THE STATE, IN ACCORDANCE WITH THE ATTACHED PLANS APPROVED BY THE ADMINISTRATION ON October 11, 2017 ("APPROVED PLAN") AND PREPARED BY MRA AND INCORPORATED HEREIN, AS DESCRIBED BELOW:

The project involves improvement to an existing Royal Farm Store which includes the replacement of an existing bridge deck, removal of an existing house and expansion, reconfiguration and resurfacing of an existing parking lot. The project will impact 19,173 square feet of 100-year floodplain of Roland Run, Towson in Baltimore County.

MD Grid Coordinates 193516 x 430291

A handwritten signature in black ink, appearing to read "Denise M. Keehner", written over a horizontal line.

Denise M. Keehner
Program Manager
Wetlands and Waterways Program

Attachments: Conditions of Authorization
Approved Plans

cc: WSA Compliance Division w/ file
Henry Leskinen, Eco-Science Professionals, inc.

PETITIONER'S EXHIBIT

7

THE FOLLOWING CONDITIONS OF AUTHORIZATION APPLY TO ALL ACTIVITIES AUTHORIZED BY
AUTHORIZATION NUMBER 17-NT-0266/201761269

Page 2 of 3

1. **Validity:** Authorization is valid only for use by Authorized Person. Authorization may be transferred only with prior written approval of the Administration. In the event of transfer, transferee agrees to comply with all terms and conditions of Authorization.
2. **Initiation of Work, Modifications and Extension of Term:** Authorized Person shall initiate authorized activities with two (2) years of the Effective Date of this Authorization or the Authorization shall expire. Authorized Person may submit written requests to the Administration for (a) extension of the period for initiation of work, (b) modification of Authorization, including the Approved Plan, or, (c) not later than 45 days prior to Expiration Date, an extension of the term. Requests for modification shall be in accordance with applicable regulations and shall state reasons for changes, and shall indicate the impacts on nontidal wetlands, streams, and the floodplain, as applicable. The Administration may grant a request at its sole discretion.
3. **Responsibility and Compliance:** Authorized Person is fully responsible for all work performed and activities authorized by this Authorization shall be performed in compliance with this Authorization and Approved Plan. Authorized Person agrees that a copy of the Authorization and Approved Plan shall be kept at the construction site and provided to its employees, agents and contractors. A person (including Authorized Person, its employees, agents or contractors) who violates or fails to comply with the terms and conditions of this Authorization, Approved Plan or an administrative order may be subject to penalties in accordance with §5-514 and §5-911, Department of the Environment Article, Annotated Code of Maryland (2007 Replacement Volume).
4. **Failure to Comply:** If Authorized Person, its employees, agents or contractors fail to comply with this Authorization or Approved Plan, the Administration may, in its discretion, issue an administrative order requiring Authorized Person, its employees, agents and contractors to cease and desist any activities which violate this Authorization, or the Administration may take any other enforcement action available to it by law, including filing civil or criminal charges.
5. **Suspension or Revocation:** Authorization may be suspended or revoked by the Administration, after notice of opportunity for a hearing, if Authorized Person: (a) submits false or inaccurate information in Permit application or subsequently required submittals; (b) deviates from the Approved Plan, specifications, terms and conditions; (c) violates, or is about to violate terms and conditions of this Authorization; (d) violates, or is about to violate, any regulation promulgated pursuant to Title 5, Department of the Environment Article, Annotated Code of Maryland as amended; (e) fails to allow authorized representatives of the Administration to enter the site of authorized activities at any reasonable time to conduct inspections and evaluations; (f) fails to comply with the requirements of an administrative action or order issued by the Administration; or (g) does not have vested rights under this Authorization and new information, changes in site conditions, or amended regulatory requirements necessitate revocation or suspension.
6. **Other Approvals:** Authorization does not authorize any injury to private property, any invasion of rights, or any infringement of federal, State or local laws or regulations, nor does it obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
7. **Site Access:** Authorized Person shall allow authorized representatives of the Administration access to the site of authorized activities during normal business hours to conduct inspections and evaluations necessary to assure compliance with this Authorization. Authorized Person shall provide necessary assistance to effectively and safely conduct such inspections and evaluations.
8. **Inspection Notification:** Authorized Person shall notify the Administration's Compliance Program at least five (5) days before starting authorized activities and five (5) days after completion. For Allegany, Garrett, and Washington counties, Authorized Person shall call 301-689-1480. For Carroll, Frederick, Howard, Montgomery, and Prince George's counties, Authorized Person shall call 301-665-2850. For Baltimore City, Anne Arundel, Baltimore, Calvert, Charles, and St. Mary's, Authorized Person shall call 410-537-3510. For Caroline, Cecil, Dorchester, Harford, Kent, Queen Anne's, Somerset, Talbot, Wicomico and Worcester, Authorized Person shall call 410-901-4020. If Authorization is for a project that is part of a mining site, please contact the Land and Materials Administration's Mining Program at 410-537-3557 at least five (5) days before starting authorized activities and five (5) days after completion.
9. **Sediment Control:** Authorized Person shall obtain approval from the Baltimore Soil Conservation District for a grading and sediment control plan specifying soil erosion control measures. The approved grading and sediment control plan shall be included in the Approved Plan, and shall be available at the construction site.

THE FOLLOWING CONDITIONS OF AUTHORIZATION APPLY TO ALL ACTIVITIES AUTHORIZED BY
AUTHORIZATION NUMBER 17-NT-0266/201761269

Page 3 of 3

10. Federally Mandated State Authorizations:

- ☐ **Water Quality Certification:** Water Quality Certification is granted for this project provided that all work is performed in accordance with the authorized project description and associated conditions.
- ☐ **Coastal Zone Consistency:** This Authorization constitutes official notification that authorized activities are consistent with the Maryland Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended. Activities within the following counties are not subject to this requirement: Allegany, Carroll, Frederick, Garrett, Howard, Montgomery, and Washington.
11. **Best Management Practices During Construction:** Authorized Person, its employees, agents and contractors shall conduct authorized activities in a manner consistent with the Best Management Practices specified by the Administration.
12. **Disposal of Excess:** Unless otherwise shown on the Approved Plan, all excess fill, spoil material, debris, and construction material shall be disposed of outside of nontidal wetlands, nontidal wetlands buffers, and the 100-year floodplain, and in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetlands.
13. **Temporary Staging Areas:** Temporary construction trailers or structures, staging areas and stockpiles shall not be located within nontidal wetlands, nontidal wetlands buffers, or the 100-year floodplain unless specifically included on the Approved Plan.
14. **Temporary Stream Access Crossings:** Temporary stream access crossings shall not be constructed or utilized unless shown on the Approved Plan. If temporary stream access crossings are determined necessary prior to initiation of work or at any time during construction, Authorized Person, its employees, agents or contractors shall submit a written request to the Administration and secure the necessary permits or approvals for such crossings before installation of the crossings. Temporary stream access crossings shall be removed and the disturbance stabilized prior to completion of authorized activity or within one (1) year of installation.
15. **Discharge:** Runoff or accumulated water containing sediment or other suspended materials shall not be discharged into waters of the State unless treated by an approved sediment control device or structure.
16. **Instream Construction Prohibition:**
☒ No instream construction is to occur under this Authorization;
☐ To protect important aquatic species, motor driven construction equipment shall not be allowed within stream channels unless on authorized ford crossings. Activities within stream channels are prohibited as determined by the classification of the stream (COMAR 26.08.02.08): Roland Run is a Use I waterway; in-stream work may not be conducted from March 1 through June 15 inclusive, of any year.
17. **Instream Blasting:** Authorized Person shall obtain prior written approval from the Administration before blasting or using explosives in the stream channel.
18. **Minimum Disturbance:** Any disturbance of stream banks, channel bottom, wetlands, and wetlands buffer authorized by this Authorization or Approved Plan shall be the minimum necessary to conduct permitted activities. All disturbed areas shall be stabilized vegetatively no later than seven (7) days after construction is completed or in accordance with the approved grading or sediment and erosion control plan.
19. **Restoration of Construction Site:** Authorized Person shall restore the construction site upon completion of authorized activities. Undercutting, meandering or degradation of the stream banks or channel bottom, any deposition of sediment or other materials, and any alteration of wetland vegetation, soils, or hydrology, resulting directly or indirectly from construction or authorized activities, shall be corrected by Authorized Person as directed by the Administration.

U.S. ARMY CORPS OF ENGINEERS AUTHORIZATION

The U.S. Army Corps of Engineers does not regulate the 100-year floodplain. No federal authorization is required.

BALTIMORE COUNTY BUILDING CODE



Baltimore County Council Bill 40-15

Effective July 1, 2015

www.baltimorecountymd.gov

1 BE UNLAWFUL TO FILL OR REFILL ANY SUCH TANK THAT IS NOT SO ANCHORED OR
2 ELEVATED.

3 **PART 124.11 NEW OR REPLACED OIL TANKS.** ALL NEW OR REPLACED OIL TANKS SHALL
4 HAVE THEIR VENT PIPE AND NON-LIQUID TIGHT FILL CONNECTION TERMINATION POINT
5 AT LEAST TWO FEET ABOVE THE FPE. THIS PROVISION SHALL ALSO APPLY TO
6 SUBSTANTIAL IMPROVEMENT BUILDINGS AND BUILDINGS EXPERIENCING A REPETITIVE
7 LOSS. VENT AND FILL PIPE SUPPORT SHALL BE IN ACCORDANCE WITH SECTION 305 OF
8 THE INTERNATIONAL MECHANICAL CODE, 2015 EDITION.

9 **PART 124.12 FUEL OIL SYSTEMS.** FUEL OIL SYSTEM INSTALLATION SHALL COMPLY WITH
10 SECTION 1305 OF THE INTERNATIONAL MECHANICAL CODE, 2015 EDITION, UNLESS
11 OTHERWISE MODIFIED BY THIS CODE.

12 **PART 125 AREAS SUBJECT TO INUNDATION BY RIVERINE SURFACE WATERS WITHIN**
13 **THE 100-YEAR FLOODPLAIN.**

14 **PART 125.1 NO NEW BUILDINGS OR ADDITIONS.** NO NEW BUILDINGS OR ADDITIONS
15 SHALL BE CONSTRUCTED IN ANY RIVERINE FLOODPLAIN. THE 100-YEAR FLOODPLAIN
16 SHALL BE BASED UPON THE FEDERAL FLOOD INSURANCE STUDY OR AS ESTABLISHED BY
17 THE DIRECTOR OF PUBLIC WORKS, WHICHEVER IS THE MORE RESTRICTIVE. THIS
18 DETERMINATION SHALL INCLUDE PLANNED FUTURE DEVELOPMENT OF THE
19 WATERSHED AREA.

20 **PART 125.2 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS.**

21 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS SHALL BE GOVERNED BY PART
22 121 "UNSAFE STRUCTURES AND EQUIPMENT". ALL SUBSTANTIAL IMPROVEMENTS TO
23 EXISTING BUILDINGS SHALL BE PERMITTED ONLY ON THE BASIS OF AN APPROVED
24 WAIVER IN ACCORDANCE WITH ARTICLE 32, TITLE 8, SUBTITLE 3 OF THE BALTIMORE
25 COUNTY CODE, 2003, AS AMENDED, "WAIVERS", AND SHALL BE SUBJECT TO ALL
26 APPLICABLE CONDITIONS OF SECTION 32-8-207 OF THE BALTIMORE COUNTY CODE, 2003,
27 AS AMENDED, AND THE REQUIREMENTS OF THIS CODE WHERE REPLACEMENT
28 STRUCTURES CANNOT BE RELOCATED OUT OF THE FLOODPLAIN, THEY SHALL BE
29 LIMITED TO THE FOOTPRINT OF THE PREVIOUS STRUCTURE. ALL SUBSTANTIALLY
30 IMPROVED STRUCTURES, INCLUDING MANUFACTURED HOMES, SHALL HAVE THE
31 LOWEST FLOOR ELEVATED TO OR ABOVE THE FPE. THE LOWEST FLOOR ELEVATION FOR
32 HOUSES OR BUILDINGS ADJACENT TO A RIVERINE FLOODPLAIN SHALL BE TWO FEET
33 ABOVE THE BASE FLOOD ELEVATION.

34 **PART 126 ROOF DRAINAGE AND PROTECTION OF EXTERIOR OPENINGS.**



CASE NAME

CASE NUMBER

DATE _____

PETITIONERS SIGN IN SHEET

ADDRESS

E - MAIL

[illegible]

PLEASE

CASE NAME _____

CASE NUMBER _____

DATE _____

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>
<u>1/29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>1/16</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>2/12</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection</u>
<u>1/16/18</u>	STATE HIGHWAY ADMINISTRATION	<u>no objection</u>
<u>1/23</u>	TRAFFIC ENGINEERING <u>Dept. of Public Works</u>	<u>Comment</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/15/18SIGN POSTING Date: 2/17/18 by SSG BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

11. 11. 11.

12. 11. 11.

13. 11. 11.

14. 11. 11.

15. 11. 11.

16. 11. 11.

17. 11. 11.

18. 11. 11.

19. 11. 11.

20. 11. 11.

21. 11. 11.

22. 11. 11.

23. 11. 11.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 0811017460								
Owner Information										
Owner Name:		TWO FARMS INC			Use:		RESIDENTIAL			
Mailing Address:		3611 ROLAND AVE BALTIMORE MD 21211-			Principal Residence:		NO			
					Deed Reference:		/36950/ 00387			
Location & Structure Information										
Premises Address:		1628 W JOPPA RD TOWSON 21204-			Legal Description:		.29 AC 1628 W JOPPA RD 60FT E THORTON RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0069	0004	0002		0000				2017		
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1877		1,400 SF				11,857 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	1 full					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:		151,800		151,800						
Improvements		58,300		67,100						
Total:		210,100		218,900		213,033		215,967		
Preferential Land:		0						0		
Transfer Information										
Seller: KLEINBERG JOHN				Date: 12/07/2015		Price: \$133,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /36950/ 00387		Deed2:				
Seller: DREAM HOMES INC				Date: 06/10/2002		Price: \$27,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /16495/ 00025		Deed2:				
Seller: SECRETARY OF HOUSING				Date: 11/13/2000		Price: \$27,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /14806/ 00092		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 - 08 Account Number - 0819061360							
Owner Information									
Owner Name:		1630 WEST JOPPA ROAD LLC			Use:		COMMERCIAL NO		
Mailing Address:		5 J SCHABDACH 9701 MCKINSTRY MILL ROAD NEW WINDSOR MD 21776-			Principal Residence:		NO		
					Deed Reference:		/37392/ 00137		
Location & Structure Information									
Premises Address:		1630 W JOPPA RD TOWSON 21204-			Legal Description:		.38 AC NS JOPPA RD NE COR THORNTON RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0004	1145		0000				2017	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	
		2361				16,552 SF		20	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		CONVENIENCE STORE							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		321,800		321,800					
Improvements		239,300		235,800					
Total:		561,100		557,600		557,600		557,600	
Preferential Land:		0						0	
Transfer Information									
Seller: SCHABDACH LEONARD J				Date: 04/14/2016			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /37392/ 00137			Deed2:		
Seller: CITIES SERVICE O IL COMPANY				Date: 08/15/1979			Price: \$100,000		
Type: ARMS LENGTH IMPROVED				Deed1: /06062/ 00438			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:



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all liability for damages, including but not limited to, actual, special, indirect and consequential damages, attorneys' fees and expert court costs incurred as a result of, arising from or in connection with the use and reliance upon this data.

2018-07-25-SPH

Printed 6/14/2017

402-202-3102



PAI # 088005
1600013820
1600013840
1600013830 Pt. Bk./Folio # C003074
1600013819
1600013858
PAI # 088005

8 ED

069B1
2 CD NW 11-B

DR 3.5

9 ED

2018-0185-A

R-1960-4958

1989-0031-A

CB

2008-047

Lot # 32
0908007310

Lot # 29 0920550730
Pt. Bk. 0000018, Folio 0004

PAI # 090003
Pt. Bk./Folio # 018004
PAI # 090003

0907473120
Lot # 28

Lot # 33
0906350960
7923
Lot # 52

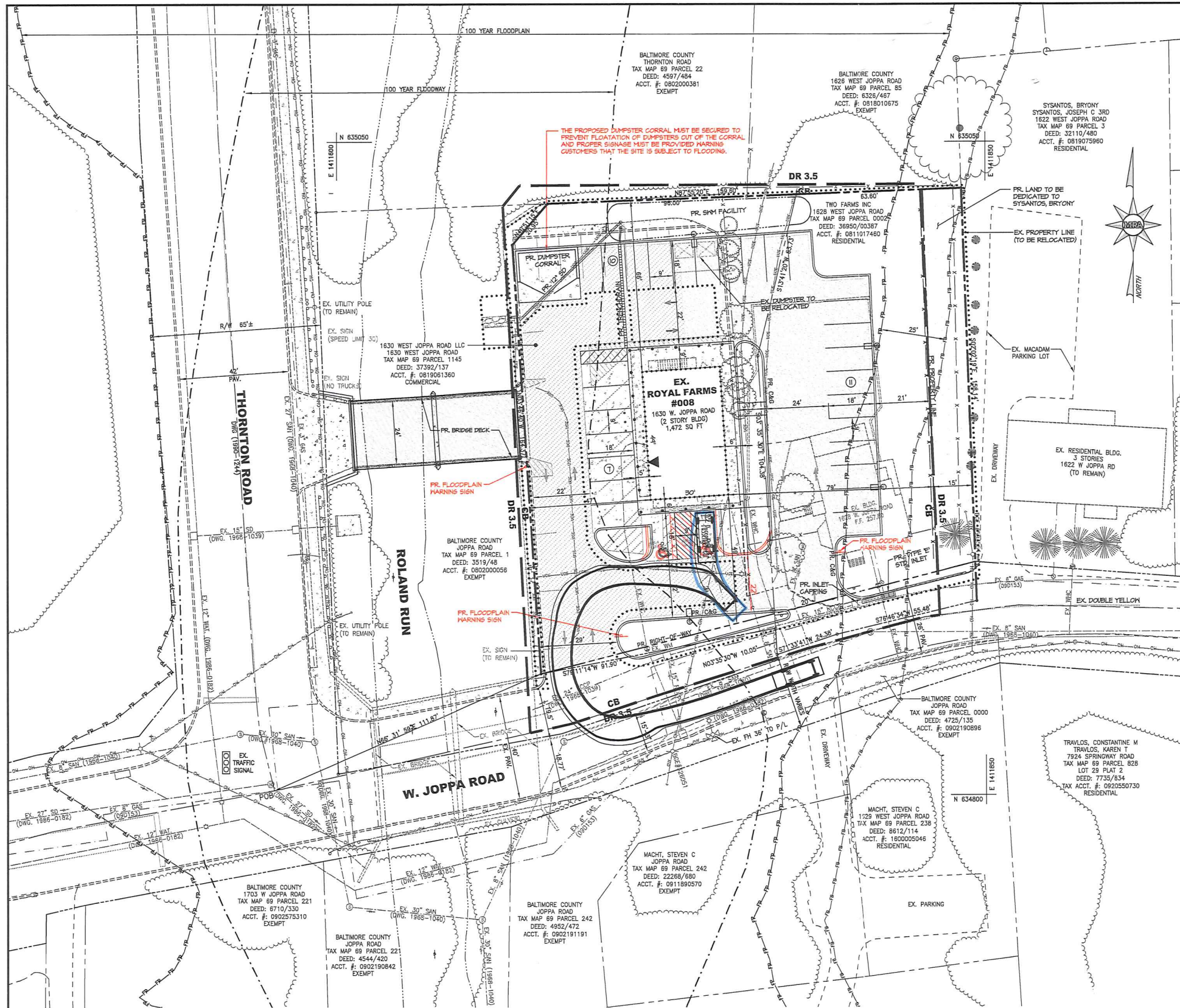
SPRINGWAY RD

RIDER AVE

W JOPPA RD

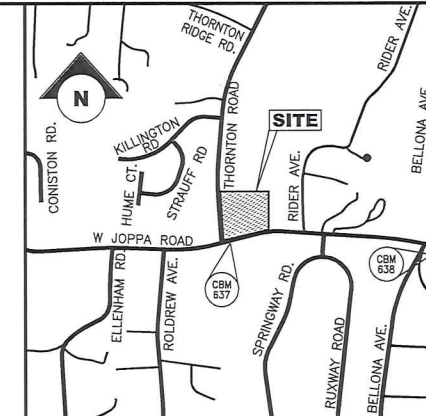
THORNTON RD

A-5810-8105



LEGEND

- LIMIT OF DISTURBANCE
- EX. PROPERTY LINE
- EX. INTERIOR PARCEL LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. ZONING LINE
- EX. FLOODPLAIN
- EX. 100 YEAR FLOODPLAIN
- EX. SOIL LINE
- EX. FOREST BUFFER
- EX. ROAD CENTER LINE
- EX. BUILDING
- EX. CURB
- EX. E.O.P.
- EX. FENCE
- EX. TREE LINE
- EX. GUARDRAIL
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. OVER HEAD LINES
- EX. UNDERGROUND ELECTRIC LINES
- EX. GAS MAIN
- EX. LIGHT POLE
- EX. UTILITY POLE
- TO BE REMOVED
- EX. TREE
- EX. CONCRETE
- PR. CURB AND GUTTER
- PR. CONCRETE
- PR. PAVEMENT
- PR. MILL AND OVERLAY OF EX. PAVEMENT
- PR. FENCE
- PR. PARKING COUNT
- PR. TRAFFIC DIRECTION ARROW
- PR. ADA PARKING
- PR. ADA SIGNAGE
- PR. LAND DEDICATION



VICINITY MAP
SCALE: 1"=500'

BENCHMARKS

CBM637
ELEV. 256.93
BRASS DISK IS LOCATED ON WEST END OF THE CONCRETE HEAD WALL ON THE SOUTH SIDE OF W. JOPPA RD.

CBM638
ELEV. 306.32
RR SPIKE IS LOCATED ON W. JOPPA RD AND BELLONA AVE. SOUTH OF THE GUARD RAIL IN NORTH SIDE OF THE POLE 0.5' ABOVE GROUND LEVEL.

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 1630 W. JOPPA ROAD (PARCEL 1145)
1628 W. JOPPA ROAD (PARCEL 0002)
TOWNSHIP, MD 21204
- A. SITE AREA:
PARCEL 1145 = 15,552 SF OR 0.36 Ac.±
PARCEL 0002 = 1,857 SF OR 0.27 Ac.±
GROSS = 28,409 SF OR 0.65 Ac.±
- B. ELECTION DISTRICT:
COUNCILMANIC DISTRICT:
ADC MAP:
CENSUS TRACT:
TAX MAP:
TAX ACCOUNT NO.:
#1630 - 0819081360 (PARCEL 1145)
#1628 - 0811017460 (PARCEL 0002)
- ZONING:
CB (COMMUNITY BUSINESS)
DR 3.5 (DENSITY RESIDENTIAL)
- ZONING MAP / GIS TILE NO.: 069B1
- FLOOR AREA RATIO:
PERMITTED = 0.33
PROVIDED = 0.05 (1,472 S.F. / 28,409 S.F.)
- EXISTING LAND USE:
COMMERCIAL - CONVENIENCE STORE (PARCEL 1145)
RESIDENTIAL - EXISTING HOUSE (PARCEL 0002)
- PROPOSED LAND USE:
COMMERCIAL - CONVENIENCE STORE (NO CHANGE)
RESIDENTIAL - REMOVAL OF EXISTING DWELLING
- CB ZONE SETBACKS (SECTION 229.6):
FROM PROPERTY LINE
FRONT 25'
REAR OR SIDE (RESIDENTIAL) 20'
REAR OR SIDE (NON-RESIDENTIAL) 10'
- EXISTING BUILDING HEIGHT: 35' 25'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 24001002245F). THE SITE IS WITHIN THE 100-YR FLOODPLAIN LIMITS AS DELINEATED IN THE HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS, DATE FEBRUARY 2014.
- THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- HOURS FOR EXISTING CONVENIENCE STORE: 5 AM - 12 AM / 7 DAYS PER WEEK.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21206
(410) 821-1690
FAX (410) 821-1748
Copyright 2017 Morris & Ritchie Associates, Inc.

ROYAL FARMS STORE #008
1628-1630 WEST JOPPA ROAD

PLAN TO ACCOMPANY
SPECIAL HEARING REQUEST

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 2ND COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	18850-01
02/24/2018	ADDED DUMPSTER FLOTATION NOTE AND FLOODPLAIN WARNING SIGNAGE NOTE	SCALE:	1"=20'
		DATE:	12/05/2017
		DRAWN BY:	THIS
		DESIGN BY:	THIS
		REVIEW BY:	MGC
		SHEET:	01 OF 01

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

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

1630 WEST JOPPA ROAD, LLC
TOWSON, MD 21204
5J SCHABDACH
9701 MCKINSTRY MILL ROAD
NEW WINDSOR, MD 21776

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

FOREST BUFFER VARIANCE NOTE

A VARIANCE FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WAS GRANTED BY THE BALTIMORE COUNTY EPS ON NOVEMBER 8, 2017. THIS VARIANCE ALLOWED PERMANENT IMPACT TO 837 SQUARE FEET OF FOREST BUFFER FOR ADDITIONAL PARKING AND TRAFFIC IMPROVEMENTS TO THE ROYAL FARMS STORE. CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE THE WATER QUALITY IMPACTS INCLUDING THE PURCHASE OF 837 SQUARE FEET OF MITIGATION CREDIT AT A FOREST BUFFER MITIGATION BANK.

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. 38291, EXPIRATION DATE: 01/13/2018.

ZONING HISTORY

ZONING CASE NUMBER 1989-0031-A - TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 20 FEET, AUGUST 16, 1988 THE PETITION FOR A ZONING VARIANCE WAS DISMISSED WITHOUT PREJUDICE.

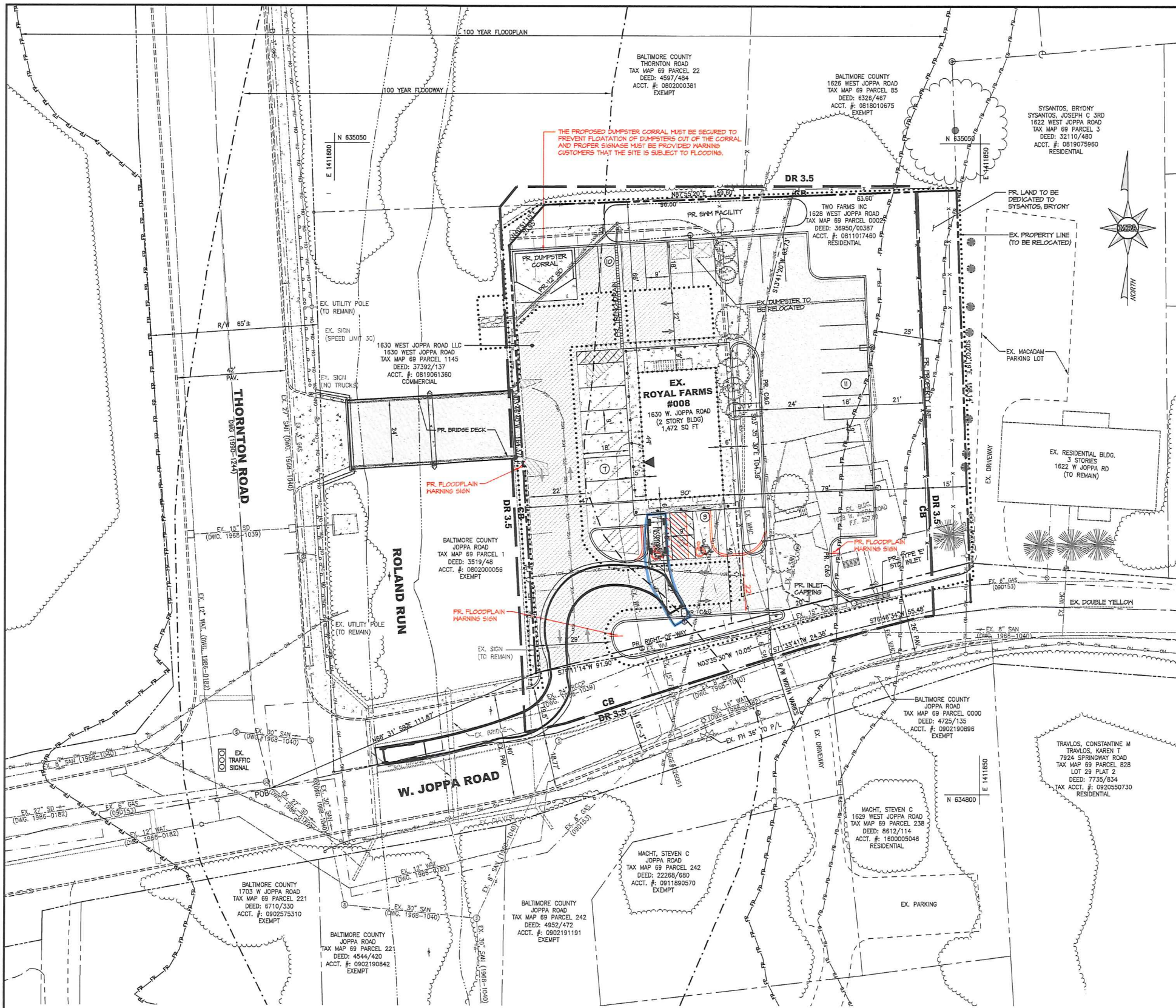
D.C. NO. 2016-00143 - A PARKING LOT EXPANSION WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(g)(1)(i), DATED DECEMBER 5, 2016.

COMMERCIAL PERMIT HISTORY

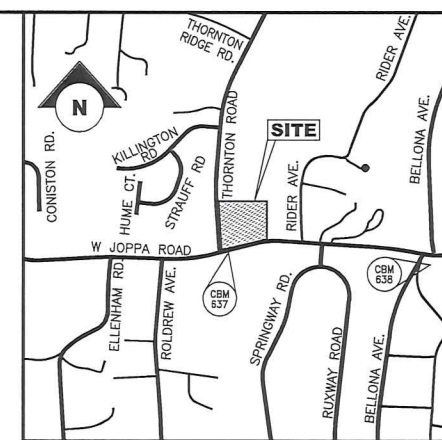
#1628 W. JOPPA ROAD
PERMIT #851411 TYPE: SIGN
PERMIT #854945 TYPE: TANK 1,800 GALLON ABOVE GROUND (PROPANE)

#1630 W. JOPPA ROAD
PERMIT #308330 TYPE: INTERIOR ALTERATIONS
PERMIT #337832 TYPE: 14"x14" WALL MOUNTED SIGN
PERMIT #339690 TYPE: ADD 3 FALSE DORMERS & ENTRANCE OVERHANG TO FRONT OF EX. STORE
PERMIT #552138 TYPE: INTERIOR ALTERATIONS
PERMIT #553510 TYPE: DEMO EXTERIOR VALANCES, STRUCTURAL CHIMNEY, & PAINT EXTERIOR
PERMIT #542998 TYPE: INSTALL CANOPY AT FRONT OF EXISTING BUILDING





- LEGEND**
- LIMIT OF DISTURBANCE
 - EX. PROPERTY LINE
 - EX. INTERIOR PARCEL LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. ZONING LINE
 - EX. FLOODWAY
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 - EX. FENCE
 - EX. PARKING COUNT
 - EX. TRAFFIC DIRECTION ARROW
 - EX. ADA PARKING
 - EX. ADA SIGNAGE
 - EX. LAND DEDICATION



VICINITY MAP
SCALE: 1"=500'

BENCHMARKS

CBM637
ELEV. 256.93
BRASS DISK IS LOCATED ON WEST END OF THE CONCRETE HEAD WALL ON THE SOUTH SIDE OF W. JOPPA RD.

CBM638
ELEV. 306.32
RR SPIKE IS LOCATED ON W. JOPPA RD AND BELLONA AVE. SOUTH OF THE GUARD RAIL IN NORTH SIDE OF THE POLE 0.5' ABOVE GROUND LEVEL.

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS:
A. SITE AREA:
B. ELECTION DISTRICT:
C. COUNCILMANIC DISTRICT:
D. AOC MAP:
E. CENSUS TRACT:
F. TAX MAP:
G. TAX ACCOUNT NO.:
2. ZONING:
3. ZONING MAP / GIS TILE NO.:
4. FLOOR AREA RATIO:
5. EXISTING LAND USE:
PROPOSED LAND USE:
6. CB ZONE SETBACKS (SECTION 229.6):
FROM PROPERTY LINE
FRONT
REAR OR SIDE (RESIDENTIAL)
REAR OR SIDE (NON-RESIDENTIAL)
7. EXISTING BUILDING HEIGHT:
8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
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PLAN
SCALE: 1"=20'

ZONING HISTORY

ZONING CASE NUMBER 1988-0031-A -- TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 20 FEET. AUGUST 16, 1988 THE PETITION FOR A ZONING VARIANCE WAS DISMISSED WITHOUT PREJUDICE.

ORC NO. 2018-00143 -- A PARKING LOT EXPANSION WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(g)(1)(i), DATED DECEMBER 5, 2016.

COMMERCIAL PERMIT HISTORY

#1628 W. JOPPA ROAD
PERMIT #851411
PERMIT #864945
TYPE: SIGN
TYPE: TANK 1,800 GALLON ABOVE GROUND (PROPANE)

#1630 W. JOPPA ROAD
PERMIT #8308330
PERMIT #837832
PERMIT #8338690
PERMIT #8521388
PERMIT #8536510
PERMIT #8542998
TYPE: INTERIOR ALTERATIONS
TYPE: 14"x14" WALL MOUNTED SIGN
TYPE: ADD 3 FALSE DORMERS & ENTRANCE OVERHANG TO FRONT OF EX. STORE
TYPE: INTERIOR ALTERATIONS
TYPE: DEMO EXTERIOR VALANCES, STRUCTURAL CHIMNEY, & PAINT EXTERIOR
TYPE: INSTALL CANOPY AT FRONT OF EXISTING BUILDING

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DEVELOPER

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BALTIMORE, MD 21211
PHONE: (410) 889-0200

OWNERS

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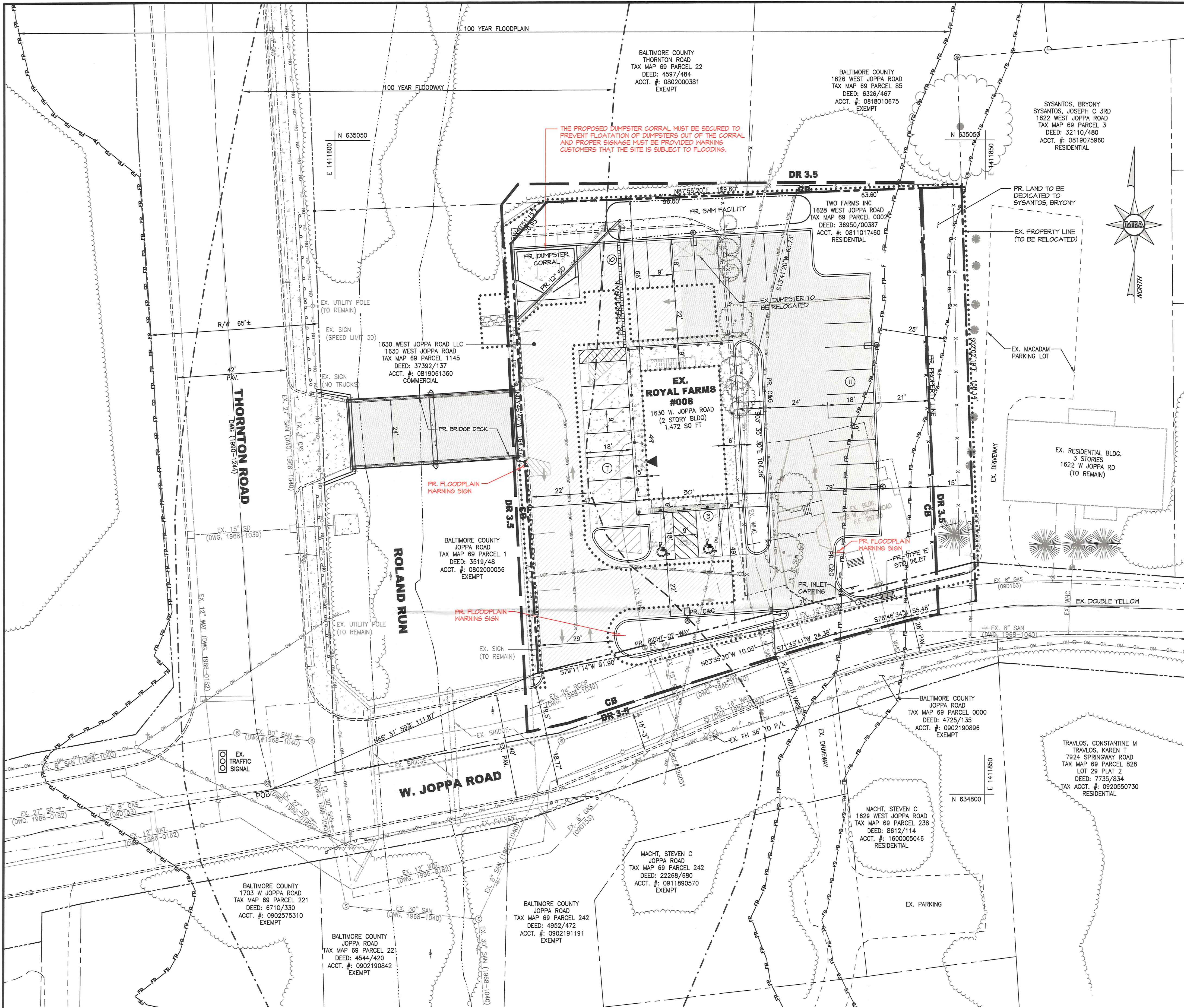
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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ROYAL FARMS STORE #008
1628-1630 WEST JOPPA ROAD

PLAN TO ACCOMPANY
SPECIAL HEARING REQUEST

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 2ND COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.	18850x01
02/24/2018	ADDED DUMPSTER FLOTATION NOTE AND FLOODPLAIN WARNING SIGNAGE NOTE	SCALE:	1"=20'
		DATE:	12/05/2017
		DRAWN BY:	THS
		DESIGN BY:	THS
		REVIEW BY:	MGC
		SHEET:	01 OF 01



ZONING HISTORY

ZONING CASE NUMBER 1988-0031-A - TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 20 FEET, AUGUST 16, 1988 THE PETITION FOR A ZONING VARIANCE WAS DISMISSED WITHOUT PREJUDICE.
DRC NO. 2016-00143 - A PARKING LOT EXPANSION WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(g)(1)(i), DATED DECEMBER 5, 2016.

COMMERCIAL PERMIT HISTORY

#1628 W. JOPPA ROAD
PERMIT #B651411
PERMIT #B649465
TYPE: SIGN
TYPE: TANK 1,800 GALLON ABOVE GROUND (PROPANE)

#1630 W. JOPPA ROAD
PERMIT #B308330
PERMIT #B337832
PERMIT #B339690
PERMIT #B521388
PERMIT #B538510
PERMIT #B542998
TYPE: INTERIOR ALTERATIONS
TYPE: 14"x14" WALL MOUNTED SIGN
TYPE: ADD 3 FALSE DORMERS & ENTRANCE OVERHANG TO FRONT OF EX. STORE
TYPE: INTERIOR ALTERATIONS
TYPE: DEMO EXTERIOR VALANCES, STRUCTURAL CHIMNEY, & PAINT EXTERIOR
TYPE: INSTALL CANOPY AT FRONT OF EXISTING BUILDING

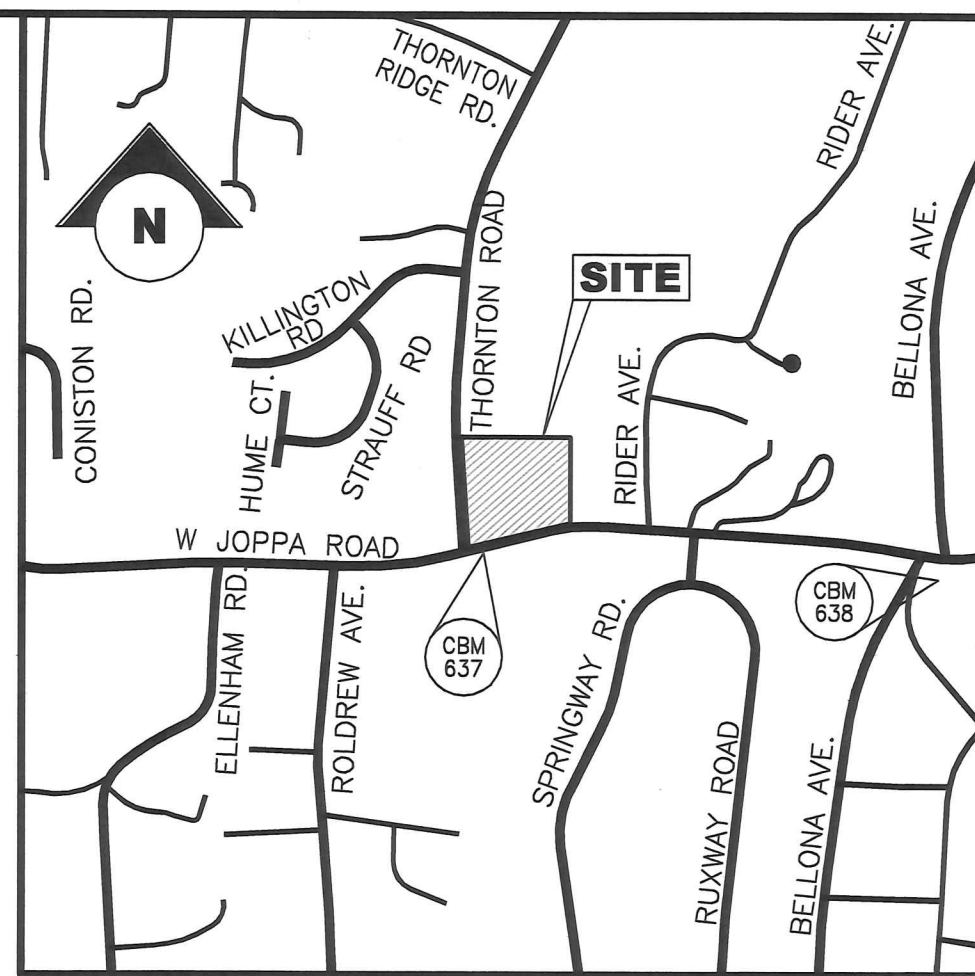
PLAN

SCALE: 1"=20'



LEGEND

- LIMIT OF DISTURBANCE
- EX. PROPERTY LINE
- EX. INTERIOR PARCEL LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. ZONING LINE
- EX. FLOODWAY
- EX. FLOODPLAIN
- EX. SOIL LINE
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- EX. E.O.P
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- EX. TREE LINE
- EX. GUARDRAIL
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. OVER HEAD LINES
- EX. UNDERGROUND ELECTRIC LINES
- EX. GAS MAIN
- EX. LIGHT POLE
- EX. UTILITY POLE TO BE REMOVED
- EX. TREE
- EX. CONCRETE
- PR. CURB AND GUTTER
- PR. CONCRETE
- PR. PAVEMENT
- PR. MILL AND OVERLAY OF EX. PAVEMENT
- PR. FENCE
- PR. PARKING COUNT
- PR. TRAFFIC DIRECTION ARROW
- PR. ADA PARKING
- PR. ADA SIGNAGE
- PR. LAND DEDICATION



VICINITY MAP

SCALE: 1"=500'

BENCHMARKS

CBM637
ELEV. 256.93
BRASS DISK IS LOCATED ON WEST END OF THE CONCRETE HEAD WALL ON THE SOUTH SIDE OF W. JOPPA RD.
CBM638
ELEV. 305.32
RR SPIKE IS LOCATED ON W. JOPPA RD AND BELLONA AVE. SOUTH OF THE GUARD RAIL IN NORTH SIDE OF THE POLE 0.5' ABOVE GROUND LEVEL.

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 1630 W. JOPPA ROAD (PARCEL 1145)
1628 W. JOPPA ROAD (PARCEL 0002)
TOWNSHIP: MD 21204
A. SITE AREA: PARCEL 1145 = 16,552 SF OR 0.38 Ac.±
PARCEL 0002 = 11,857 SF OR 0.27 Ac.±
GROSS = 28,409 SF OR 0.65 Ac.±
B. ELECTION DISTRICT: 28 OS
C. COUNCILMANIC DISTRICT: 2
D. ADC MAP: 4087.02
E. TAX MAP: 0089
F. TAX MAP: #1630 - CB19061360 (PARCEL 1145)
G. TAX ACCOUNT NO.: #1628 - CB11017460 (PARCEL 0002)
2. ZONING: CB (COMMUNITY BUSINESS)
DR 3.5 (DENSITY RESIDENTIAL)
3. ZONING MAP / GIS TILE NO.: 06981
4. FLOOR AREA RATIO: PERMITTED = 0.33
PROVIDED = 0.05 (1,472 S.F. / 28,409 S.F.)
5. EXISTING LAND USE: COMMERCIAL - CONVENIENCE STORE (PARCEL 1145)
RESIDENTIAL - EXISTING HOUSE (PARCEL 0002)
PROPOSED LAND USE: COMMERCIAL - CONVENIENCE STORE (NO CHANGE)
RESIDENTIAL - REMOVAL OF EXISTING DWELLING
6. CB ZONE SETBACKS (SECTION 229.6):
FROM PROPERTY LINE
FRONT 25'
REAR OR SIDE (RESIDENTIAL) 20'
REAR OR SIDE (NON-RESIDENTIAL) 10'
7. EXISTING BUILDING HEIGHT: 35' 25'
8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
10. THE SITE IS LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001002245F). THE SITE IS WITHIN THE 100-YR FLOODPLAIN LIMITS AS DELINEATED IN THE HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS, DATE FEBRUARY 2014.
11. THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.
12. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
13. THERE ARE NO HISTORIC BUILDINGS ON SITE
14. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
15. 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.
16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
17. HOURS FOR EXISTING CONVENIENCE STORE: 5 AM - 12 AM / 7 DAYS PER WEEK.

FOREST BUFFER VARIANCE NOTE

A VARIANCE FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WAS GRANTED BY THE BALTIMORE COUNTY EPS ON NOVEMBER 8, 2017. THIS VARIANCE ALLOWED PERMANENT IMPACT TO 837 SQUARE FEET OF FOREST BUFFER FOR ADDITIONAL PARKING AND TRAFFIC IMPROVEMENTS TO THE ROYAL FARMS STORE. CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE THE WATER QUALITY IMPACTS INCLUDING THE PURCHASE OF 837 SQUARE FEET OF MITIGATION CREDIT AT A FOREST BUFFER MITIGATION BANK.

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. 38291, EXPIRATION DATE: 01/13/2018.

DEVELOPER

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

OWNERS

TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MD 21211
PHONE: (410) 889-0200
1630 WEST JOPPA ROAD, LLC
TOWNSHIP, MD 21204
SJ SCHABACH
8701 MCKINSTRY MILL ROAD
NEW WINDSOR, MD 21776

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

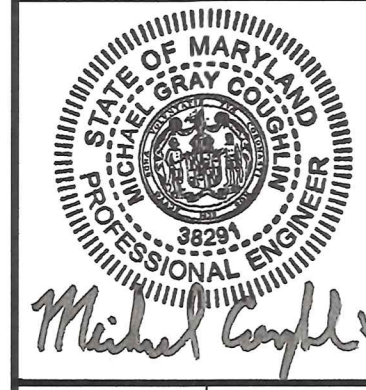
MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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ROYAL FARMS STORE #008

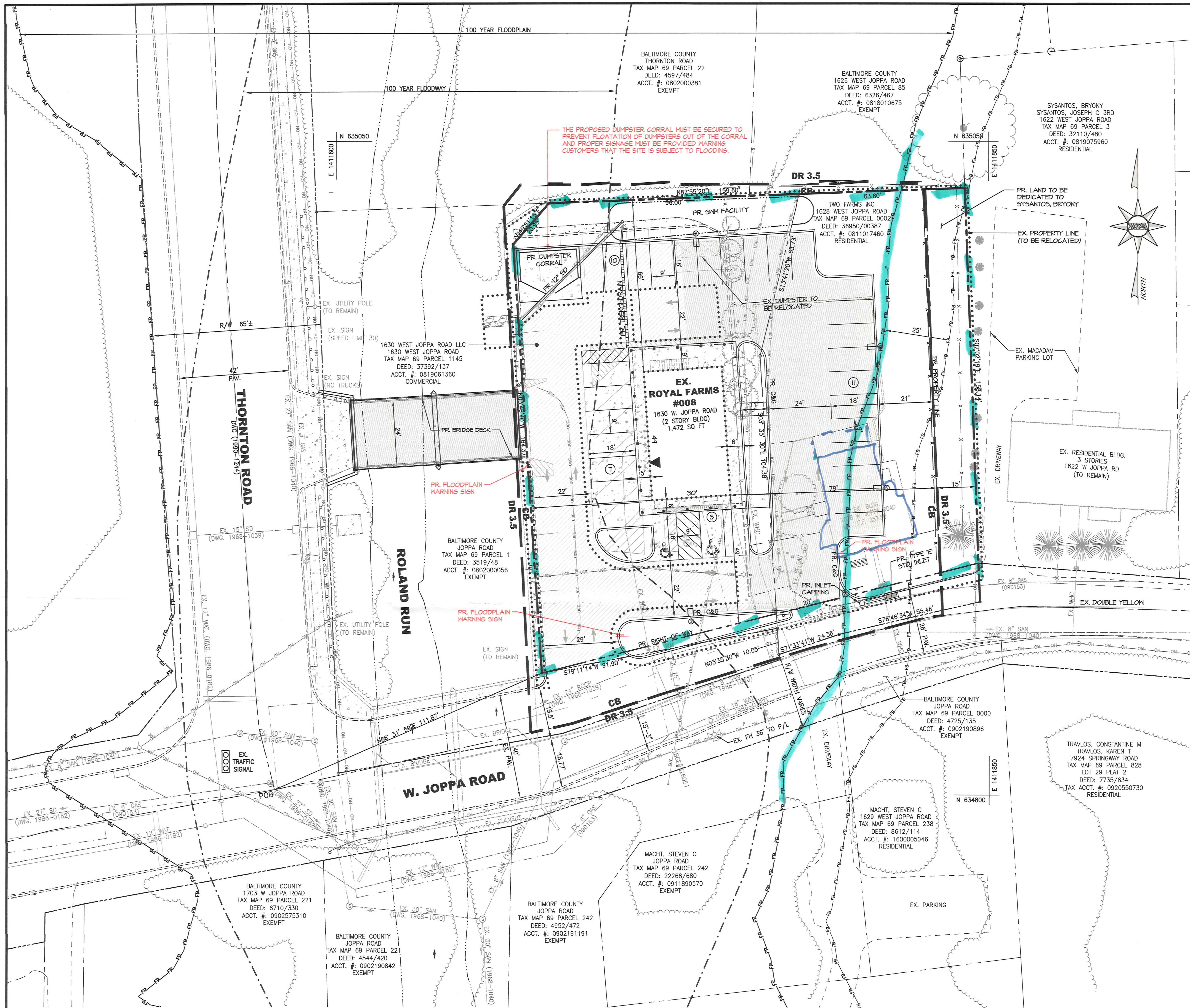
1628-1630 WEST JOPPA ROAD

PLAN TO ACCOMPANY SPECIAL HEARING REQUEST

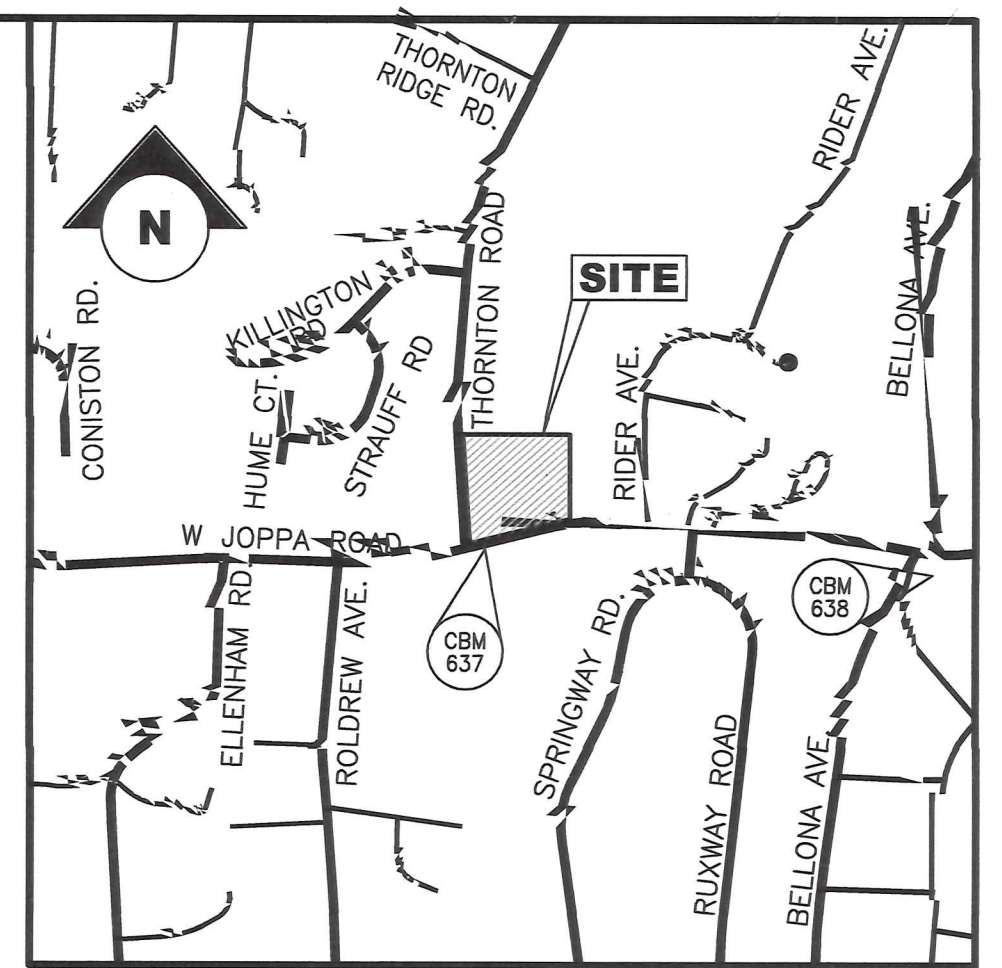


DATE	REVISIONS	JOB NO.:	18850001
02/24/2018	ADDED DUMPSTER FLOTATION NOTE AND FLOODPLAIN WARNING SIGNAGE NOTE	SCALE:	1"=20'
		DATE:	12/05/2017
		DRAWN BY:	THIS
		DESIGN BY:	THIS
		REVIEW BY:	MGC
		SHEET:	01 OF 01

2018-0185-SPH



- ### LEGEND
- LIMIT OF DISTURBANCE
 - EX. PROPERTY LINE
 - EX. INTERIOR PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. ZONING LINE
 - EX. FLOODWAY
 - EX. 100 YEAR FLOODPLAIN
 - EX. SOIL LINE
 - EX. FOREST BUFFER
 - EX. ROAD CENTER LINE
 - EX. BUILDING
 - EX. CURB
 - EX. E.O.P.
 - EX. FENCE
 - EX. TREE LINE
 - EX. GUARDRAIL
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. WATER
 - EX. OVER HEAD LINES
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VICINITY MAP
SCALE: 1"=500'

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F. TAX MAP: #1628 - 0811017460 (PARCEL 0002)
G. TAX ACCOUNT NO.: CB (COMMUNITY BUSINESS)
DR 3.5 (DENSITY RESIDENTIAL)
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PROVIDED = 0.05 (1,472 S.F. / 28,409 S.F.)
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REAR OR SIDE (RESIDENTIAL) 20'
REAR OR SIDE (NON-RESIDENTIAL) 10'
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ZONING CASE NUMBER 1988-0031-A - TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 20 FEET. AUGUST 16, 1988 THE PETITION FOR A ZONING VARIANCE WAS DISMISSED WITHOUT PREJUDICE.

DRC NO. 2016-00143 - A PARKING LOT EXPANSION WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(i), DATED DECEMBER 5, 2016.

COMMERCIAL PERMIT HISTORY

#1628 W. JOPPA ROAD
PERMIT #8651411 TYPE: SIGN
PERMIT #8649465 TYPE: TANK 1,800 GALLON ABOVE GROUND (PROPANE)

#1630 W. JOPPA ROAD
PERMIT #8308330 TYPE: INTERIOR ALTERATIONS
PERMIT #8337832 TYPE: 14"x14" WALL MOUNTED SIGN
PERMIT #8339600 TYPE: ADD 3 FALSE DORMERS & ENTRANCE OVERHANG TO FRONT OF EX. STORE
PERMIT #9521388 TYPE: INTERIOR ALTERATIONS
PERMIT #9536510 TYPE: DEMO EXTERIOR VALANCES, STRUCTURAL CHIMNEY, & PAINT EXTERIOR
PERMIT #9542998 TYPE: INSTALL CANOPY AT FRONT OF EXISTING BUILDING

PLAN

SCALE: 1"=20'



FOREST BUFFER VARIANCE NOTE

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DEVELOPER

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PHONE: (410) 889-0200

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

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
Copyright 2017 Morris & Ritchie Associates, Inc.

ROYAL FARMS STORE #008
1628-1630 WEST JOPPA ROAD

PLAN TO ACCOMPANY
SPECIAL HEARING REQUEST

DATE	REVISIONS	JOB NO.:	SCALE:
02/24/2018	ADDED DUMPSTER FLOTATION NOTE AND FLOODPLAIN WARNING SIGNAGE NOTE	18850x01	1"=20'
		DATE:	12/05/2017
		DRAWN BY:	THS
		DESIGN BY:	THS
		REVIEW BY:	MGC
		SHEET:	01 OF 01

2018-0185-SPH

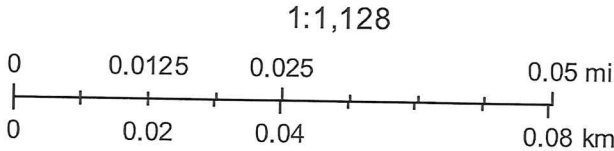
Baltimore County - My Neighborhood



January 17, 2018

- House Numbers
- Zoning
- Property
- County Boundary

PETITIONER'S EXHIBIT 3





EXISTING IMPERVIOUS MAP

SCALE: 1" = 30'



PROPOSED IMPERVIOUS MAP

SCALE: 1" = 30'

10-YR AND 100-YR STORM RUNOFF FOR QUANTITY CALCULATIONS

SITE (LIMITS OF DISTURBANCE) = 23,000 SF / 0.528 AC.

EXISTING CONDITIONS RUNOFF CALCULATIONS (TR-55)

IMPERVIOUS	=	0.2811 AC.
TIME OF CONC.	=	0.10 HRS.
RCN	=	86
10 YR	=	2.94 CFS
100 YR	=	4.51 CFS

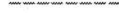
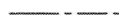
PROPOSED CONDITIONS RUNOFF CALCULATIONS (TR-55)

PROPOSED CONDITIONS	RUNOFF	CHICK
IMPERVIOUS	= 0.2600 AC.	
TIME OF CONC.	= 0.10 HRS.	
RCN	= 86	
10 YR	= 2.94 CFS	
100 YR	= 4.51 CFS	

THE PROPOSED 100 YR STORM RUNOFF IS EQUAL TO OR LESS THAN THE EXISTING 100 YR STORM RUNOFF; THEREFORE, 100-YR MANAGEMENT IS NOT REQUIRED.

LEGEND

EXISTING

- | | |
|---|----------------------------|
|  | EX. PROPERTY LINE |
|  | EX. ADJACENT PROPERTY LINE |
|  | EX. RIGHT OF WAY LINE |
|  | EX. EASEMENT LINE |
|  | EX. 1' CONTOUR |
|  | EX. 2' CONTOUR |
|  | EX. 10' CONTOUR |
|  | EX. BUILDING |
|  | EX. CONCRETE |
|  | EX. CURB |
|  | EX. WOODS LINE |
|  | EX. SOILS BOUNDARY |
|  | EX. FENCE |
|  | EX. GUARDRAIL |
|  | EX. WALL |
|  | EX. DUMPSTER |
|  | EX. SANITARY SEWER |
|  | EX. STORM DRAIN |
|  | EX. WATER |
|  | EX. GAS |
|  | EX. UTILITY POLE |
|  | EX. LIGHT POLE |
|  | EX. OVER HANGING ELECTRIC |
|  | EX. UNDERGROUND ELECTRIC |
|  | EX. STREAM EDGE |
|  | EX. 100-YR WSE |
|  | EX. FLOODPLAIN |

EX. IMPERVIOUS AREA WITHIN L.O.D.
(12,245 SF / 0.2811 AC)

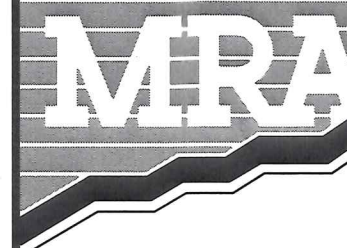
PROPOSED

- | | |
|---|--|
|  | PR. LIMIT OF DISTURBANCE |
|  | PR. PROPERTY LINE |
|  | PR. RIGHT OF WAY LINE |
|  | PR. CURB |
|  | PR. CONCRETE |
|  | PR. TRENCH DRAIN |
|  | PR. STORM DRAIN |
|  | PR. RIPRAP |
|  | PR. 0.5' CONTOUR |
|  | PR. 1' CONTOUR |
|  | PR. 2' CONTOUR |
|  | PR. IMPERVIOUS AREA WITHIN L.O.D.
(11,326 SF / 0.2600 AC) |

PR. IMPERVIOUS AREA WITHIN L.O.D
(11,326 SF / 0.2600 AC)

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 UNDERSTAND 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.

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



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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(410) 821-1690
FAX (410) 821-1748

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**ROYAL FARMS STORE #008
IMPERVIOUS MAP -
EXISTING VS PROPOSED EXHIBIT**

1628-1630 WEST JOPPA ROAD
8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 1985000
		SCALE: 1" = 30'
		DATE: 03/07/2018
		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: THH
		SHEET: 01 OF 01



ROYAL FARMS

RFS 008 - Front View Rendered Perspective
March 1st, 2018

RATCLIFFE
ARCHITECTS

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



ROYAL FARMS

RFS 008 - Front & Side View Rendered Perspective
March 1st, 2018

RATCLIFFE
ARCHITECTS

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



ROYAL FARMS

RFS 008 - Rear & Side View Rendered Perspective
March 1st, 2018

RATCLIFFE
ARCHITECTS

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

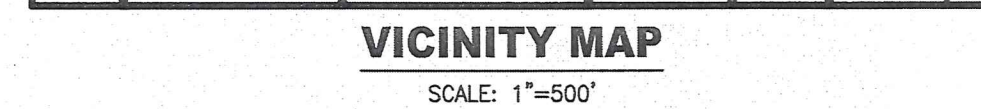
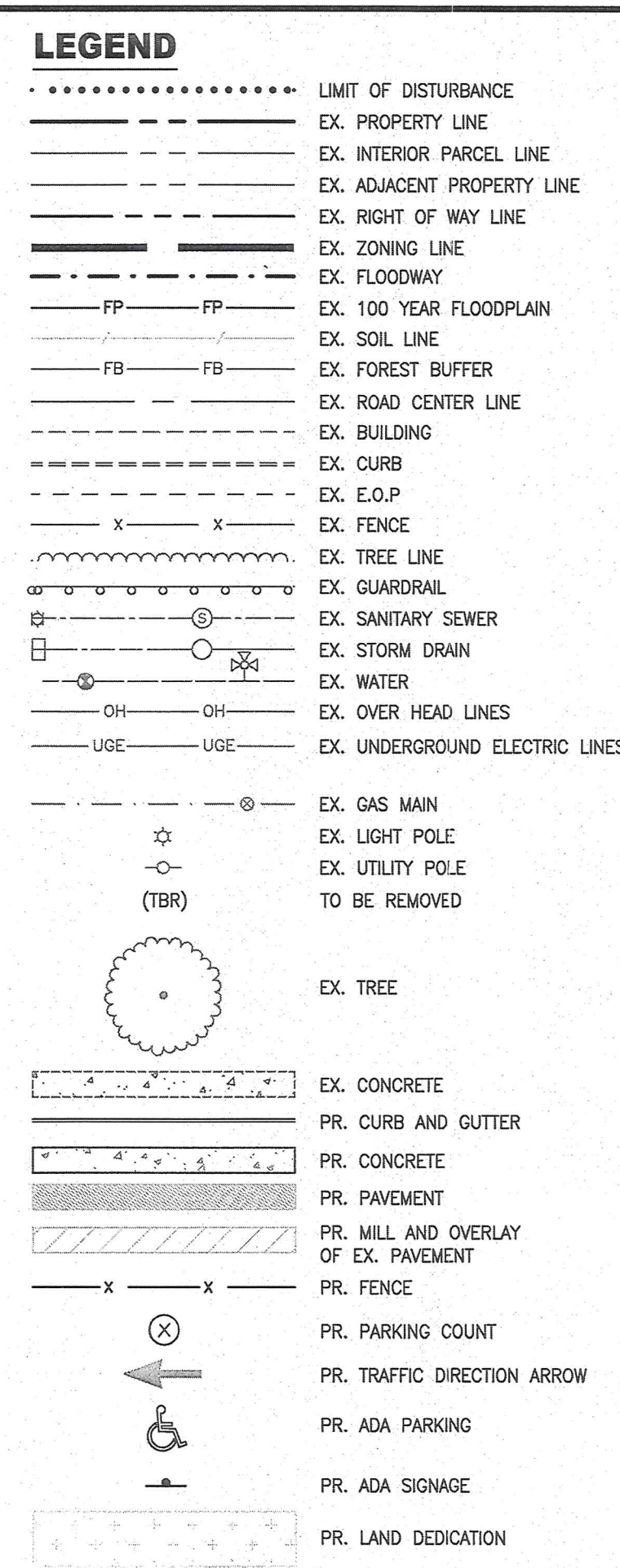


ROYAL FARMS

RFS 008 - Rear View Rendered Perspective
March 1st, 2018

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1628 W. JOPPA ROAD (PARCEL 0002)
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PARCEL 0002 = 11,897 SF OR 0.27 Ac.±
GROSS = 28,409 SF OR 0.65 Ac.±
8
B. ELECTION DISTRICT: 2
C. COUNCILMANIC DISTRICT: 2
D. ADC MAP: 26 G5
E. CENSUS TRACT: 4087.02
F. TAX MAP: 0069
G. TAX ACCOUNT NO.: #1630 - 0819081360 (PACEL 1145)
#1628 - 0811017460 (PARCEL 0002)

2. ZONING: CB (COMMUNITY BUSINESS)
DR 3.5 (DENSITY RESIDENTIAL)

3. ZONING MAP / GIS TILE NO.: 06991

4. FLOOR AREA RATIO: PERMITTED = 0.33
PROVIDED = 0.05 (1,472 S.F. / 28,409 S.F.)

5. EXISTING LAND USE: COMMERCIAL - CONVENIENCE STORE (PARCEL 1145)
RESIDENTIAL - EXISTING HOUSE (PARCEL 0002)

PROPOSED LAND USE: COMMERCIAL - CONVENIENCE STORE (NO CHANGING
RESIDENTIAL - REMOVAL OF EXISTING DWELLING)

6. CB ZONE SETBACKS (SECTION 229.6):
FROM PROPERTY LINE REQUIRED PROVIDED
FRONT 25' 47'
REAR OR SIDE (RESIDENTIAL) 20' 66' LT., 49' RT., 79' REAR
REAR OR SIDE (NON-RESIDENTIAL) 10' N/A

7. EXISTING BUILDING HEIGHT: 35' 25'

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

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

10. THE SITE IS LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001102245F). THE SITE IS WITHIN THE 100-YR FLOODPLAIN LIMITS AS DELINEATED IN THE HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS, DATE FEBRUARY 2014.

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<u>#1628 W. JOPPA ROAD</u>	
PERMIT #0651411	TYPE: SIGN
PERMIT #0649465	TYPE: TANK 1,800 GALLON ABOVE GROUND (PROPANE)
<u>#1630 W. JOPPA ROAD</u>	
PERMIT #B308330	TYPE: INTERIOR ALTERATIONS
PERMIT #B337832	TYPE: 14'x14" WALL MOUNTED SIGN
PERMIT #B330968	TYPE: ADD 3 FALSE DOORS & ENTRANCE OVERHANG
PERMIT #B520580	TYPE: INTERIOR ALTERATIONS
PERMIT #B536510	TYPE: DEMO EXTERIOR VALANCES, STRUCTURAL CHIMNEY
PERMIT #B542998	TYPE: INSTALL CANOPY AT FRONT OF EXISTING BUILDING

SCALE: 1"=20'



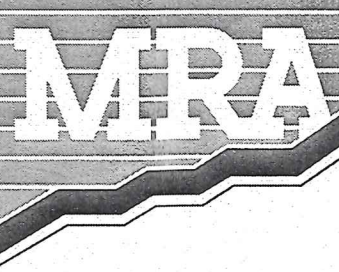
A VARIANCE FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WAS GRANTED BY THE BALTIMORE COUNTY EPS ON NOVEMBER 8, 2017. THIS VARIANCE ALLOWED PERMANENT IMPACT TO 837 SQUARE FEET OF FOREST BUFFER FOR ADDITIONAL PARKING AND TRAFFIC IMPROVEMENTS TO THE ROYAL FARMS STORE. CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE THE WATER QUALITY IMPACTS INCLUDING THE PURCHASE OF 837 SQUARE FEET OF MITIGATION CREDIT AT A FOREST BUFFER MITIGATION BANK.

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. 38291, EXPIRATION DATE: 01/13/2018.

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




Michael Caple

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ROYAL FARMS STORE #008

1628-1630 WEST JOPPA ROAD

PLAN TO ACCOMPANY
SPECIAL HEARING REQUEST

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 2ND COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.: 18850x01
		SCALE: 1"=20'
		DATE: 12/05/2017
		DRAWN BY: THS
		DESIGN BY: THS
		REVIEW BY: MGC
		SHEET: 01 OF 01