

IN RE: PETITIONS FOR SPECIAL HEARING, \*  
SPECIAL EXCEPTION & VARIANCE \*  
(7701-7703 German Hill Road) \*  
12<sup>th</sup> Election District \*  
7<sup>th</sup> Council District \*  
Cloverland Farms Dairy, Inc. \*  
Legal Owner \*  
Two Farms, Inc., \*  
Contract Purchaser \*  
Petitioners

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
Case No. 2018-0296-SPHXA

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Cloverland Farms Dairy, Inc., legal owner, and Two Farms, Inc., contract purchaser ("Petitioners").

The Petition for Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. In addition, a Petition for Variance seeks: (1) to allow a landscape transition area a minimum of 6 ft. in width from the rear property line in lieu of the required 15 ft.; (2) to allow a total of 30 off-street parking spaces in lieu of the required 37 parking spaces; (3) to allow a total of 6 stacking spaces in lieu of the required 12 stacking spaces for a fuel service station where bypass lanes serve all multiproduct dispensers; and (4) to allow a driveway for two-way movements a minimum of 14.5 feet in width in lieu of the required 20 feet. Finally, a Petition for Special Exception seeks to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case No. 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel station pumps and other related improvements as shown on the site plan.

ORDER RECEIVED FOR FILING

Date 11/11/18

By sen

Appearing at the public hearing in support of the requests was Jennifer Leonard, Ken Schmid and Jeff Bainbridge. David H. Karceski, Esq. and Jennifer Frankovich, Esq. with Venable, LLP represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Bureau of Development Plans Review (DPR). That agency opposed only the special hearing request to permit stacking spaces within an on-site driveway.

The subject property is approximately 1.09 acres in size and is zoned BL-AS. A gasoline station has existed on this property since 1949, and Royal Farms has operated a fuel service station and convenience store here since 1994. Petitioners acquired two adjoining commercial parcels and propose to expand the size of the convenience store and install additional fuel pumps.

#### Variances

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

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

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

The site has an irregular shape (like a diamond) and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed improvements. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR and in such manner as to grant relief without injury to the public health, safety, and general welfare.

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Date 11/11/18  
By Sen



### Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Ms. Leonard, a landscape architect accepted as an expert, opined Petitioners satisfied all requirements set forth in BCZR Section 502.1 and the Maryland case law interpreting that provision. In the absence of any evidence to the contrary I will grant the petition for special exception.

### Special Hearing

As noted earlier the Bureau of DPR opposed the special hearing request pertaining to the stacking spaces at the fuel dispensers. While I share that agency's concerns with the potential for impeding traffic flow at the site, Petitioners presented testimony from Ken Schmid, a traffic engineer accepted as an expert, which I found persuasive.

First, Mr. Schmid confirmed that under no circumstances would vehicle stacking at the fuel pumps interfere with the ingress/egress points from the site or the surrounding roadways. He also testified his firm studied the parking and vehicular movements throughout the site. Based on his observations, he opined the 30 parking spaces on site would be more than sufficient and that even during peak time periods he would expect no more than 6 vehicles stacking at this site waiting to use one of the 12 fuel dispensers. As such he did not believe granting the special hearing request would cause congestion throughout the site. Jeff Bainbridge from Royal Farms

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Date 11/11/18

By Sen

also stated Petitioners would not invest in excess of \$3 million to renovate this site if they believed patrons could not safely and conveniently navigate through the site. In light of this testimony I will grant the special hearing request.

THEREFORE, IT IS ORDERED this 1<sup>st</sup> day of **November, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case No. 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel station pumps and other related improvements as shown on the site plan, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow a landscape transition area a minimum of 6 ft. in width from the rear property line in lieu of the required 15 ft.; (2) to allow a total of 30 off-street parking spaces in lieu of the required 37 parking spaces; (3) to allow a total of 6 stacking spaces in lieu of the required 12 stacking spaces for a fuel service station where bypass lanes serve all multiproduct dispensers; and (4) to allow a driveway for two-way movements a minimum of 14.5 feet in width in lieu of the required 20 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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Date 11/1/18  
By Sen

2. Prior to issuance of permits Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.

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



JOHNE. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 11/1/18

By slh





# 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 7701 - 7703 German Hill Road; 2507 Plainfield Road which is presently zoned BL-AS; DR 5.5  
Deed References: 08921/575; 32579/279; 05806/728 10 Digit Tax Account # 1219072554; 1211098080; 1223016990  
Property Owner(s) Printed Name(s) Cloverland Farms Dairy, Inc.; Two Farms, Inc.; William A. May and Mary H. May

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

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

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

SEE ATTACHMENT NO. 1

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

SEE ATTACHMENT NO. 2

3. X a **Variance** from Section(s)

SEE ATTACHMENT NO. 3

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

TO BE PRESENTED AT HEARING

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

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

Mailing Address

City

State

21204

(410) 494-6200

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

See Attachment Nos. 4-5

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

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

Mailing Address

City

State

21204

(410) 494-6200

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2618-0296-SPKA Filing Date 10/11/18

Do Not Schedule Dates: \_\_\_\_\_

Reviewer g2

REV. 10/4/11

Revised

Revised

**CLOVERLAND FARMS DAIRY, INC.; TWO FARMS, INC.;  
WILLIAM A. MAY and MARY H. MAY**

**7701-7703 GERMAN HILL ROAD and 2507 PLAINFIELD ROAD**

**ATTACHMENT NO. 3 TO PETITION FOR VARIANCE**

1. Variance from Section 405.4.A.2.b of the B.C.Z.R. to allow a landscape transition area a minimum of 6 feet in width from the rear property line in lieu of the required 15 feet..
2. Variance from Section 409.6.A.2 of the B.C.Z.R. to allow a total of 30 off-street parking spaces in lieu of the required 37 parking spaces.
3. Variance from Section 405.4.A.3.c of the B.C.Z.R. to allow a total of 6 stacking spaces in lieu of the required 12 stacking spaces for a fuel service station where bypass lanes serve all multiproduct dispensers.
4. Variance from Section 409.4.A of the B.C.Z.R. to allow a driveway for two-way movements a minimum of 14.5 feet in width in lieu of the required 20 feet.

case # 2018-0296-SP HXA



**CLOVERLAND FARMS DAIRY, INC.; TWO FARMS, INC.;**  
**WILLIAM A. MAY and MARY H. MAY**

**7701-7703 GERMAN HILL ROAD and 2507 PLAINFIELD ROAD**

**ATTACHMENT NO. 1 TO PETITION FOR SPECIAL HEARING**

1. Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways.



# 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 7701 - 7703 German Hill Road; 2507 Plainfield Road which is presently zoned BL-AS; DR 5.5  
Deed References: 08921/575; 32579/279; 05806/728 10 Digit Tax Account # 1219072554; 1211098080; 1223016990  
Property Owner(s) Printed Name(s) Cloverland Farms Dairy, Inc.; Two Farms, Inc.; William A. May and Mary H. May

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

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

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

SEE ATTACHMENT NO. 1

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

SEE ATTACHMENT NO. 2

3. X a **Variance** from Section(s)

SEE ATTACHMENT NO. 3

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

TO BE PRESENTED AT HEARING

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

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

Mailing Address

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Telephone #

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See Attachment Nos. 4-5

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Signature #2

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Telephone #

Email Address

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Signature

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dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0296-SP4XA Filing Date 10/11/18 Do Not Schedule Dates: \_\_\_\_\_ Reviewer gr

REV. 10/4/11

Revised

**CLOVERLAND FARMS DAIRY, INC.; TWO FARMS, INC.;**  
**WILLIAM A. MAY and MARY H. MAY**

**7701-7703 GERMAN HILL ROAD and 2507 PLAINFIELD ROAD**

**ATTACHMENT NO. 2 TO PETITION FOR SPECIAL EXCEPTION**

1. To amend the site plan for a fuel service station and to enlarge the special exception area approved in Case No. 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on the site plan



**CLOVERLAND FARMS DAIRY, INC.; TWO FARMS, INC.;**  
**WILLIAM A. MAY and MARY H. MAY**

**7701-7703 GERMAN HILL ROAD and 2507 PLAINFIELD ROAD**

**ATTACHMENT NO. 1 TO PETITION FOR SPECIAL HEARING**

1. Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways.

Revised

**CLOVERLAND FARMS DAIRY, INC.; TWO FARMS, INC.;**  
**WILLIAM A. MAY and MARY H. MAY**

**7701-7703 GERMAN HILL ROAD and 2507 PLAINFIELD ROAD**

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3. Variance from Section 405.4.A.3.c of the B.C.Z.R. to allow a total of 6 stacking spaces in lieu of the required 12 stacking spaces for a fuel service station where bypass lanes serve all multiproduct dispensers.
4. Variance from Section 409.4.A of the B.C.Z.R. to allow a driveway for two-way movements a minimum of 14.5 feet in width in lieu of the required 20 feet.

case # 2018-0296-SP HXA

**CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554**

**TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080**

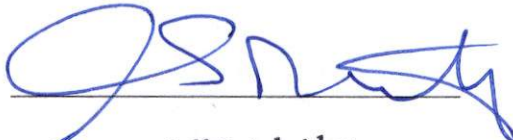
**WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990**

**ATTACHMENT NO. 1**

**TO PETITION FOR ZONING RELIEF**

**Legal Owner**

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

By:   
Title: Jeff Bainbridge  
Director of Real Estate

**CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554**

**TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080**

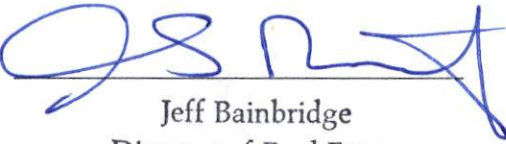
**WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990**

**ATTACHMENT NO. 2**

**TO PETITION FOR ZONING RELIEF**

**Legal Owner (and Contract Purchaser to 2507 Plainfield Road)**

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

By:   
Jeff Bainbridge  
Title: Director of Real Estate



CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554

TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080

WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990

ATTACHMENT NO. 3

TO PETITION FOR ZONING RELIEF

Legal Owners

William A. May and Mary H. May  
1221 Hillshire Road  
Baltimore, MD 21222-1242  
(410) 889-0200

By: William F May  
WILLIAM A. MAY

By: Lisa L Petreco  
MARY H. MAY

CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554

TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080

WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990

ATTACHMENT NO. 5

TO PETITION FOR ZONING RELIEF

Legal Owners

William A. May and Mary H. May  
1221 Hillshire Road  
Baltimore, MD 21222-1242  
(410) 889-0200

By: *Attorney for Estate  
W. A. May*

By: \_\_\_\_\_

## ZONING PROPERTY DESCRIPTION

LAND OF TWO FARMS, INC. - LIBER 32579 FOLIO 279

CLOVERLAND FARMS DAIRY INC. - LIBER 8921 FOLIO 575

WILLIAM A. MAY - LIBER 5806 FOLIO 728

BALTIMORE COUNTY, MD

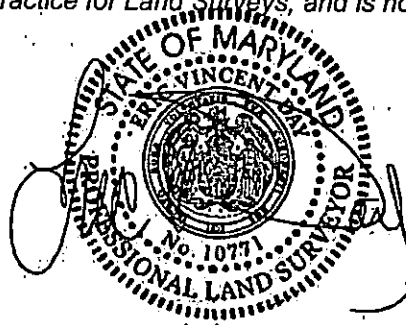
ZONING PROPERTY DESCRIPTION FOR: 7701-7707 German Hill Road.

Beginning at a point on the southwesterly right-of-way line of German Hill Road (60 feet wide), said point lying at the end of a line drawn South 52° 25' 51" East, 81.07 feet from the point of intersection between the centerline of German Hill Road and Plainfield Road, said point also lying at the end of the North 43° 11' 18" East, 24.22 feet line of the Cloverland Farms Dairy Inc. parcel of land described in a deed recorded in Liber 8921 at Folio 575, thence running with the South side of the aforesaid German Hill Road right-of-way the following five courses and distances.

- (1) South 74° 38' 42" East, 75.86 feet to a point of curve; thence
- (2) By a line curving to the left with a Radius of 830 feet and an Arc of 49.88 feet to a point; thence
- (3) South 14° 59' 17" East, 0.51 feet to a point; thence
- (4) South 74° 40' 32" East, 46.89 feet to a point of curve; thence
- (5) By a line curving to the left with a Radius of 480 feet and an Arc of 53.11 feet to a point at the northwest corner of a parcel of land described in a deed to Tailored Realty Investment Inc. recorded in Liber 12501 at Folio 658, thence leaving aforesaid German Hill Road right-of-way and running with the Tailored Realty Investment Inc. parcel
- (6) South 14° 14' 52" East, 206.55 feet to a point of curve at the North side of a twenty foot wide alley; thence leaving said Tailored Realty Investment Inc. parcel and binding on the North side of said twenty foot wide alley the following two courses and distances
- (7) By a line curving Northwesterly to the right with a Radius of 667.32 feet and an Arc of 156.56 feet to a point; thence
- (8) North 74° 40' 32" West, 86.06 feet to a point along the East right-of-way line of Plainfield Road (60 feet wide) thence leaving the aforesaid North side of the twenty foot alley and running along the East right-of-way of Plainfield Road
- (9) North 14° 14' 52" West, 198.44 feet to a point at the beginning of the truncation line connecting to German Hill Road; thence binding on said truncation line
- (10) North 43° 11' 18" East, 24.22 feet to the point of beginning, containing an area of 47,692 square feet or 1.0949 acres of land. The above described land located in the 12<sup>th</sup> Election District and the 7<sup>th</sup> Council District of Baltimore County, Maryland.

2018-0296-SP/AXK

*Note: The above description is prepared under Section 09.13.06.11 Compliance with Federal; State and Local Requirements of the Maryland Minimum Standards of Practice for Land Surveys, and is not a Meets and Bounds Description as defined in Section 09.13.06.08 thereof.*



# CERTIFICATE OF POSTING

**2018-0296-SPHXA**

**RE: Case No.:** \_\_\_\_\_

**Petitioner/Developer:** \_\_\_\_\_

**Cloverland Farms Dairy, Inc.**

**October 30, 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: \_\_\_\_\_**

**7701-7703 German Hill Road**

## SIGN 4 Recertification

**October 10, 2018**

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

Sincerely,

**October 28, 2018**

(Signature of Sign Poster) \_\_\_\_\_ (Date) \_\_\_\_\_

**SSG Robert Black**

**(Print Name)**

**1508 Leslie Road**

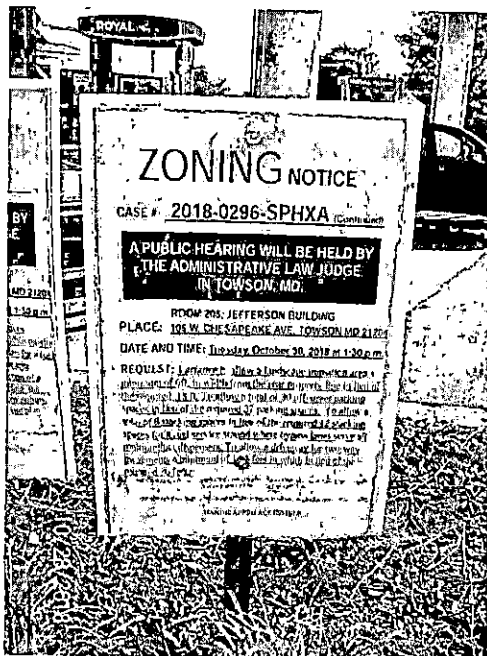
(Address) \_\_\_\_\_

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)





# CERTIFICATE OF POSTING

**2018-0296-SPHXA**

RE: Case No.: \_\_\_\_\_

**Petitioner/Developer:** \_\_\_\_\_

**Cloverland Farms Dairy, Inc.**

**October 30, 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:** \_\_\_\_\_

**7701-7703 German Hill Road**

## SIGN 3 Recertification

**October 10, 2018**

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

Sincerely,

**October 28, 2018**

(Signature of Sign Poster) \_\_\_\_\_ (Date) \_\_\_\_\_

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

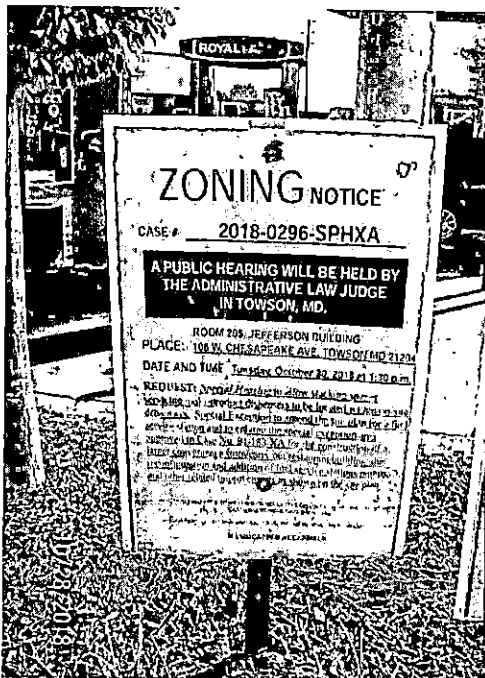
(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)



# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Cloverland Farms Dairy, Inc.

October 30, 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:

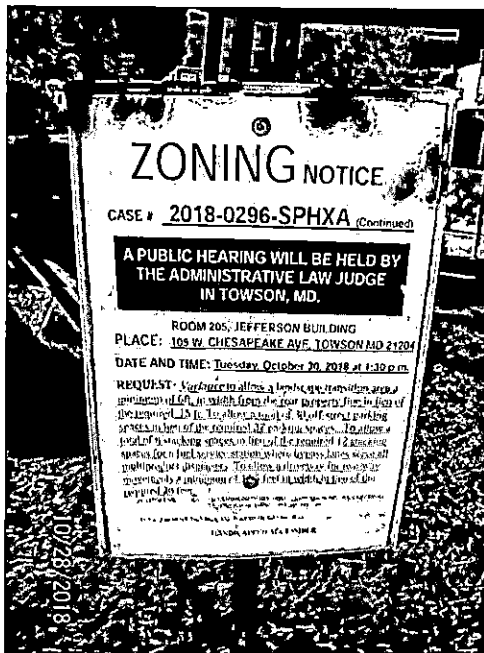
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 2 Recertification

October 10, 2018

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



Sincerely,

 October 28, 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)

# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Cloverland Farms Dairy, Inc.

October 30, 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:

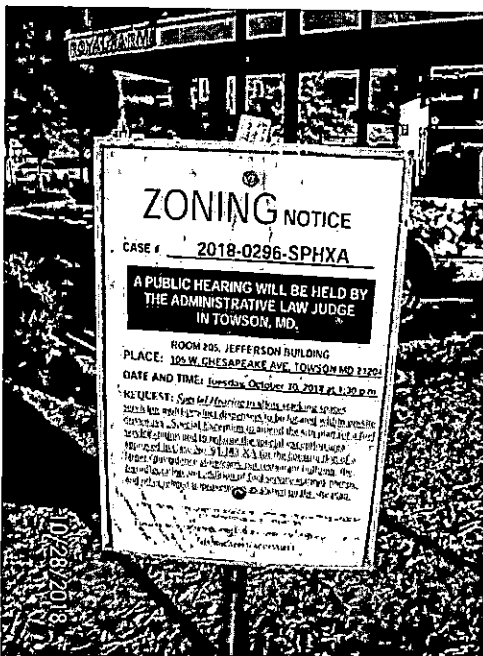
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 1 Recertification

October 10, 2018

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



Sincerely,

October 28, 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)

## MEMORANDUM

DATE: December 4, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0296-SPHXA-~~A~~ - Appeal Period Expired

---

The appeal period for the above-referenced case expired on December 3, 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

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

No. **176238**

**PAID RECEIPT**

Date: 10/10/18

BUSINESS ACTUAL TIME DRW  
 10/15/2018 10/11/2018 12:47:13 3

REC 0303 WALKIN CAM  
 >>RECEIPT 793103 10/11/2018 OFLN  
 Dept 5 528 ZONING VERIFICATION  
 17-238  
 Recd Tot \$250.00  
 \$250.00 CK \$1.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 806  | 0000 |          | (015)           |                  |          |         | 250    |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: 250.00

Rec From:

Venable

For:

Revision for 2

7701 German Hill Rd

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

2018-0296-SP HX A



Date: 4/30/18

11-11-68

| BUSINESS  | ACTUAL    | TIME     | DRAW |
|-----------|-----------|----------|------|
| 4/30/2018 | 4/30/2018 | 09:24:23 | 1    |

W301 DALYIN LJR  
RECEIPT # 784161 4/30/2018 07:40

5-528 ZONING VERIFICATION  
168733

Recpt Tot \$1,200.00  
 \$1,200.00 CK \$-00 CA  
 Baltimore County, Maryland

Total 1,200.00

Rec  
From Vena blo

For: ~~Q-2222~~ 7701-7703

German 15 11 20

2018-0296-SDH/XN

## DISTRIBUTION

WHITE CASHIER

**PINK AGENCY**

## YELLOW CUSTOMER

# GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
VALIDATION**

JB 10-30-18  
1:30 PM

**Debra Wiley**

---

**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Monday, October 29, 2018 12:26 AM  
**To:** Barbara A. Lukasevich; DKarceski@Venable.com; jrfrankovich@venable.com;  
Administrative Hearings; Kristen L Lewis  
**Subject:** Recertification's For 2018-0296-SPHXA  
**Attachments:** Re-Cert 1 2018-0296-SPHXA.doc; Re-Cert 2 2018-0296-SPHXA.doc; Re-Cert 3  
2018-0296-SPHXA.doc; Re-Cert 4 2018-0296-SPHXA.doc

Recertification's for 7701-7703 German Hill Road



# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Cloverland Farms Dairy, Inc.

October 30, 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:

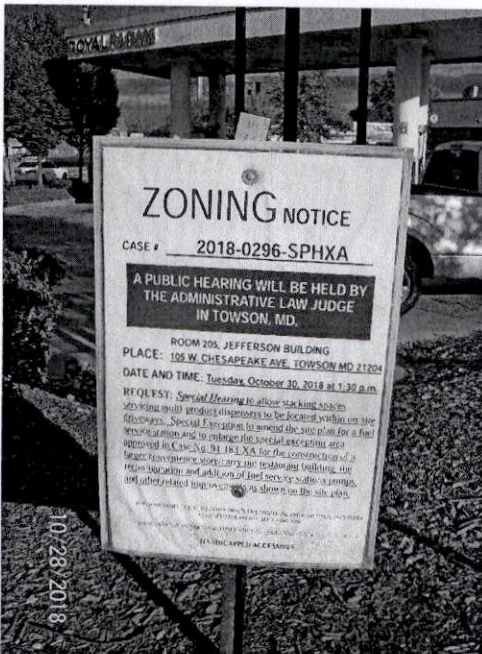
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 1 Recertification

October 10, 2018

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



Sincerely,

  
(Signature of Sign Poster)

October 28, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Cloverland Farms Dairy, Inc.

October 30, 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:



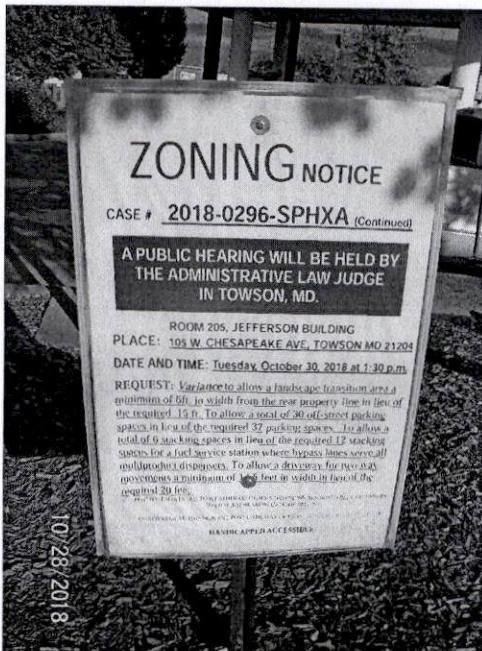
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 2 Recertification

October 10, 2018

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



Sincerely,

 October 28, 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)

# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Cloverland Farms Dairy, Inc.**

**October 30, 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:

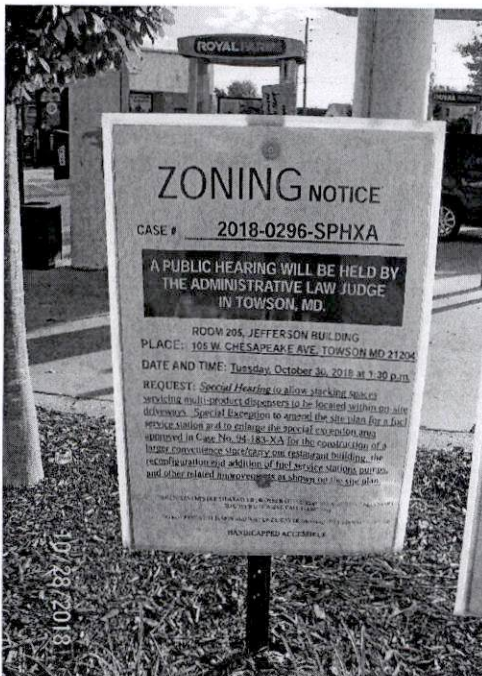
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 3 Recertification

**October 10, 2018**

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



Sincerely,

October 28, 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)



(Telephone Number)



# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Cloverland Farms Dairy, Inc.

October 30, 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:

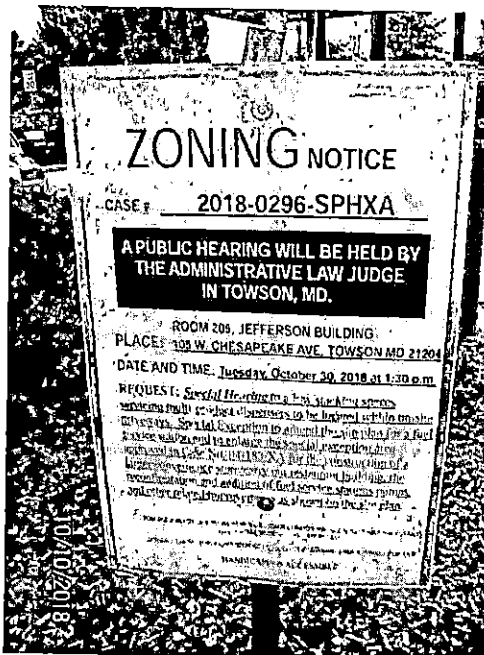
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 1

October 10, 2018

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



Sincerely,

 October 10, 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)

# CERTIFICATE OF POSTING

**2018-0296-SPHXA**

RE: Case No.: \_\_\_\_\_

**Petitioner/Developer:** \_\_\_\_\_

**Cloverland Farms Dairy, Inc.**

**October 30, 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:**

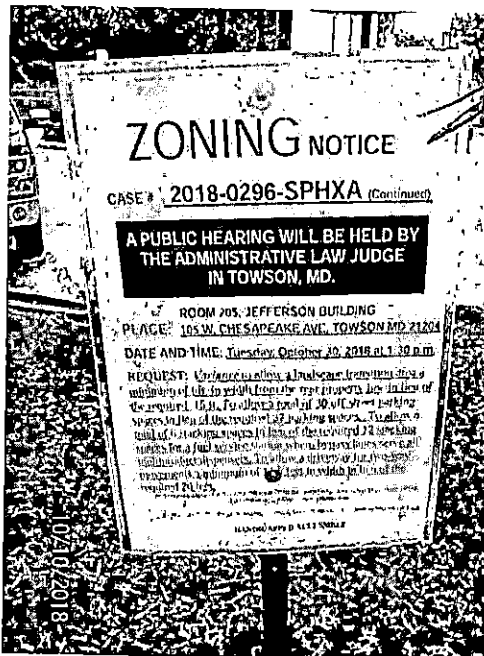
**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_**

**7701-7703 German Hill Road**

## SIGN 2

**October 10, 2018**

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



Sincerely,

**October 10, 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)

# CERTIFICATE OF POSTING

**2018-0296-SPHXA**

RE: Case No.: \_\_\_\_\_

**Petitioner/Developer:** \_\_\_\_\_

**Cloverland Farms Dairy, Inc.**

**October 30, 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:**

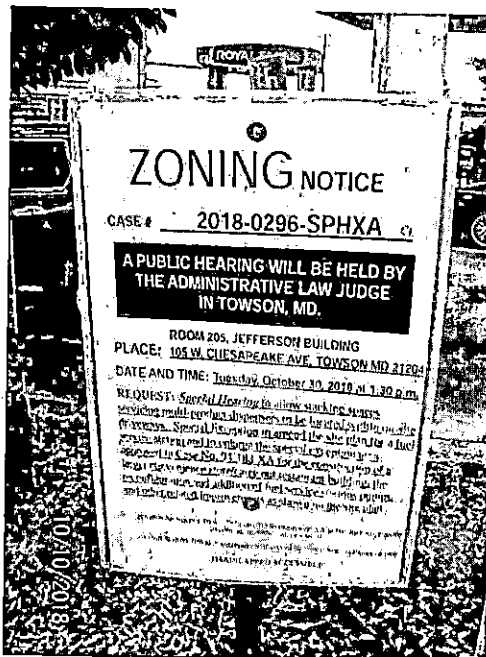
**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_**

**7701-7703 German Hill Road**

## SIGN 3

**October 10, 2018**

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



Sincerely,

 October 10, 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)

# CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Cloverland Farms Dairy, Inc.

October 30, 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:

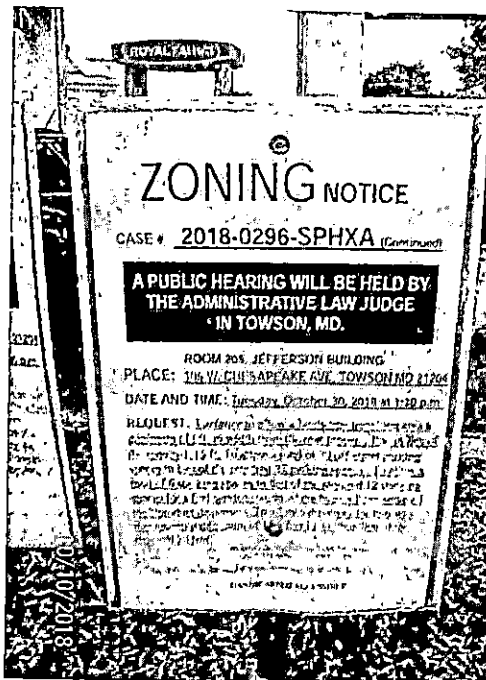
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7701-7703 German Hill Road

## SIGN 4

October 10, 2018

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



Sincerely,

 October 10, 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)

**The Daily Record**

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>**PUBLISHER'S AFFIDAVIT**

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/10/2018

Order #: 11614846  
 Case #: 2018-0296-SPHXA  
 Description:

CASE NUMBER: 2018-0296-SPHXA NOTICE OF ZONING HEARING



**Darlene Miller, Public Notice Coordinator**  
 (Representative Signature)

**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: 2018-0296-SPHXA**

7701-7703 German Hill Road

S/s corner of German Hill Road and E/s Plainfield Road

12th Election District - 7th Councilmanic District

Legal Owners: Cloverland Farms Dairy, Inc.

Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on site plan. Variance to allow a landscape transition area a minimum of 6ft. in width from the rear property line in lieu of the required 15 ft. To allow a total of 31 off-street parking spaces in lieu of the required 37 parking spaces.

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

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3891.

s10





August 30, 2018  
DONALD I. MOHLER III  
County Executive

## NOTICE OF ZONING HEARING

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

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: 2018-0296-SPHXA**

7701-7703 German Hill Road  
S/s corner of German Hill Road and E/s Plainfield Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Cloverland Farms Dairy, Inc.

Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on site plan. Variance to allow a landscape transition area a minimum of 6ft. in width from the rear property line in lieu of the required 15 ft. To allow a total of 31 off-street parking spaces in lieu of the required 37 parking spaces.

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

  
Arnold Jablon  
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204  
Jeff Bainbridge, 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 10, 2018.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: THE DAILY RECORD  
Wednesday, September 10, 2018 Issue

Please forward billing to:

David Karceski  
Venable, LLP  
210 W. Pennsylvania Avenue, Ste. 500  
Towson, MD 21204

410-494-6200

---

## 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: 2018-0296-SPHXA**

7701-7703 German Hill Road

S/s corner of German Hill Road and E/s Plainfield Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Cloverland Farms Dairy, Inc.

Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on site plan. Variance to allow a landscape transition area a minimum of 6ft. in width from the rear property line in lieu of the required 15 ft. To allow a total of 31 off-street parking spaces in lieu of the required 37 parking spaces.

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



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
SPECIAL EXCEPTION AND VARIANCE \* OF ADMINISTRATIVE  
7701-7703 German Hill Road; S/S corner of \*  
German Hill Road and E/S Plainfield Road \* HEARINGS FOR  
12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Cloverland Farms Dairy, Inc. \* BALTIMORE COUNTY  
Contract Purchaser(s): Two Farms, Inc. \*  
Petitioner(s) \* 2018-296-SPHXA

\* \* \* \* \*

### 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  
MAY 10 2018

*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 10<sup>th</sup> day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



June 5, 2018 KAMENETZ  
County Executive

## NOTICE OF ZONING HEARING

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

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: 2018-0296-SPHXA**

7701-7703 German Hill Road

S/s corner of German Hill Road and E/s Plainfield Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Cloverland Farms Dairy, Inc.

Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on site plan. Variance to allow a landscape transition area a minimum of 6ft. in width from the rear property line in lieu of the required 15 ft. To allow a total of 31 off-street parking spaces in lieu of the required 37 parking spaces.

Hearing: Tuesday, July 17, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204  
Jeff Bainbridge, 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 27, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 26, 2018 Issue - Jeffersonian

Please forward billing to:

David Karceski  
Venable, LLP  
210 W. Pennsylvania Avenue, Ste. 500  
Towson, MD 21204

410-494-6200

---

## 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: 2018-0296-SPHXA**

7701-7703 German Hill Road

S/s corner of German Hill Road and E/s Plainfield Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Cloverland Farms Dairy, Inc.

Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on site plan. Variance to allow a landscape transition area a minimum of 6ft. in width from the rear property line in lieu of the required 15 ft. To allow a total of 31 off-street parking spaces in lieu of the required 37 parking spaces.

Hearing: Tuesday, July 17, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

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



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 5654451

**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:

Jun 26, 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: 2018-0296-SPHXA  
7701-7703 German Hill Road  
S/s corner of German Hill Road and E/s Plainfield Road 12th Election District - 7th Councilmanic District Legal Owners: Cloverland Farms Dairy, Inc.  
Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on site plan. Variance to allow a landscape transition area a minimum of 6ft. in width from the rear property line in lieu of the required 15 ft. To allow a total of 31 off-street parking spaces in lieu of the required 37 parking spaces.  
Hearing: Tuesday, July 17, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204  
/s/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  
JEFFERSONIAN 6/26/2018 #5654451

The Baltimore Sun Media Group

By S. Wilkinson  
Legal Advertising



**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/neighbors 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: 2018-0296-SPHXA

Property Address: 7701-7703 German Hill Rd / 2507 Plainfield Road

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): Cloverland Farms Dairy, Inc.

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: David H. Karcoski

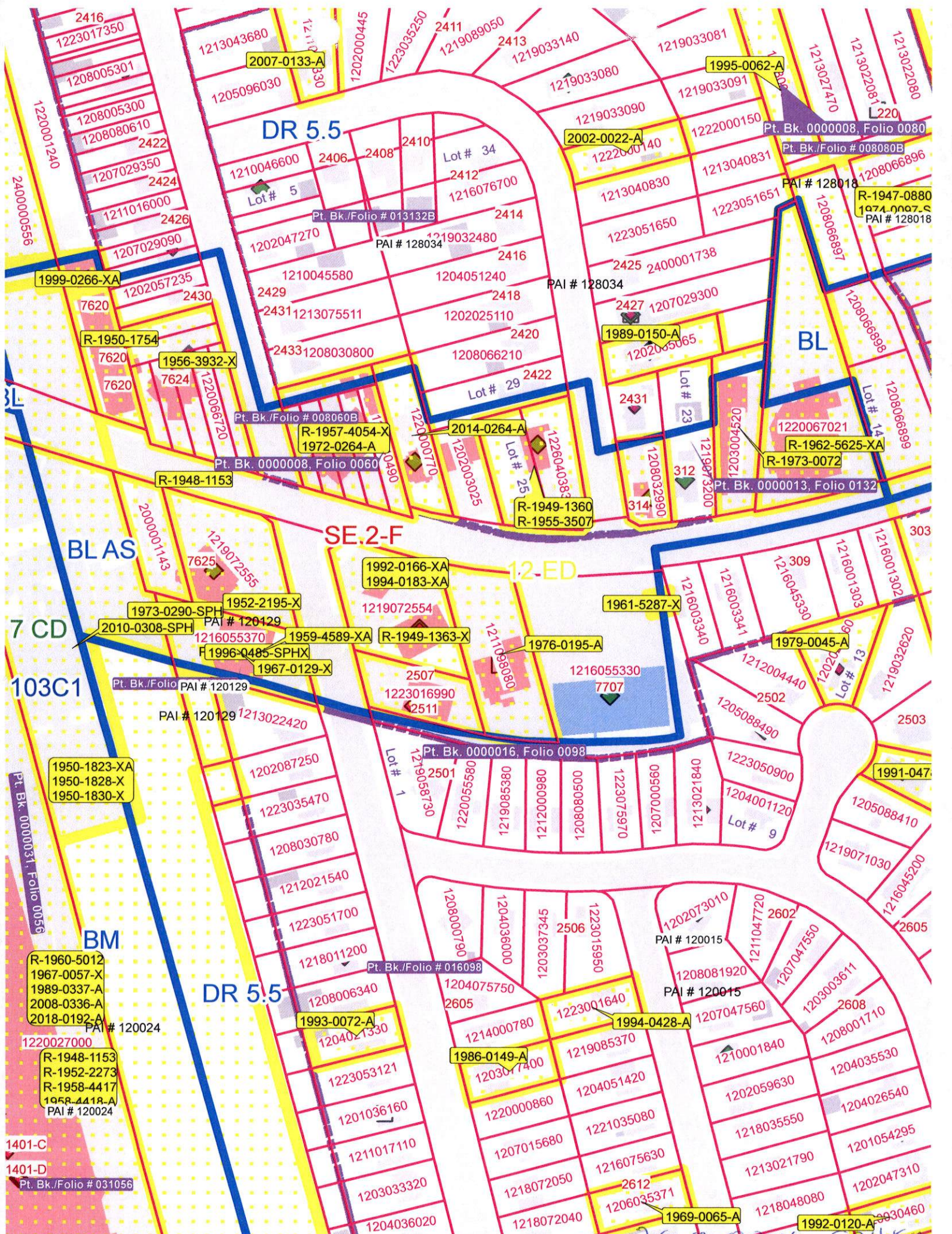
Company/Firm (if applicable): Venable

Address: 210 W Pennsylvania Avenue, Suite 500  
TOWSON, Md 21204

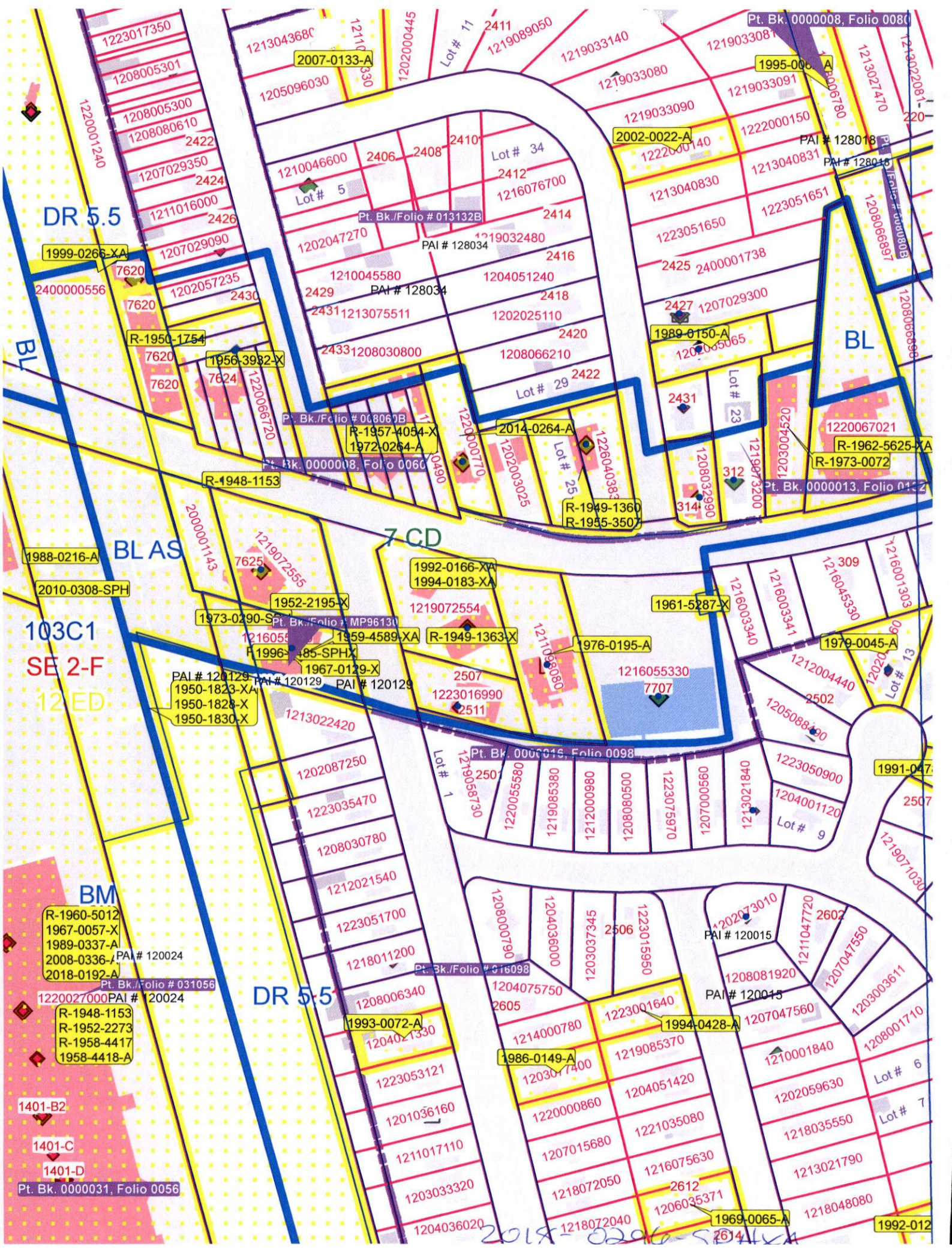
Telephone Number: 410-494-6200

Revised 7/9/2015









DR 5.5

BL

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103C1  
SE 2-F  
12 ED

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7 CD

R-1960-5012  
1967-0057-X  
1989-0337-A  
2008-0336-A  
2018-0192-A  
PAI # 120024  
Pt. Bk./Folio # 031056  
1220027000  
R-1948-1153  
R-1952-2273  
R-1958-4417  
1958-4418-A

1401-B2  
1401-C  
1401-D  
Pt. Bk. 0000031, Folio 0056

1993-0072-A  
1204021330

1986-0149-A

1994-0428-A

PAI # 120015

PAI # 120015

1969-0065-A

1992-012

2018-02296-581-A



**Kristen L Lewis**

---

**From:** Karceski, David H. <DKarceski@Venable.com>  
**Sent:** Monday, July 02, 2018 10:51 AM  
**To:** Kristen L Lewis  
**Subject:** Case No. 2018-296-SPHXA (77-1-7703 German Hill Road, 2507 Plainfield Road)

Good Morning

This case was originally set for July 17<sup>th</sup> at 1:30 p.m. The applicant requested a postponement and now is ready for the case to be rescheduled. Would you please assign the case a new hearing date?

Thank you,

David

David Karceski, Esq. | Venable LLP  
t 410.494.6285 | f 410.821.0147 | m 443.956.7425  
Towson: 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204  
Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

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

RECEIVED  
JUN 14 2018  
DEPARTMENT OF PERMITS  
APPROVALS AND INSPECTIONS

David H. Karceski

T 410.494.6285  
F 410.821.0147  
dhkarceski@venable.com

June 14, 2018

**VIA HAND-DELIVERED**

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

Re: **Case No.: 2018-296-SPHXA**  
7701-7703 German Hill Road  
Petitioner: Cloverland Farms Dairy, Inc.

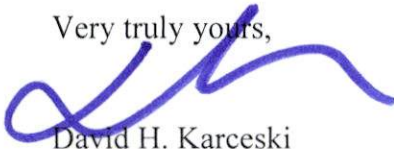
Dear Mr. Jablon:

The firms represents Petitioner Cloverland Farms Dairy, Inc. in the above-referenced matter. A hearing is currently scheduled on the Petitions for Special Exception, Special Hearing and Variance for Tuesday, July 17, 2018. I am writing to request a postponement of this hearing date.

Petitioner is considering revisions to the site plan filed in this case and discussing the site plan with representatives for the Department of Planning. The revisions may require additional zoning relief, which would necessitate changes to the zoning petition as well.

Thank you for consideration of this request.

Very truly yours,



David H. Karceski

DHK:cak

cc: Ms. Kristen Lewis, Zoning Office



DONALD I. MOHLER III  
*County Executive*

October 25, 2018

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

William & Mary May  
1221 Hillshire Rd.  
Baltimore, MD 21222

Dear Mr. May & Ms. May:

RE: Case Number: 2018-0296SPHXA, Address: 7701-7703 German Hill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel  
David H. Karceski, Esq. 210 W. Pennsylvania Ave. Ste 500 Towson, MD 21204



Date: 8/22/18

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

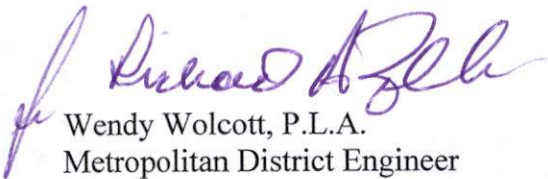
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0296-SPHXA

*Special Hearing, Special Exception, Variance  
Cloyland Farms Dairy Inc, Fell Bain bridge  
7701-7703 Germantown Road.*

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

Sincerely,



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

WW/RAZ

Date: 5/7/18

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

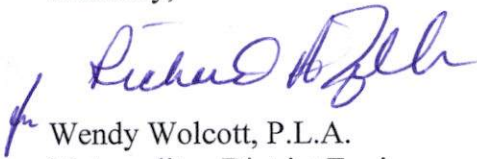
Dear Ms. Lewis:

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. 2018-0296-SPHXA

*Special Hearing, Special Exception  
Cloverland Farms Dairy, Inc. Jeff Bain Bridge  
7701-7703 Germantown 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

10-30

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**DATE:** 6/19/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 18-296 (revised)



**INFORMATION:**

**Property Address:** 7701 – 7703 German Hill Road  
**Petitioner:** Cloverland Farms Dairy, Inc. - Jeff Bainbridge  
Two Farms, Inc. - William A. & Mary H. May  
**Zoning:** BL-AS, DR 5.5  
**Requested Action:** Special Hearing, Special Exception, Variance

The Department has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve stacking spaces servicing multi-product dispensers to be located within on-site driveways and the petition for special exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case# 94-183-XA for the construction of a larger convenience store/carry out restaurant building, the reconfiguration and addition of fuel stations pumps and other related improvements as shown in the site plan. The Department has also reviewed the petition for variance to allow a landscape transition area a minimum of 6 ft. in width from the rear property line and a total of 30 off-street parking spaces in lieu of the required 15' landscape transition area and 37 parking spaces respectively.

A site visit was conducted on May 15, 2018. The subject property is within the Greater Dundalk-Edgemere Community Conservation Plan area.

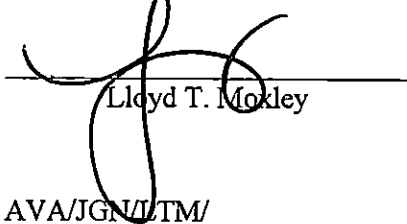
Subsequent to a meeting between the Department and the Petitioners, a revised site plan dated May 2018 addressing Department recommendations was received.

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

Date: 6/19/2018  
Subject: ZAC # 18-296  
Page 2

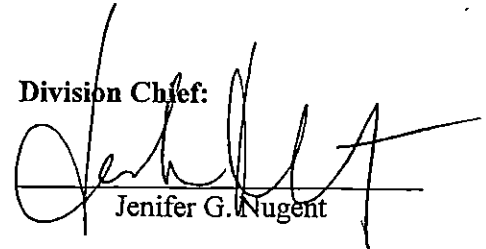
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:

  
Lloyd T. Mokley

AVA/JGN/TM/

Division Chief:

  
Jenifer G. Nugent

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



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0296-SPHXA **revised**  
Address 7701-7703 German Hill Road  
(Cloverland Farms Dairy, Inc.  
Property)

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

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

Reviewer: Steve Ford

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 18, 2018  
Item No. 2018-0296-SPHXA **REVISED**

**DATE:** July 5, 2018

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

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

It is strongly recommended that stacking in the drive isles not be allowed, since it will impact traffic flow on site and availability of customer parking.

\* \* \* \* \*

VKD: cen  
cc: file

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections  
*MD*  
**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review  
**SUBJECT:** Zoning Advisory Committee Meeting  
For May 17, 2018  
Item No. 2018-0296-SPHXA

**DATE:** June 5, 2018

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

If Zoning Relief or Special Exemption is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

It is strongly recommended that stacking in the drive isles not be allowed, since it will impact traffic flow on site and availability of customer parking.

\* \* \* \* \*

VKD: cen  
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

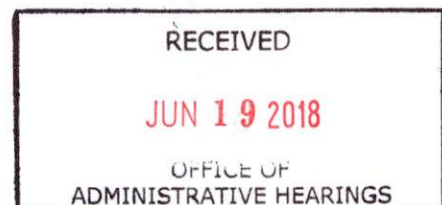
DATE: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0296-SPHXA *revised*  
Address 7701-7703 German Hill Road  
(Cloverland Farms Dairy, Inc. &  
Two Farms, Inc. Property)

Zoning Advisory Committee Meeting of **June 18, 2018**.

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

Reviewer: Steve Ford





7-17

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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0296-SPHXA  
Address 7701-7703 German Hill Road  
(Cloverland Farms Dairy, Inc.  
Property)

Zoning Advisory Committee Meeting of **May 17, 2018**

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

Reviewer: Steve Ford

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: 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: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0296-SPHXA *revised*  
Address 7701-7703 German Hill Road  
(Cloverland Farms Dairy, Inc. &  
Two Farms, Inc. Property)

Zoning Advisory Committee Meeting of **June 18, 2018**.

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

Reviewer: Steve Ford

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: 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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0296-SPHXA  
Address 7701-7703 German Hill Road  
(Cloverland Farms Dairy, Inc.  
Property)

Zoning Advisory Committee Meeting of **May 17, 2018**

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

Reviewer: Steve Ford

DATE \_\_\_\_\_

Green  
Hill Rd

# 2018-296-SPHX A

10/30/18

# PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

|                                                              |                                                                                                |                                                                                                              |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| DAVID KARCESK<br>JENIFER FRANKOVICH                          | 210 West. Pennsylvania Ave<br>Towson MD<br>21204                                               | dkarceski@verable.com<br>jfrankovich@verable.com                                                             |
| Jenn Leonard<br>John Blados<br>Ken Schmid<br>Jeff Bainbridge | 10461 Mill Run Circle Ste 300<br>202 Fairwood Lane<br>7525 Connelly Drive A<br>5611 Roland Ave | Orange Mills, MD 21117<br>Mt. Airy, MD 21771<br>Hanover, MD<br>Baltimore, MD 21211                           |
|                                                              |                                                                                                | J Leonard@Powberry.com<br>JBlados@Powberry.com<br>KSCHEMID@TRAFFIC-CONCEPTS.com<br>jsbainbridge@roadline.com |

PLEASE PRINT CLEARLY

CASE NAME 21  
CASE NUMBER 2018  
DATE \_\_\_\_\_

# CITIZEN'S SIGN - IN SHEET

NAME \_\_\_\_\_

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

7/5

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

Comment

10/25

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

NO Comment

\_\_\_\_\_

FIRE DEPARTMENT

6/19

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

NO Objection

8/22

STATE HIGHWAY ADMINISTRATION

NO Objection

\_\_\_\_\_

TRAFFIC ENGINEERING

\_\_\_\_\_

\_\_\_\_\_

COMMUNITY ASSOCIATION

\_\_\_\_\_

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

9/10/18

SIGN POSTING (1<sup>st</sup>)

Date:

10/10/18

by

SSG Black

SIGN POSTING (2<sup>nd</sup>)

Date:

10/28/18

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: \_\_\_\_\_

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                         |          |                                            | View GroundRent Redemption                |                        |                | View GroundRent Registration |                       |                                                     |           |
|----------------------------------|----------|--------------------------------------------|-------------------------------------------|------------------------|----------------|------------------------------|-----------------------|-----------------------------------------------------|-----------|
| Tax Exempt:                      |          |                                            | Special Tax Recapture:                    |                        |                |                              |                       |                                                     |           |
| Exempt Class:                    |          |                                            | NONE                                      |                        |                |                              |                       |                                                     |           |
| Account Identifier:              |          |                                            | District - 12 Account Number - 1219072554 |                        |                |                              |                       |                                                     |           |
| Owner Information                |          |                                            |                                           |                        |                |                              |                       |                                                     |           |
| Owner Name:                      |          | CLOVERLAND FARMS DAIRY INC                 |                                           |                        |                | Use:                         |                       | COMMERCIAL                                          |           |
| Mailing Address:                 |          | 3611 ROLAND AVE<br>BALTIMORE MD 21211-2408 |                                           |                        |                | Principal Residence:         |                       | NO                                                  |           |
|                                  |          |                                            |                                           |                        |                | Deed Reference:              |                       | /08921/ 00575                                       |           |
| Location & Structure Information |          |                                            |                                           |                        |                |                              |                       |                                                     |           |
| Premises Address:                |          | 7701 GERMAN HILL RD<br>0-0000              |                                           |                        |                | Legal Description:           |                       | SS GERMAN HILL RD<br>.45 AC<br>SE COR PLAINFIELD RD |           |
| Map:                             | Grid:    | Parcel:                                    | Sub District:                             | Subdivision:           | Section:       | Block:                       | Lot:                  | Assessment Year:                                    | Plat No:  |
| 0103                             | 0006     | 0184                                       |                                           | 0000                   |                |                              |                       | 2019                                                | 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                                          |           |
| 1995                             |          | 2924                                       |                                           |                        |                | 19,602 SF                    |                       | 06                                                  |           |
| 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                                               |           |
|                                  |          |                                            |                                           | 01/01/2016             |                | 07/01/2018                   |                       | 07/01/2019                                          |           |
| Land:                            |          | 196,000                                    |                                           | 196,000                |                |                              |                       |                                                     |           |
| Improvements                     |          | 214,900                                    |                                           | 214,900                |                |                              |                       |                                                     |           |
| Total:                           |          | 410,900                                    |                                           | 410,900                |                | 410,900                      |                       |                                                     |           |
| Preferential Land:               |          | 0                                          |                                           |                        |                |                              |                       |                                                     |           |
| Transfer Information             |          |                                            |                                           |                        |                |                              |                       |                                                     |           |
| Seller: STENGEL FRANCES          |          |                                            |                                           | Date: 09/25/1991       |                |                              | Price: \$185,000      |                                                     |           |
| Type: ARMS LENGTH IMPROVED       |          |                                            |                                           | Deed1: /08921/ 00575   |                |                              | Deed2:                |                                                     |           |
| Seller:                          |          |                                            |                                           | Date:                  |                |                              | Price:                |                                                     |           |
| Type:                            |          |                                            |                                           | Deed1:                 |                |                              | Deed2:                |                                                     |           |
| Seller:                          |          |                                            |                                           | Date:                  |                |                              | Price:                |                                                     |           |
| Type:                            |          |                                            |                                           | Deed1:                 |                |                              | Deed2:                |                                                     |           |
| Exemption Information            |          |                                            |                                           |                        |                |                              |                       |                                                     |           |
| Partial Exempt Assessments:      |          | Class                                      |                                           | 07/01/2018             |                | 07/01/2019                   |                       |                                                     |           |
| County:                          |          | 000                                        |                                           | 0.00                   |                |                              |                       |                                                     |           |
| State:                           |          | 000                                        |                                           | 0.00                   |                |                              |                       |                                                     |           |
| Municipal:                       |          | 000                                        |                                           | 0.00                   |                | 0.00                         |                       |                                                     |           |
| Tax Exempt:                      |          |                                            | Special Tax Recapture:                    |                        |                |                              |                       |                                                     |           |

**Exempt Class:** NONE

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**Homestead Application Information**

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**Homestead Application Status:** No Application

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**Homeowners' Tax Credit Application Information**

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**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 |                       |                                                          |                     |
|-----------------------------------|----------|-------------------------|------------------------------------------------|------------------------|---------------------|------------------------------|-----------------------|----------------------------------------------------------|---------------------|
| Tax Exempt:                       |          |                         | Special Tax Recapture:                         |                        |                     |                              |                       |                                                          |                     |
| Exempt Class:                     |          |                         | NONE                                           |                        |                     |                              |                       |                                                          |                     |
| Account Identifier:               |          |                         | District - 12 Account Number - 1211098080      |                        |                     |                              |                       |                                                          |                     |
| Owner Information                 |          |                         |                                                |                        |                     |                              |                       |                                                          |                     |
| Owner Name:                       |          |                         | TWO FARMS INC                                  |                        |                     | Use:                         |                       | COMMERCIAL                                               |                     |
|                                   |          |                         |                                                |                        |                     | Principal Residence:         |                       | NO                                                       |                     |
| Mailing Address:                  |          |                         | 3611 ROLAND AVE<br>BALTIMORE MD 21211-         |                        |                     | Deed Reference:              |                       | /32579/ 00279                                            |                     |
| Location & Structure Information  |          |                         |                                                |                        |                     |                              |                       |                                                          |                     |
| Premises Address:                 |          |                         | 7703 GERMAN HILL RD<br>BALTIMORE MD 21222-1525 |                        |                     | Legal Description:           |                       | .433 AC SS<br>7703 GERMAN HILL RD<br>150 E PLAINFIELD RD |                     |
| Map:                              | Grid:    | Parcel:                 | Sub District:                                  | Subdivision:           | Section:            | Block:                       | Lot:                  | Assessment Year:                                         | Plat No:            |
| 0103                              | 0006     | 0172                    |                                                | 0000                   |                     |                              |                       | 2019                                                     | 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                                               |                     |
|                                   |          | 3009                    |                                                |                        |                     | 18,861 SF                    |                       | 06                                                       |                     |
| Stories                           | Basement | Type                    | Exterior                                       | Full/Half Bath         |                     | Garage                       | Last Major Renovation |                                                          |                     |
| Value Information                 |          |                         |                                                |                        |                     |                              |                       |                                                          |                     |
|                                   |          |                         | Base Value                                     |                        | Value               |                              | Phase-in Assessments  |                                                          |                     |
|                                   |          |                         |                                                |                        | As of<br>01/01/2016 |                              | As of<br>07/01/2018   |                                                          | As of<br>07/01/2019 |
| Land:                             |          |                         | 188,600                                        |                        | 188,600             |                              |                       |                                                          |                     |
| Improvements                      |          |                         | 0                                              |                        | 0                   |                              |                       |                                                          |                     |
| Total:                            |          |                         | 188,600                                        |                        | 188,600             |                              | 188,600               |                                                          |                     |
| Preferential Land:                |          |                         | 0                                              |                        |                     |                              |                       |                                                          |                     |
| Transfer Information              |          |                         |                                                |                        |                     |                              |                       |                                                          |                     |
| Seller: 7703 GERMAN HILL ROAD LLC |          |                         |                                                | Date: 09/25/2012       |                     |                              | Price: \$375,000      |                                                          |                     |
| Type: ARMS LENGTH IMPROVED        |          |                         |                                                | Deed1: /32579/ 00279   |                     |                              | Deed2:                |                                                          |                     |
| Seller: NASH JOANNE M             |          |                         |                                                | Date: 06/27/2008       |                     |                              | Price: \$0            |                                                          |                     |
| Type: NON-ARMS LENGTH OTHER       |          |                         |                                                | Deed1: /27142/ 00435   |                     |                              | Deed2:                |                                                          |                     |
| Seller: BRICE LINWOOD W,SR        |          |                         |                                                | Date: 09/24/1992       |                     |                              | Price: \$150,000      |                                                          |                     |
| Type: ARMS LENGTH IMPROVED        |          |                         |                                                | Deed1: /09378/ 00502   |                     |                              | Deed2:                |                                                          |                     |
| Exemption Information             |          |                         |                                                |                        |                     |                              |                       |                                                          |                     |
| Partial Exempt Assessments:       |          | Class                   |                                                | 07/01/2018             |                     |                              | 07/01/2019            |                                                          |                     |
| County:                           |          | 000                     |                                                | 0.00                   |                     |                              |                       |                                                          |                     |
| State:                            |          | 000                     |                                                | 0.00                   |                     |                              |                       |                                                          |                     |
| Municipal:                        |          | 000                     |                                                | 0.00                   |                     |                              | 0.00                  |                                                          |                     |
| Tax Exempt:                       |          |                         | Special Tax Recapture:                         |                        |                     |                              |                       |                                                          |                     |
| Exempt Class:                     |          |                         | NONE                                           |                        |                     |                              |                       |                                                          |                     |
| Homestead Application Information |          |                         |                                                |                        |                     |                              |                       |                                                          |                     |

**Homestead Application Status:** No Application

---

**Homeowners' Tax Credit Application Information**

---

**Homeowners' Tax Credit Application Status:** No  
Application

**Date:**

---



CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554

TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080

WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990

ATTACHMENT NO. 5

TO PETITION FOR ZONING RELIEF

Legal Owners

William A. May and Mary H. May  
1221 Hillshire Road  
Baltimore, MD 21222-1242  
(410) 889-0200

By: *Attorney for Estate*  
*W. A. May*

By: \_\_\_\_\_

**CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554**

**TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080**

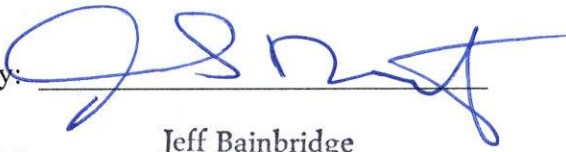
**WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990**

**ATTACHMENT NO. 1**

**TO PETITION FOR ZONING RELIEF**

**Legal Owner**

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

By:   
Title: Jeff Bainbridge  
Director of Real Estate

CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554

TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080

WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990

ATTACHMENT NO. 3

TO PETITION FOR ZONING RELIEF

Legal Owners

William A. May and Mary H. May  
1221 Hillshire Road  
Baltimore, MD 21222-1242  
(410) 889-0200



By: William F May  
WILLIAM A. MAY



By: Lisa L Petrecca  
MARY H. MAY

CLOVERLAND FARMS DAIRY, INC.  
7701 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1219072554

TWO FARMS, INC.  
7703 GERMAN HILL ROAD  
TAX ACCOUNT NO. 1211098080

WILLIAM A. MAY AND MARY H. MAY  
2507 PLAINFIELD ROAD  
TAX ACCOUNT NO. 1223016990

ATTACHMENT NO. 5

TO PETITION FOR ZONING RELIEF

Legal Owners

William A. May and Mary H. May  
1221 Hillshire Road  
Baltimore, MD 21222-1242  
(410) 889-0200

By: *William A. May* *Mary H. May*

By: \_\_\_\_\_

Case No.:

2018-0296-SPHXA

Exhibit Sheet

Petitioner/Developer

Protestant

Alru  
11-1-18

|        |                                       |  |
|--------|---------------------------------------|--|
| No. 1  | 1A-1E 5 sheet<br>site plan            |  |
| No. 2  | 2A > Schematic Landscape<br>2B > Plan |  |
| No. 3  | 10-26-2018 letter<br>J. Hermann       |  |
| No. 4  | 4A-4D<br>Elevations                   |  |
| No. 5  | Aerial Exhibit                        |  |
| No. 6  | 6A-6C<br>Site photo Exhibit           |  |
| No. 7  | Rendered Perspective                  |  |
| No. 8  |                                       |  |
| No. 9  |                                       |  |
| No. 10 |                                       |  |
| No. 11 |                                       |  |
| No. 12 |                                       |  |





DONALD I. MOHLER III  
County Executive

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

October 26, 2018

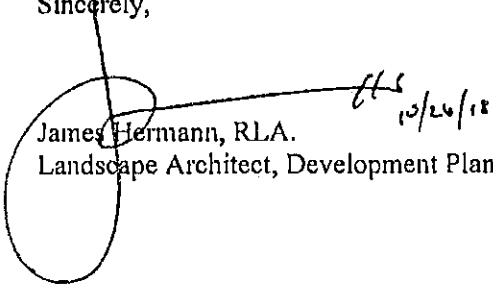
Dewberry Consultants, LLC  
Ms. Jennifer Leonard, RLA  
10461 Mill Run Circle, Suite 300  
Owings Mills, Maryland 21117  
Phone: 410-645-1410

Subject: Royal Farms Store #68  
Zoning Case # 2018-0296-SPHXA  
7701-7703 German Hill Road  
Baltimore, Maryland 21222

Dear Ms. Leonard:

This is in response to your "Plan to Accompany Petition for Special Exception and Variance" plan date stamped April 27, 2018, having completed a cursory review of the submitted plan based on Schematic Landscape Plan requirements, we are in support of the Landscape Modifications shown on Sheet L-2 of the above referenced plan, provided that the Special Exception and accompanied Zoning Relief is granted.

Sincerely,

A handwritten signature in black ink, appearing to read "James Hermann", is written over a large, loopy circular mark. To the right of the signature, the date "10/26/18" is handwritten.  
James Hermann, RLA.  
Landscape Architect, Development Plans Review

cc:

PETITIONER'S EXHIBIT 3





Photo #1



Photo #2



Photo #3



Photo #4





Photo #5



Photo #6



Photo #7

PETITIONER'S EXHIBIT *6C*





**ROYAL FARMS**

KING-CON Prototype Rendered Perspective

PETITIONER'S EXHIBIT



**RATCLIFFE**  
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153  
Phone: 410-464-7010 Fax: 410-464-3919 [www.ratcliffearchitects.com](http://www.ratcliffearchitects.com)



## E

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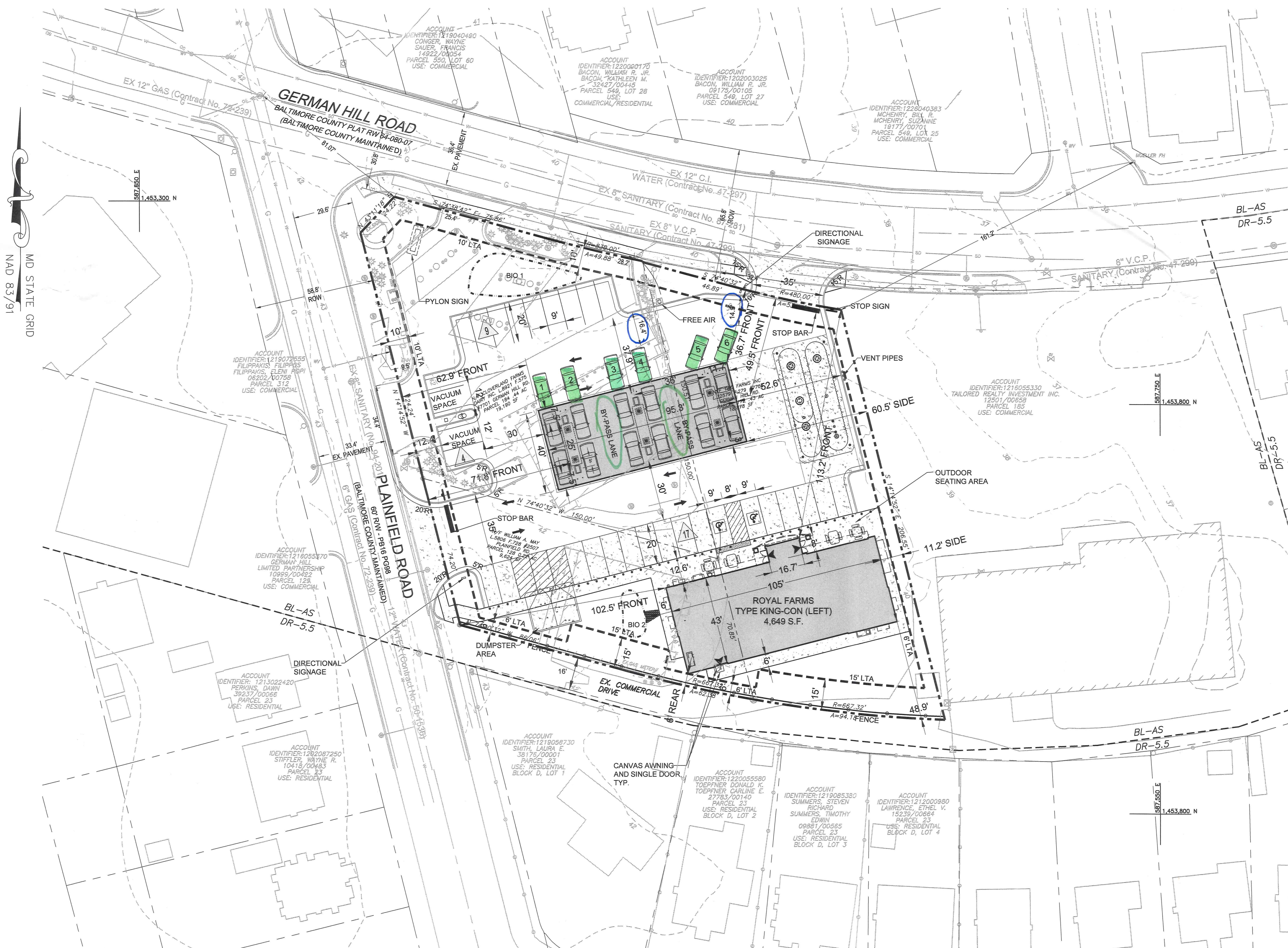
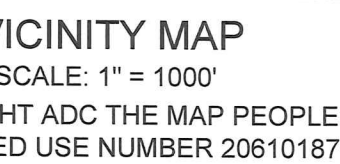
- A

ARCHITECTURAL  
SHEET A2.0  
SHEET A2.1  
SHEET A8.0  
SHEET A1.4

ELEVATIONS  
ELEVATIONS  
FUEL CANOPIES  
EQUIPMENT PLAN

## LEGEND

|  |                                  |
|--|----------------------------------|
|  | EXISTING MAJOR CONTOUR           |
|  | EXISTING MINOR CONTOUR           |
|  | EXISTING BOUNDARY                |
|  | EXISTING ADJACENT PROPERTY LINE  |
|  | EXISTING TREE LINE               |
|  | EXISTING EDGE OF PAVEMENT        |
|  | EXISTING EDGE OF PAVEMENT        |
|  | EXISTING OVHD ELECTRIC           |
|  | EXISTING BUILDING                |
|  | EXISTING WATER                   |
|  | EXISTING SANITARY SEWER          |
|  | EXISTING SANITARY SEWER EASEMENT |
|  | EXISTING WATER EASEMENT          |
|  | EXISTING STORM DRAIN             |
|  | LANDSCAPE TRANSITION AREA        |
|  | PROPOSED BUILDING                |
|  | PROPOSED PRIVACY FENCE           |
|  | PROPOSED PROPERTY LINE           |
|  | PROPOSED ROAD CENTERLINE         |
|  | PROPOSED CURB                    |
|  | PROPOSED SWM                     |



**Dewberry Engineers Inc.**  
10461 MILL RUN CIRCLE  
SUITE 300  
OWINGS MILLS, MD 21117  
PHONE: 410.645.1410  
CONTACT: JENNIFER C. LEONARD

ROYAL FARMS  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

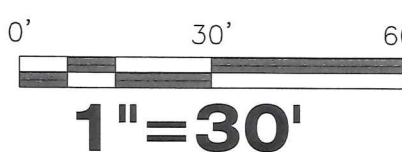
JEFF BAINBRIDGE  
410.889.0200 x.158

ROYAL FARMS STORE #68  
7701-7703 GERMAN HILL RD  
2507 PLAINFIELD RD  
BALTIMORE COUNTY  
DUNDALK, MARYLAND

MAP: 0103 GRID: 0006 PARCEL: 0128, 0172, 0184



SCALE



## REVISIONS

## DRAWN BY

DRAWN BY

APPROVED

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

TITLE

## SPECIAL EXCEPTION PLAN

PROJECT NO. 50095141

PETITIONER'S EXHIBIT

SHEET NO.







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## REVISIONS

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| DRAWN BY    | JDB       |
| APPROVED BY | JCL       |
| CHECKED BY  | JDB       |
| DATE        | MAY, 2018 |

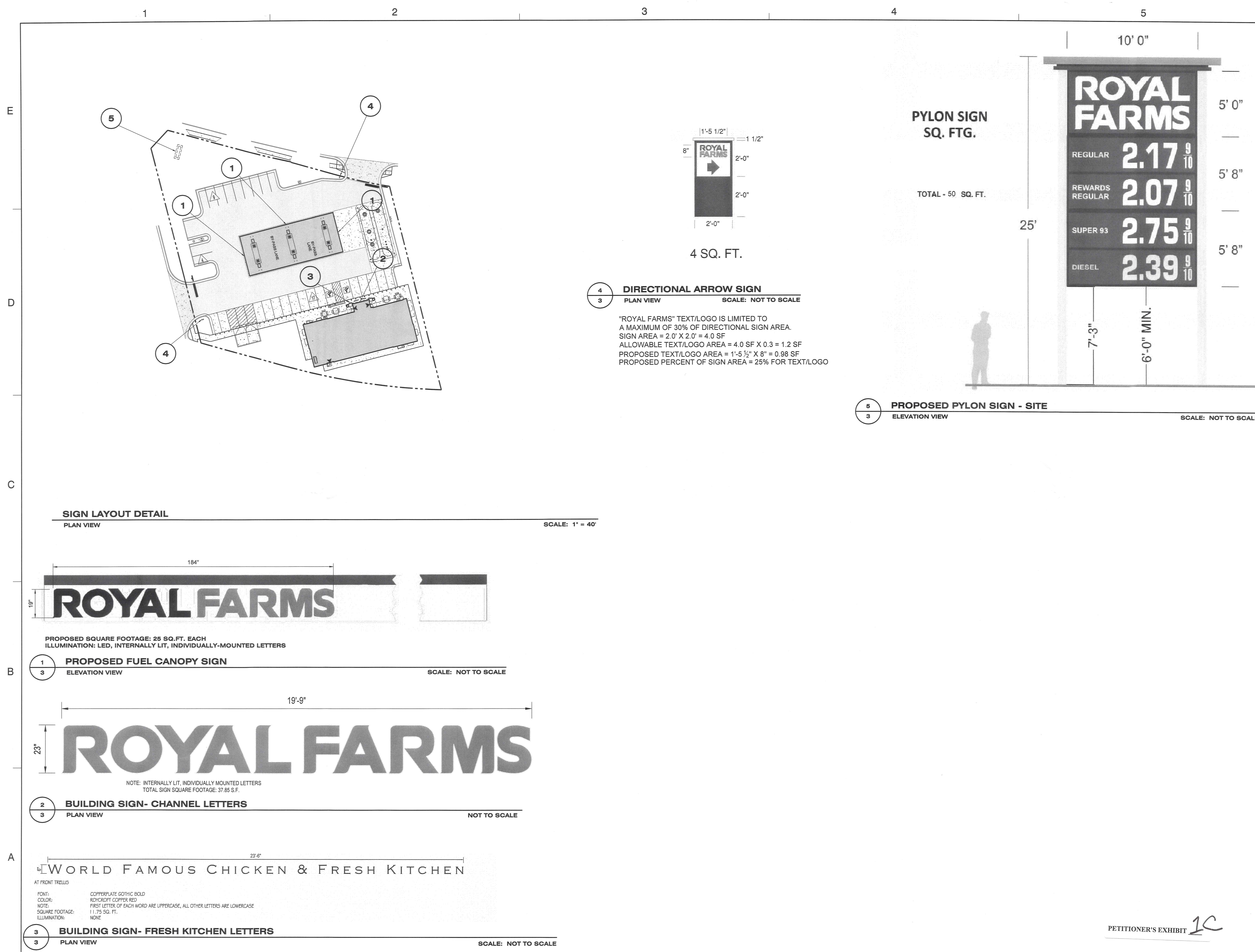
TITLE

## PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

## SIGNAGE PLAN

PROJECT NO. 50095141

SHEET NO. 3 OF 5









1994-0183-XA  
PETITION GRANTED  
12/06/1993

|        |                                 |                              |
|--------|---------------------------------|------------------------------|
| IN RE: | PETITIONS FOR SPECIAL EXCEPTION | * BEFORE THE                 |
|        | AND VARIANCE - SW/Corner German | * DEPUTY ZONING COMMISSIONER |
|        | Hill Road and Plainfield Road   |                              |
|        | (7701 German Hill Road)         | * OF BALTIMORE COUNTY        |
|        | 12th Election District          |                              |
|        | 7th Councilmanic District       | * Case No. 94-183-XA         |
|        |                                 |                              |
|        | Cloverland Farms Dairy, Inc.    | *                            |
|        | Petitioner                      |                              |

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception and Petition for Variance for that property known as 7701 German Hill Road and Plainfield Road, filed by its owners, the Cloverland Farms Dairy, Inc., by John M. Kemp, Vice President. The Petitioners seek a special exception to permit an automotive service station use in combination with a food store with less than 9000 sq.ft., pursuant to Sections 405.2.B.1 and 405.4.D.8 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition to the special exception relief sought, the Petitioners seek variance relief from Sections 405.4.A.1 and 405.4.D.8 to permit a site area of 19,210 sq.ft. in lieu of the minimum required 26,608 sq.ft., and from Section 409.4 to permit vehicular travelways with direct access to off-street parking, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were John M. Kemp, Vice President, and Charles Stark, Registered Professional Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 7701 German Hill Road, consists of 0.441 acres, zoned B.L.-C.N.S., and is improved with two, one-story buildings which are presently used as a carry-out and sandwich shop. The Petitioners are desirous of razing the existing

Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of December, 1993 that the Petition for Special Exception to approve an automotive service station use in combination with a food store with less than 5000 sq.ft., pursuant to Sections 405.2.B.1. and 405.4.D.8 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 405.4.A.1 and 405.4.D.8 of the B.C.Z.R. to permit a site area of 19,210 sq.ft. in lieu of the minimum required 26,608 sq.ft., and from Section 409.4 of the B.C.Z.R. to permit vehicular travelways with direct access to off-street parking, pursuant to Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

- 3-

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any occupancy permits, the Petitioners shall submit a landscape plan for review and approval by the Baltimore County Landscape Architect.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

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

ORDER RECEIVED FOR FILING  
Date 6/16/93  
By JBR

- 4 -



**Dewberry®**

**Dewberry Engineers Inc.**  
10461 MILL RUN CIRCLE  
SUITE 300  
OWINGS MILLS, MD 21117  
PHONE: 410.645.1410  
CONTACT: JENNIFER C. LEONARD

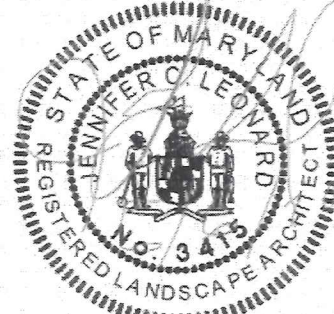
DEVELOPER/APPLICANT

ROYAL FARMS  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

**CONTACT**  
JEFF BAINBRIDGE  
410.889.0200 x.158

ROYAL FARMS STORE #68  
7701-7703 GERMAN HILL RD  
2507 PLAINFIELD RD  
BALTIMORE COUNTY  
DUNDALK, MARYLAND

SEAL



**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3415 EXPIRATION  
DATE: JULY 24, 2019.

### KEY PLAN

SCALE

AS SHOWN

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| DRAWN BY    | JDB       |
| APPROVED BY | JCL       |
| CHECKED BY  | JDB       |
| DATE        | MAY, 2018 |

TITLE

## PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

ZONING HISTORY CASE  
1994-0183-XA

|             |          |
|-------------|----------|
| PROJECT NO. | 50095141 |
|-------------|----------|

PETITIONER'S EXHIBIT 1E

5

SHEET NO. 5 OF 5

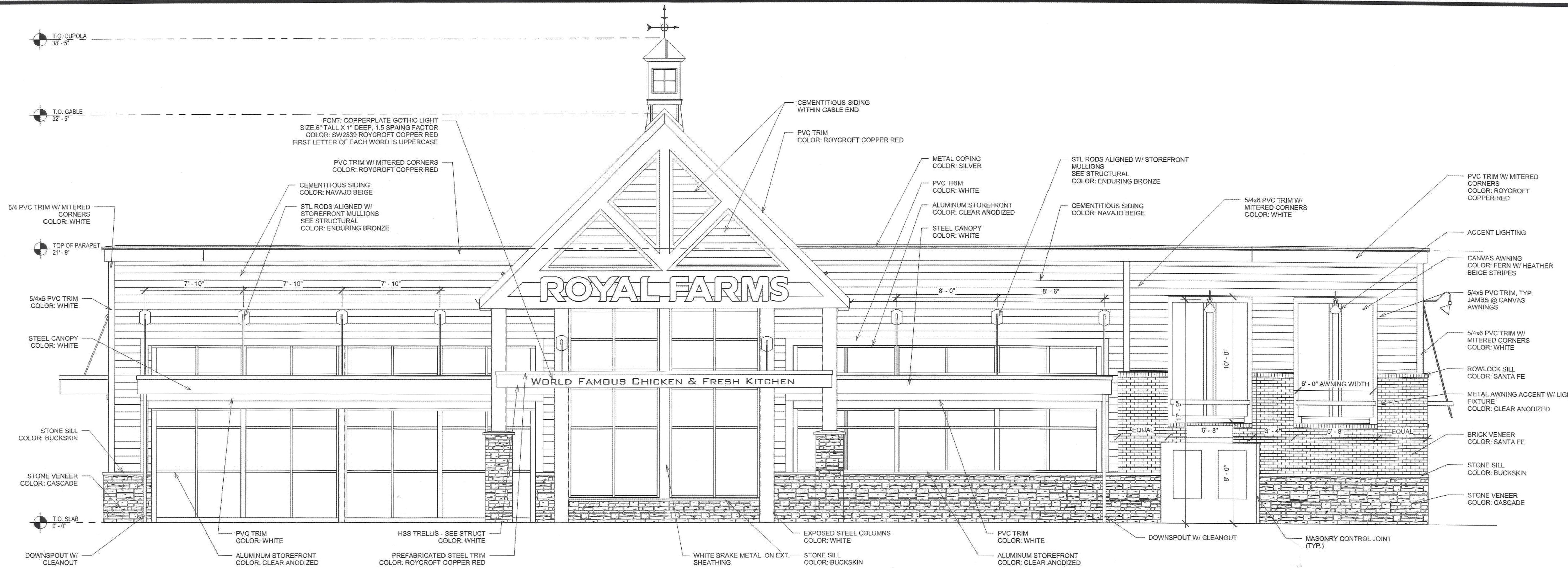


## SHEET NO. 1 OF 2

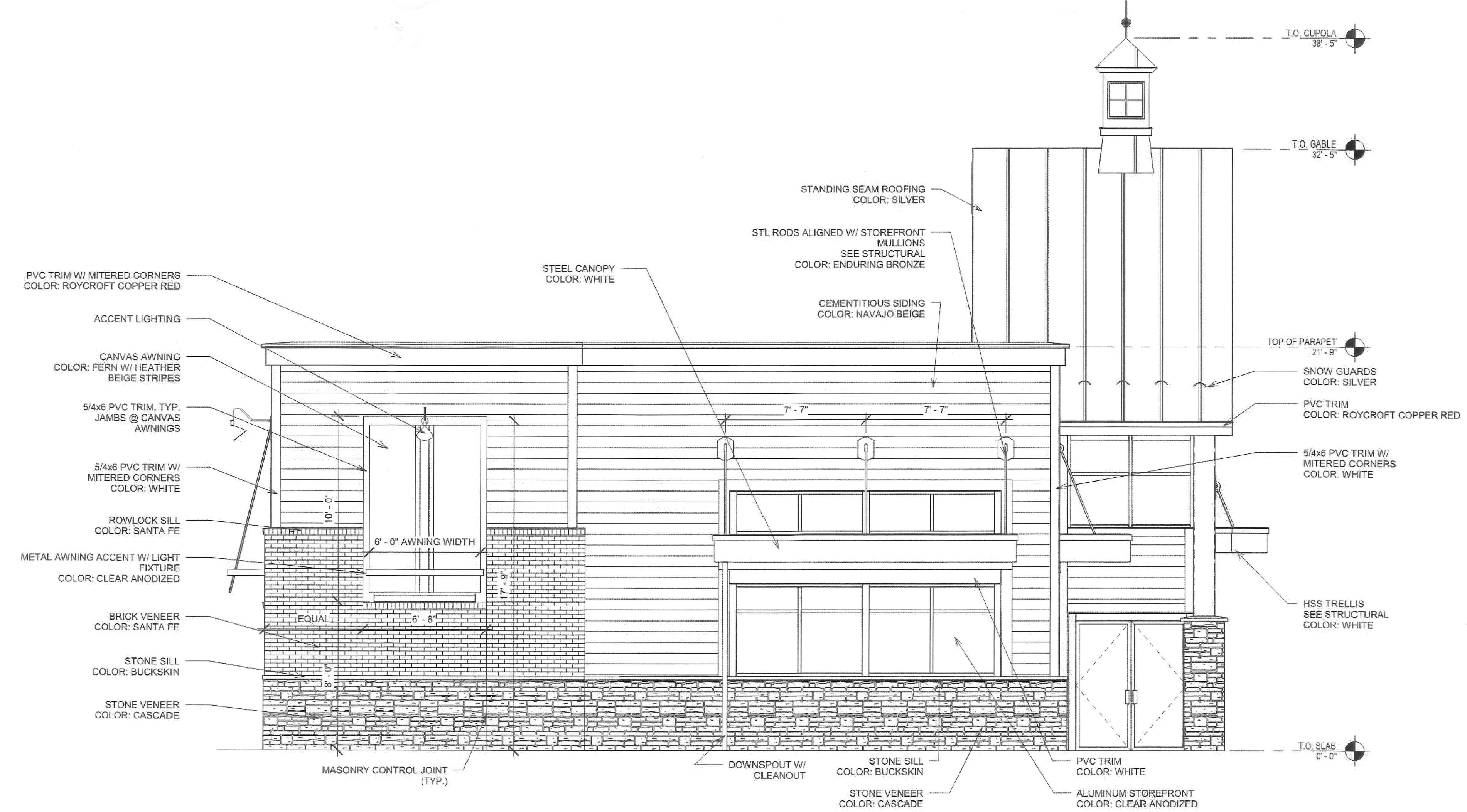








**1 FRONT ELEVATION**  
SCALE = 1/4" = 1'-0"



**2 LEFT ELEVATION**  
SCALE = 1/4" = 1'-0"

**RATCLIFFE**  
ARCHITECTS  
1000 Stevenson Road  
4101 RT 100, Dundalk, MD 21153  
(410) 251-1111

**ROYAL FARMS**

7701 German Hill Road  
Dundalk, MD 21222  
STORE #068

**ELEVATIONS**

| # | REVISED DATE | CONTENT          |
|---|--------------|------------------|
|   | 11-07-17     | PERMIT SET       |
|   | 12-14-17     | CONSTRUCTION SET |

SCALE 1/4" = 1'-0"

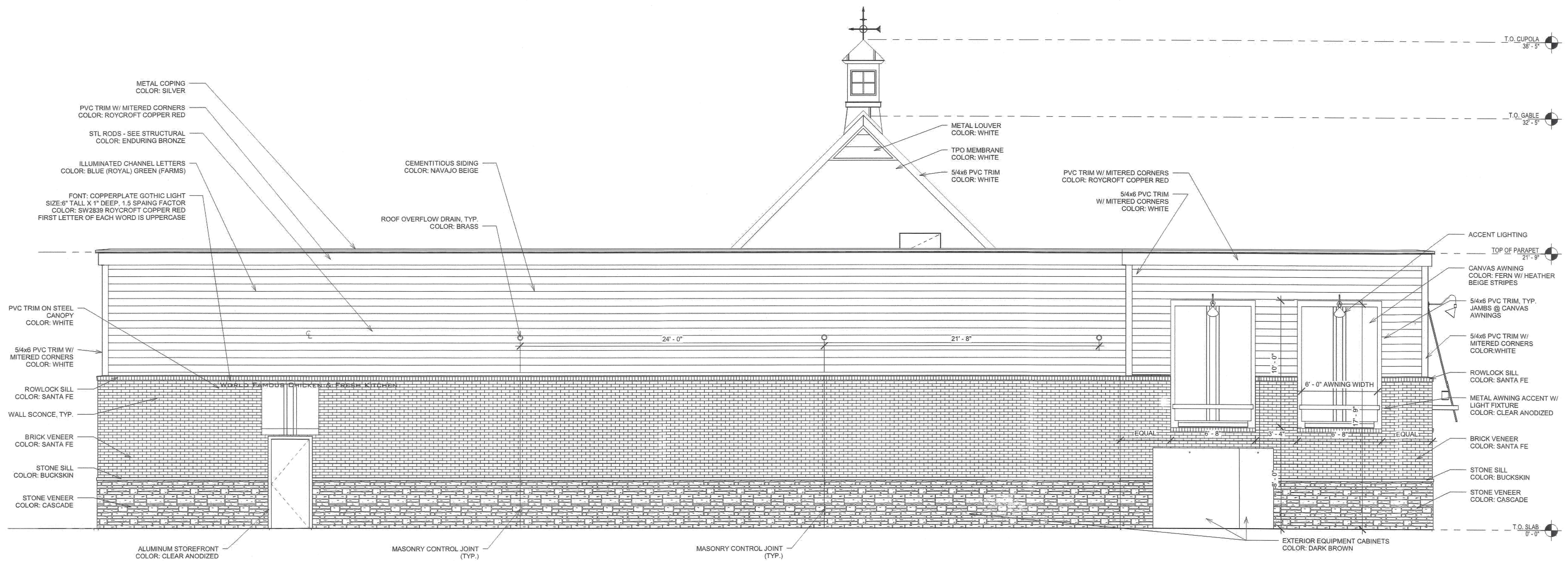
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THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976 AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

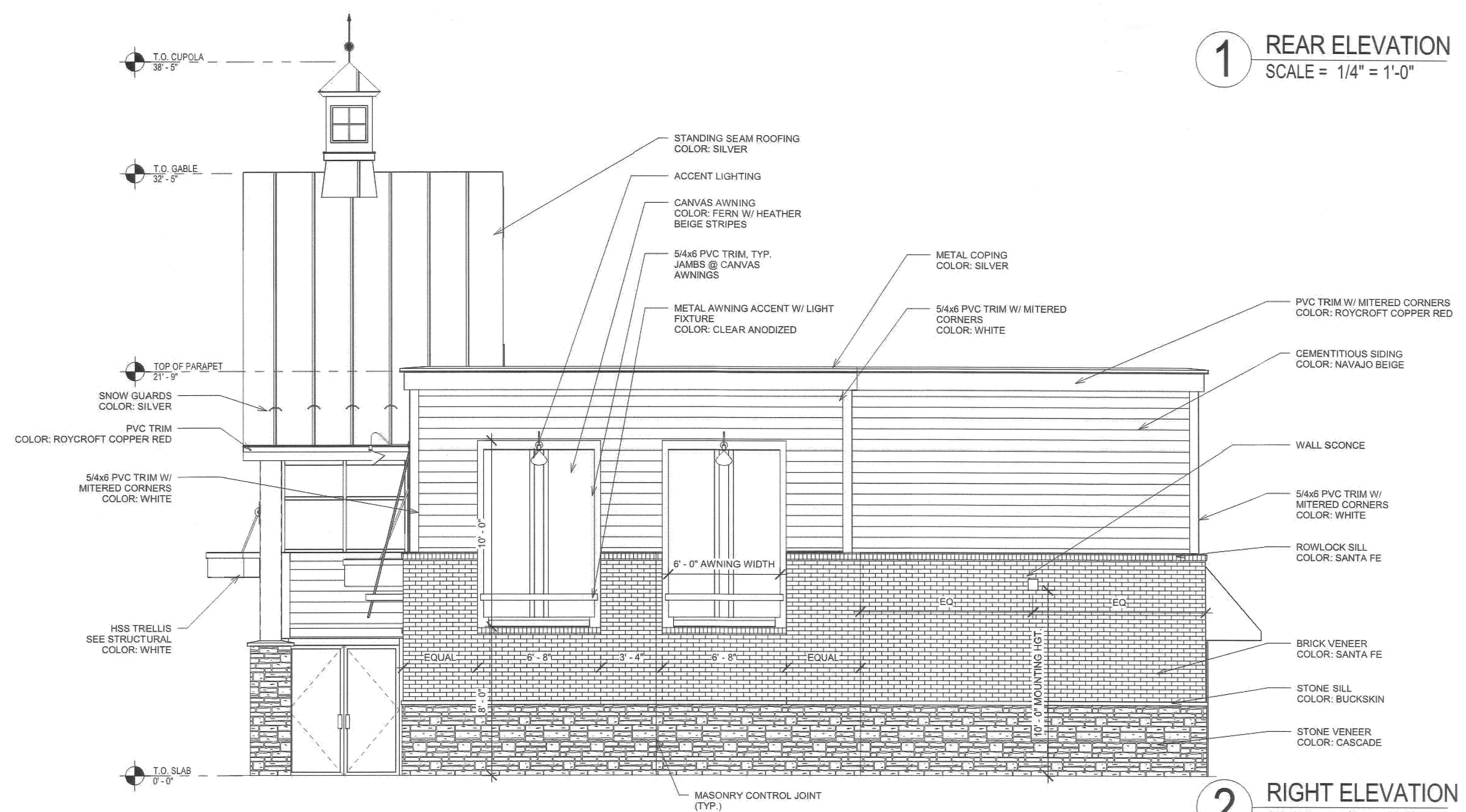
**A 2.0**

PETITIONER'S EXHIBIT





1 REAR ELEVATION  
SCALE = 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE = 1/4" = 1'-0"

**RATCLIFFE**  
ARCHITECTS  
1044 Stevenson Road  
Stevenson, Maryland 21153  
410-884-1010 Fax 410-884-3019  
info@ratcliffe.com

**ROYAL FARMS**

7701 German Hill Road  
Dundalk, MD 21222  
STORE #068

## ELEVATIONS

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|---|--------------|------------------|
| 1 | 11-07-17     | PERMIT SET       |
| 2 | 12-14-17     | CONSTRUCTION SET |

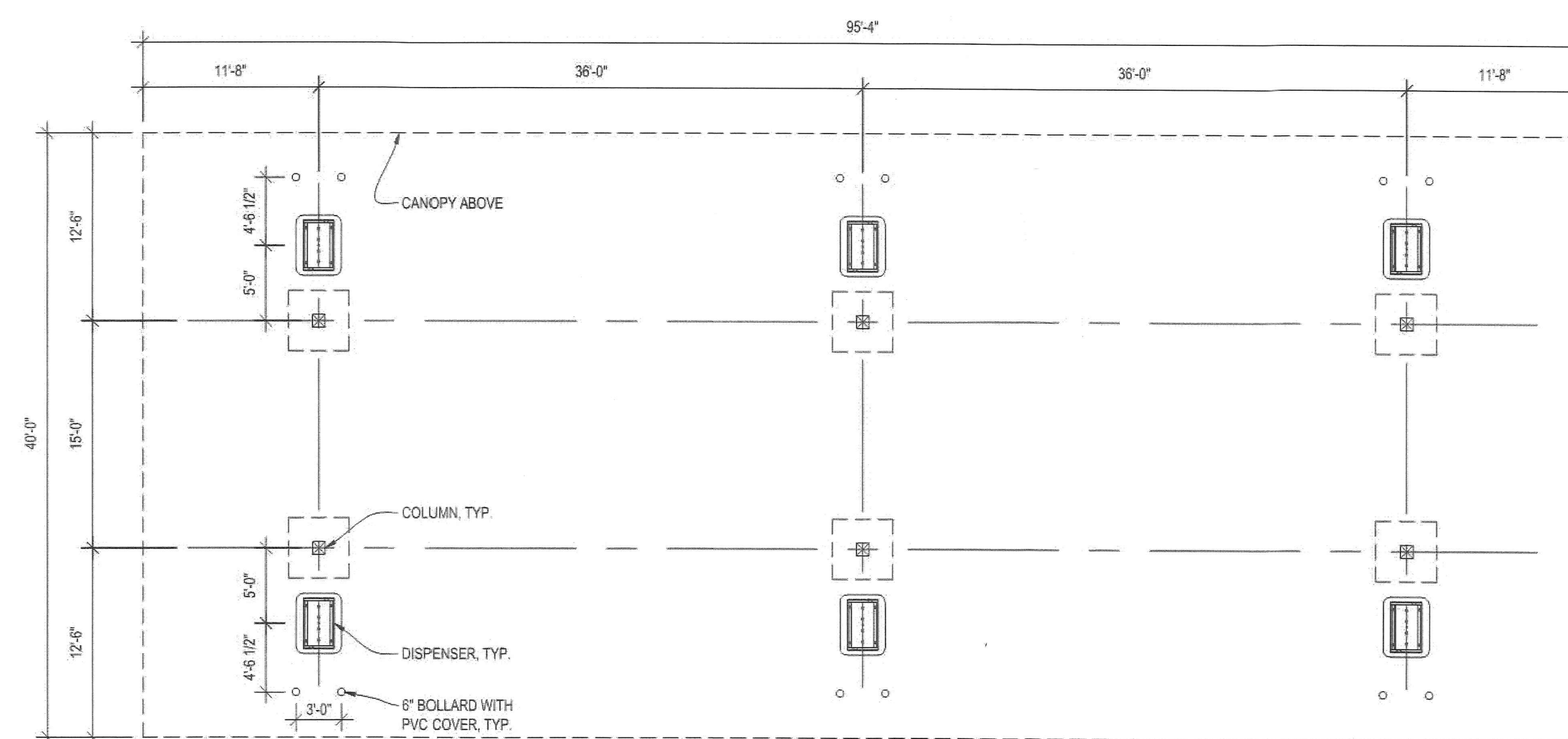
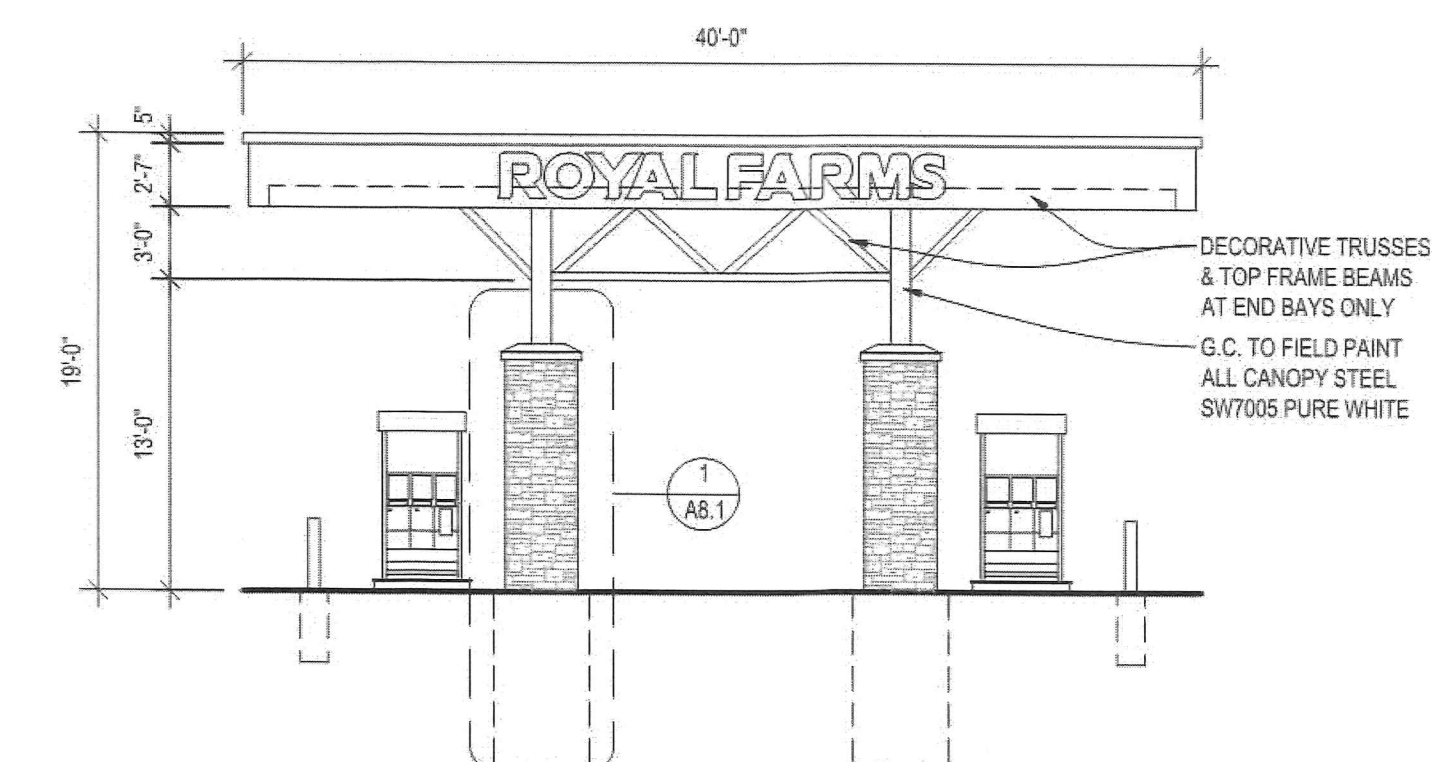
SCALE 1/4" = 1'-0"

DRAWN BY Author

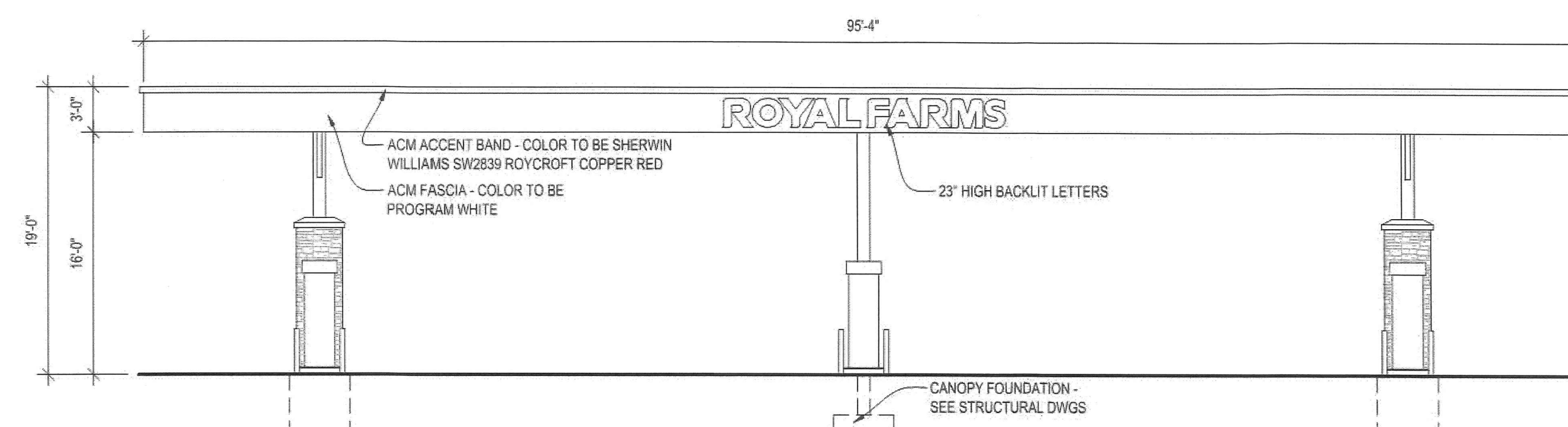
THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976 AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

**A 2.1**





2 FUEL CANOPY PLAN  
1/8" = 1'-0"



① FUEL CANOPY FRONT ELEVATION  
1/8" = 1'-0"

**RATCLIFFE**  
ARCHITECTS

1004 Stevenson Road Stevenson, Maryland 21153  
410-464-7010 Fax 410-464-8319 info@ratcliffearchitects.com

# ROYAL FARMS

## FUEL CANOPIES

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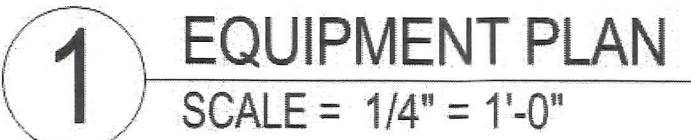
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THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976 AND SHALL NOT BE REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

A8.0

PETITIONER'S EXHIBIT





**NOTE:**

1. DIMENSIONS ARE GYP. BOARD FINISH TO GYP. BOARD FINISH FOR EQUIPMENT PLAN ONLY.

## A1.4



**Dewberry Engineers Inc.**  
10461 MILL RUN CIRCLE  
SUITE 300  
OWINGS MILLS, MD 21117  
PHONE: 410.645.1410  
CONTACT: JENNIFER C. LEONARD

## DEVELOPER/APPLICANT

ROYAL FARMS  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

**CONTACT**  
JEFF BAINBRIDGE  
410.889.0200 x.158

ROYAL FARMS STORE #68  
7701-7703 GERMAN HILL RD  
2507 PLAINFIELD RD  
BALTIMORE COUNTY  
DUNDALK, MARYLAND

MAP: 0103 GRID: 0006 PARCEL: 0128, 0172, 0184

SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3415 EXPIRATION  
DATE: JULY 24, 2019.

### KEY PLAN

SCALE

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## REVISIONS

DRAWN BY JDB

APPROVED BY JCL

CHECKED BY JDB

DATE OCT. 2018

TITLE

### PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

AERIAL EXHIBIT

PROJECT NO. 50095141

1

SHEET NO. 1 OF 1



PETITIONER'S EXHIBIT

5



ROYAL FARMS  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

**CONTACT**  
JEFF BAINBRIDGE  
410.889.0200 x.158

ROYAL FARMS STORE #68  
7701-7703 GERMAN HILL RD  
2507 PLAINFIELD RD  
BALTIMORE COUNTY  
DUNDALK, MARYLAND

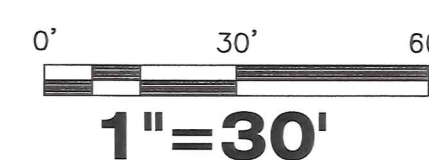
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SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DUL  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS  
THE STATE OF MARYLAND, LICENSE NO. 3415 EXPIRATION  
DATE: 03/31/2019

### KEY PLAN

SCALE



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| No. | DATE | BY | Description |

REVISIONS

DRAWN BY JDB

APPROVED BY JCL

CHECKED BY JDB

DATE OCT. 2018

TITLE

## PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

SITE PHOTO EXHIBIT

PROJECT NO. 50095141



ROYAL FARMS  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

**CONTACT**  
JEFF BAINBRIDGE  
410.889.0200 x.158

ROYAL FARMS STORE #68  
7701-7703 GERMAN HILL RD  
2507 PLAINFIELD RD  
BALTIMORE COUNTY  
DUNDALK, MARYLAND

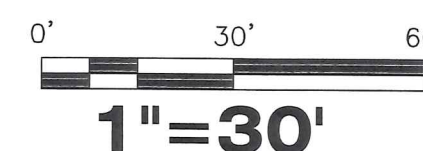
MAP: 0103 GRID: 0006 PARCEL: 0128, 0172, 0184

SEAL

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NO. 3415 EXPIRATION  
DATE: JULY 24, 2019.

### KEY PLAN

SCALE



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## REVISIONS

DRAWN BY JDB

**JOURNAL OF DOCUMENTATION**

APPROVED BY \_\_\_\_\_

DATE MAY, 2018

TITLE

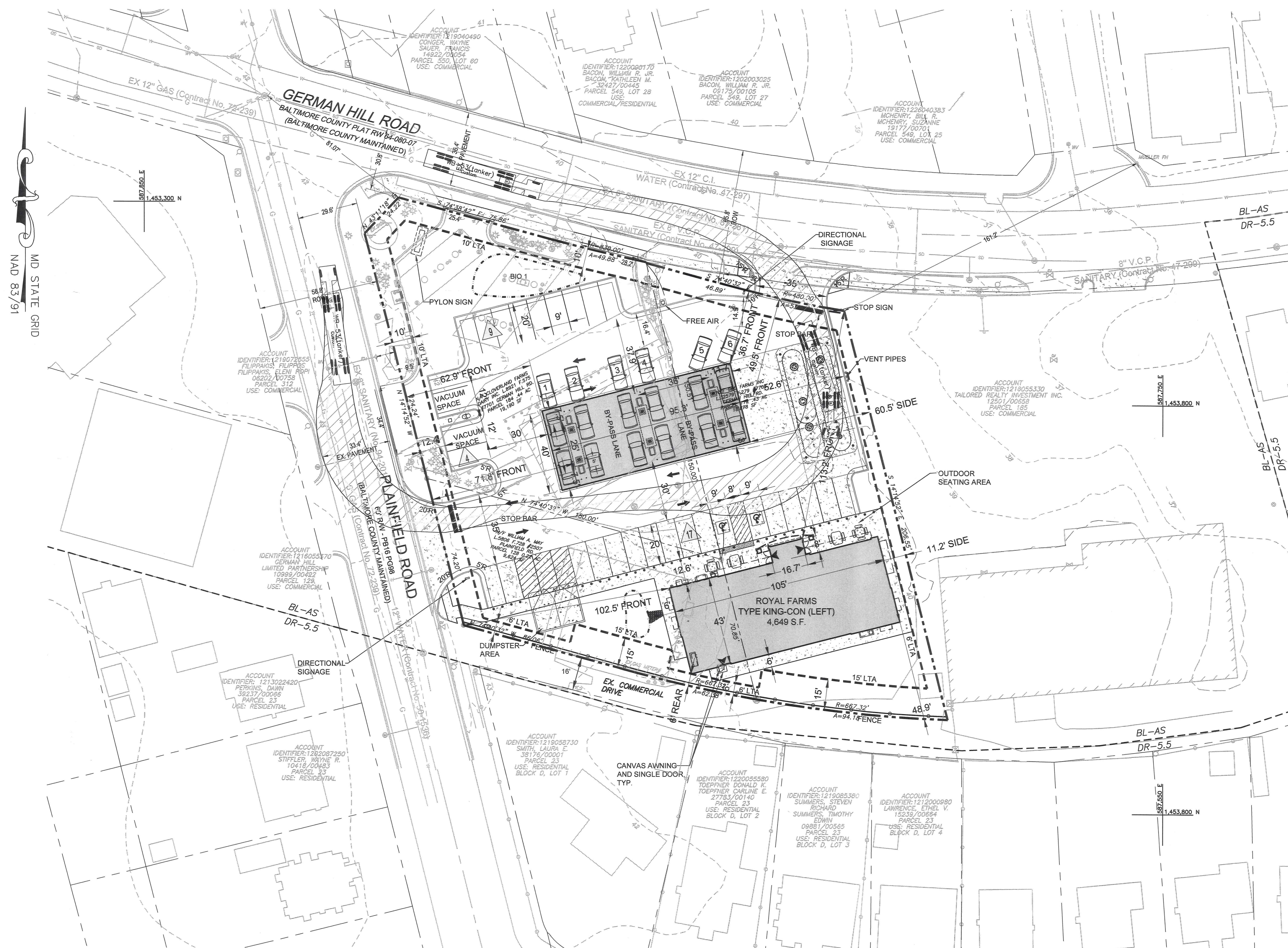
PLAN TO ACCOMPANY  
PETITION FOR SPECIAL  
EXCEPTION & VARIANCE

TRUCK TURNING EXHIBIT

PROJECT NO. 50095141

SHEET NO.

1 OF 1



PETITIONER'S EXHIBIT

8







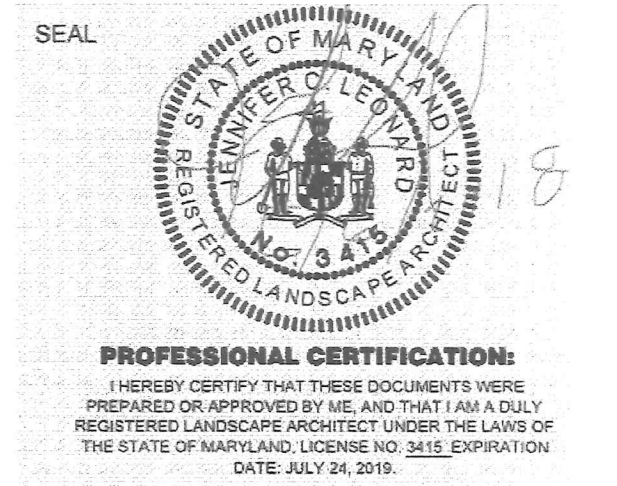
DEVELOPER/APPLICANT

ROYAL FARMS  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

**CONTACT**  
JEFF BAINBRIDGE  
410.889.0200 x.158

ROYAL FARMS STORE #68  
7701-7703 GERMAN HILL RD  
2507 PLAINFIELD RD  
BALTIMORE COUNTY  
DUNDALK, MARYLAND

MAP: 0103 GRID: 0006 PARCEL: 0128, 0172, 0184



### KEY PLAN

SCALE

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## REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE \_\_\_\_\_

TITLE

## PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

## EXISTING CONDITIONS PLAN

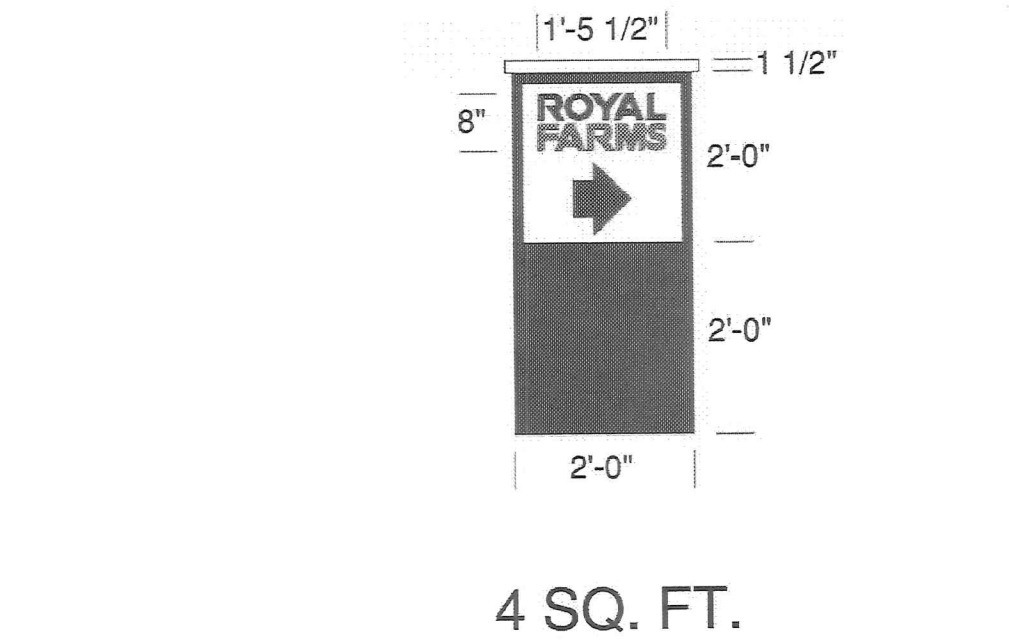
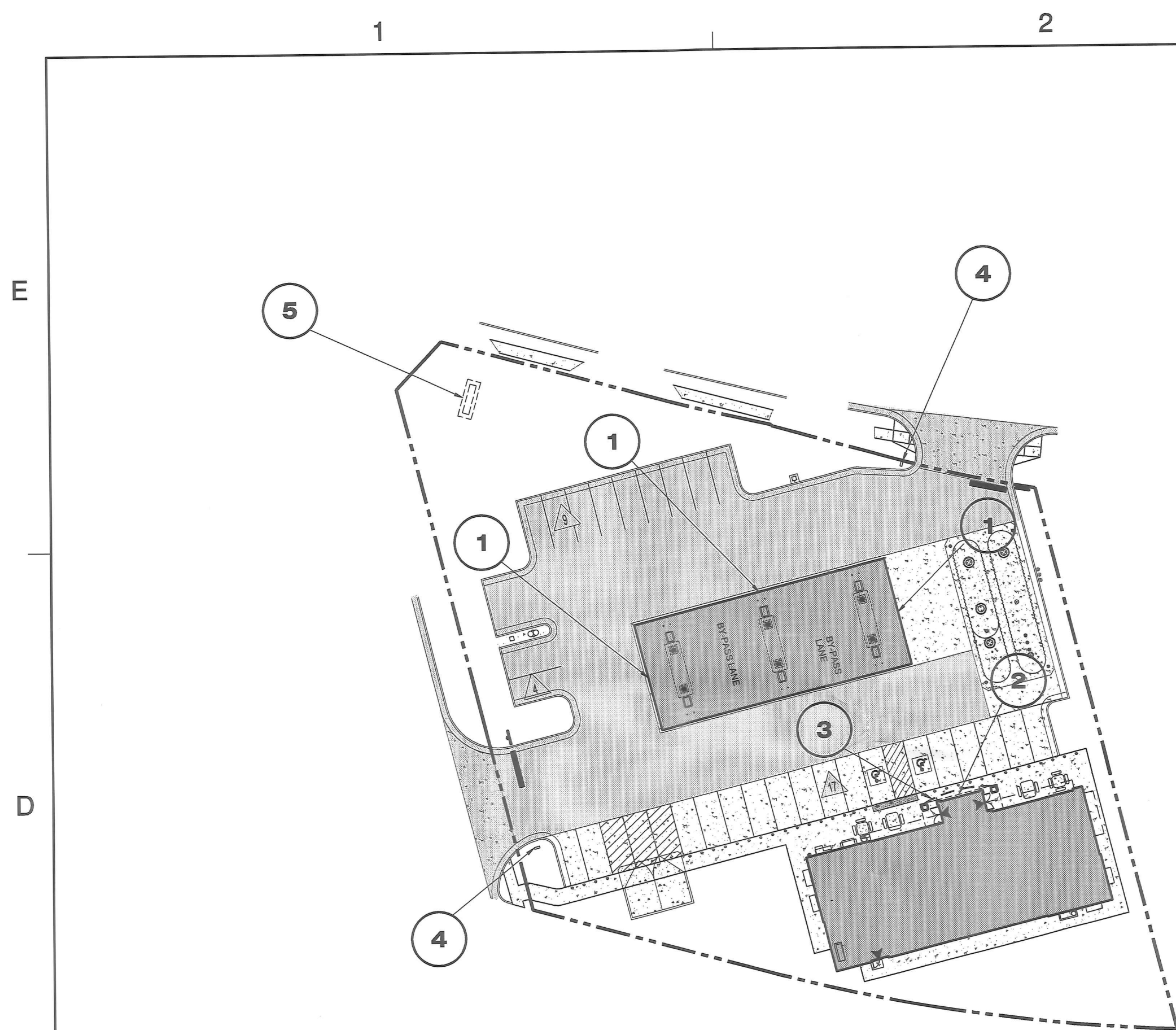
PROJECT NO. 50095141

2

SHEET NO.

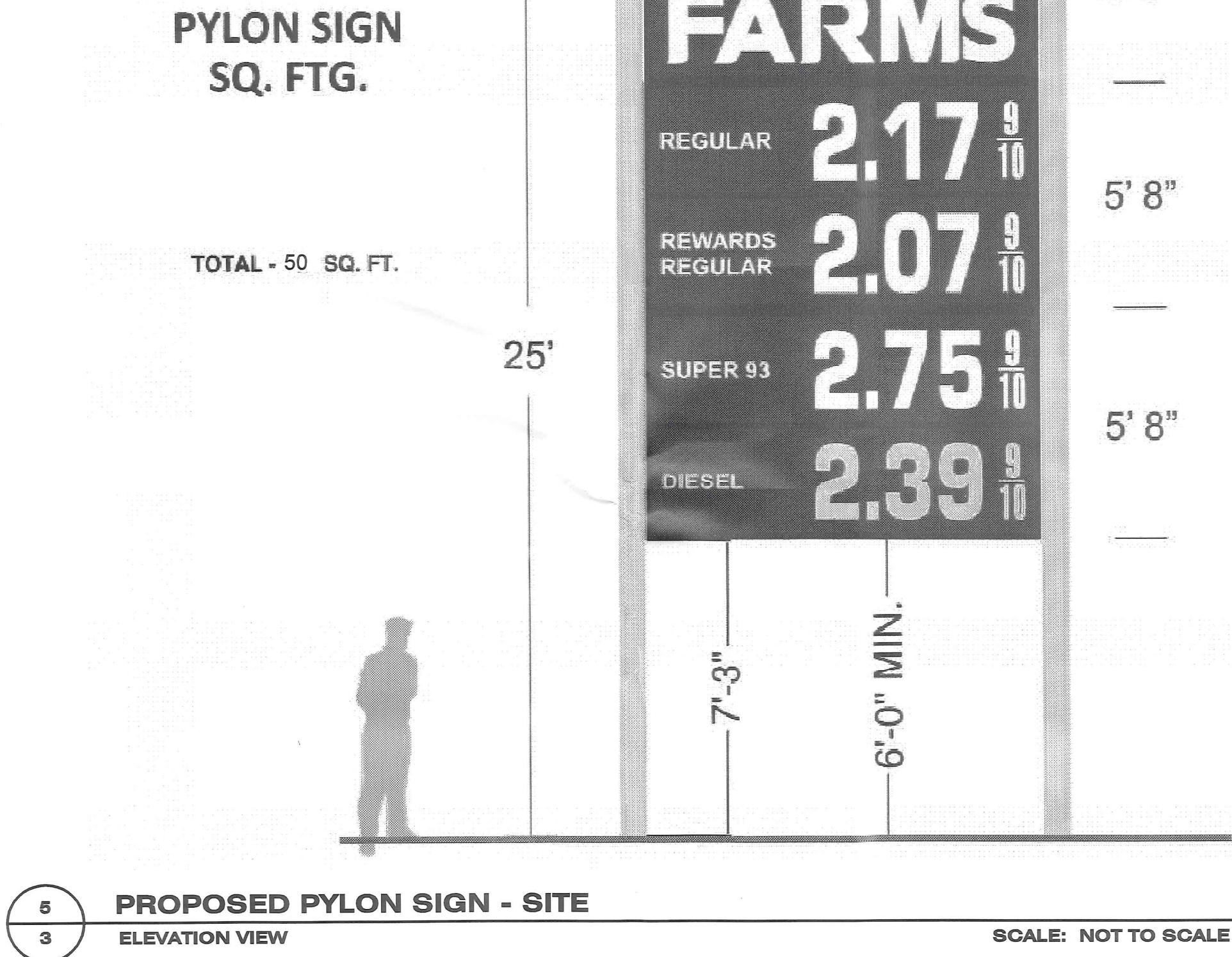
OF 5





**4**  
**3** **DIRECTIONAL ARROW SIGN**  
PLAN VIEW SCALE: NOT TO SCALE

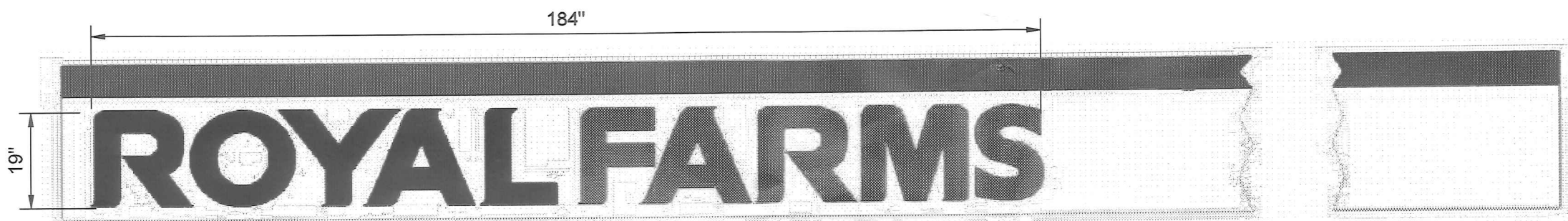
"ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.  
SIGN AREA = 2.0' X 2.0' = 4.0 SF  
ALLOWABLE TEXT/LOGO AREA = 4.0 SF X 0.3 = 1.2 SF  
PROPOSED TEXT/LOGO AREA = 1'-5 1/2" X 8" = 0.98 SF  
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



**6**  
**3** **PROPOSED PYLON SIGN - SITE**  
ELEVATION VIEW SCALE: NOT TO SCALE

**SIGN LAYOUT DETAIL**  
PLAN VIEW

SCALE: 1" = 40'



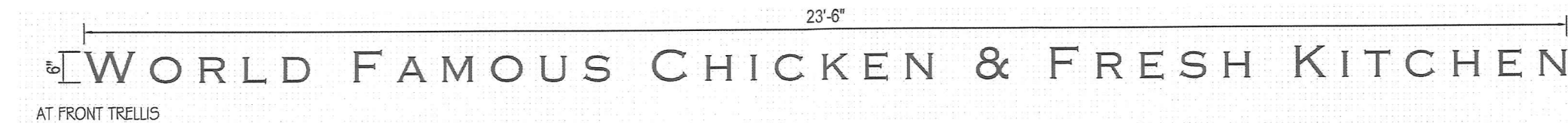
PROPOSED SQUARE FOOTAGE: 25 SQ.FT. EACH  
ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

**1**  
**3** **PROPOSED FUEL CANOPY SIGN**  
ELEVATION VIEW SCALE: NOT TO SCALE



NOTE: INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS  
TOTAL SIGN SQUARE FOOTAGE: 37.85 S.F.

**2**  
**3** **BUILDING SIGN- CHANNEL LETTERS**  
PLAN VIEW NOT TO SCALE



AT FRONT TRELLIS  
FONT: COPPERPLATE GOTHIC BOLD  
COLOR: ROYALBROOK COPPER RED  
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE, ALL OTHER LETTERS ARE LOWERCASE  
SQUARE FOOTAGE: 11.75 SQ. FT.  
ILLUMINATION: NONE

**3**  
**3** **BUILDING SIGN- FRESH KITCHEN LETTERS**  
PLAN VIEW SCALE: NOT TO SCALE



Dewberry Engineers Inc.  
10481 MILL RUN CIRCLE  
SUITE 300  
OWINGS MILLS, MD 21117  
PHONE: 410.645.1410  
CONTACT: JENNIFER C. LEONARD

DEVELOPER/APPLICANT

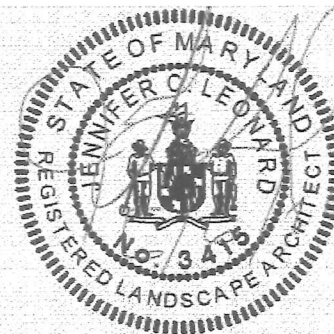
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DUNDALK, MARYLAND

MAP: 0103 GRID: 0006 PARCEL: 0128, 0172, 0184

SEAL



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KEY PLAN

SCALE

AS SHOWN

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| No. | DATE | BY | Description |

REVISIONS

DRAWN BY JDB  
APPROVED BY JCL  
CHECKED BY JDB  
DATE MAY, 2018

TITLE

PLAN TO ACCOMPANY  
PETITION FOR SPECIAL  
EXCEPTION & VARIANCE

SIGNAGE PLAN

PROJECT NO. 50095141

3

SHEET NO.

3 OF 5





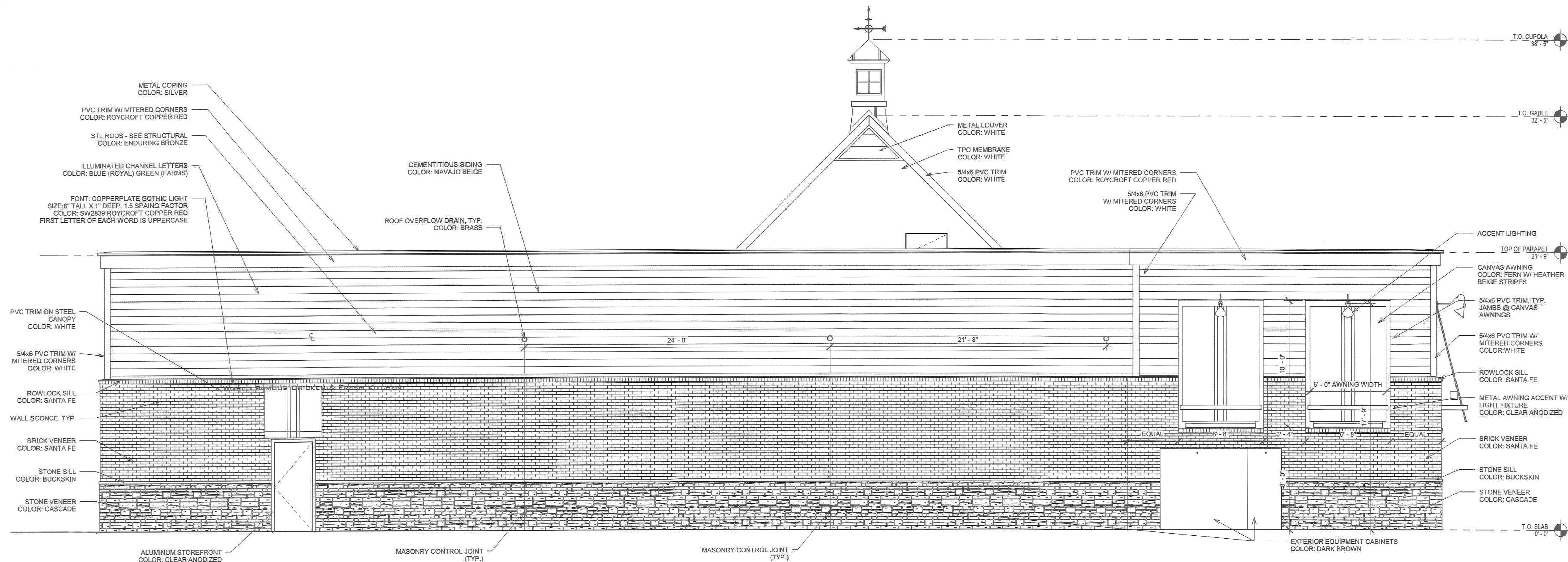




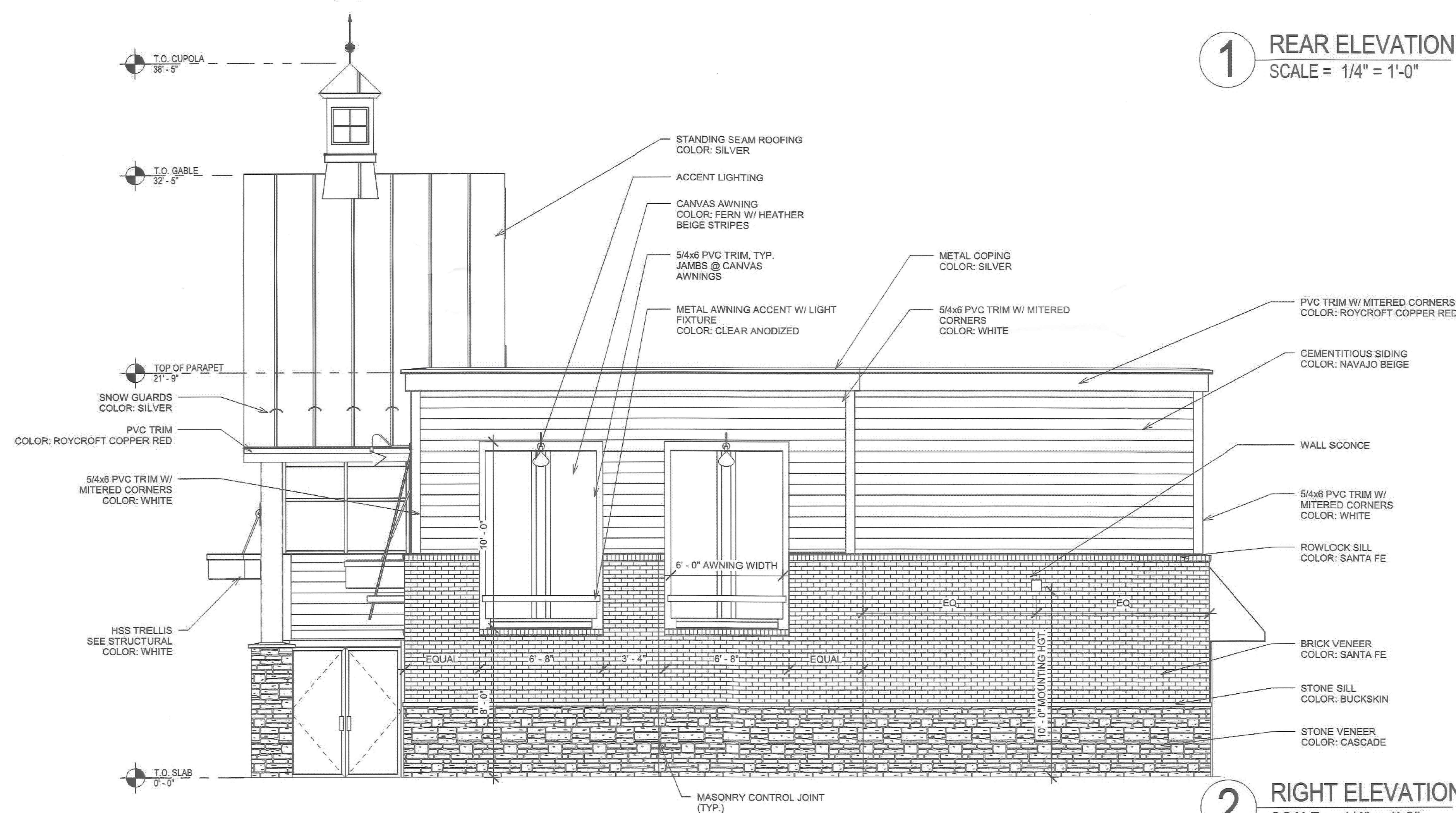








**1 REAR ELEVATION**  
SCALE = 1/4" = 1'-0"



**2 RIGHT ELEVATION**  
SCALE = 1/4" = 1'-0"

**RATCLIFFE**  
ARCHITECTS

**ROYAL FARMS**

7701 German Hill Road  
Dundalk, MD 21222  
STORE #068

**ELEVATIONS**

| # | REVISED<br>DATE | CONTENT          |
|---|-----------------|------------------|
|   | 11-07-17        | PERMIT SET       |
|   | 12-14-17        | CONSTRUCTION SET |

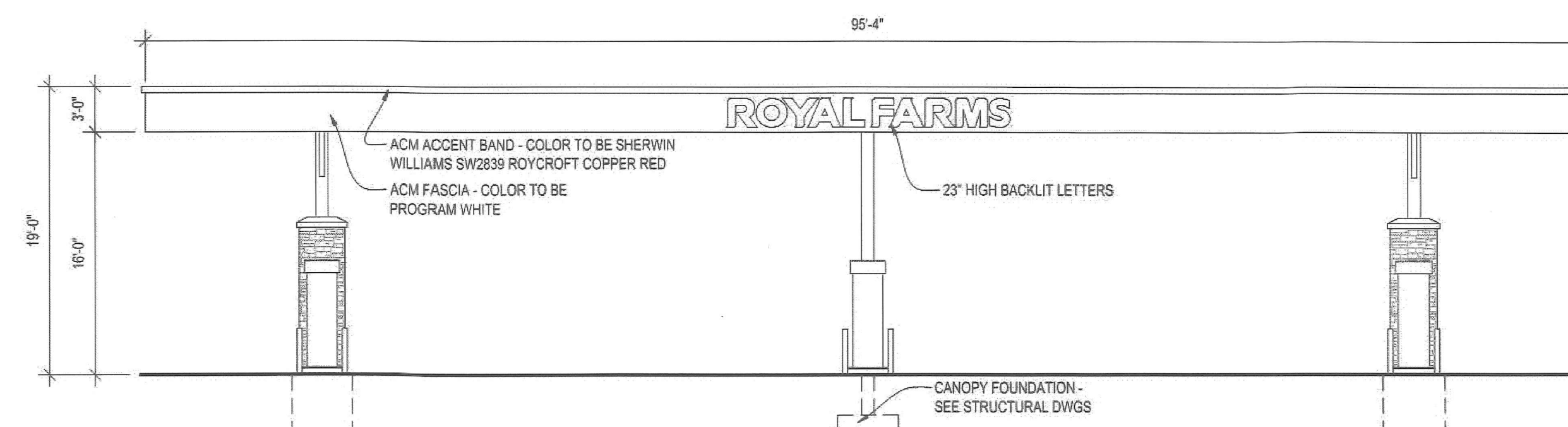
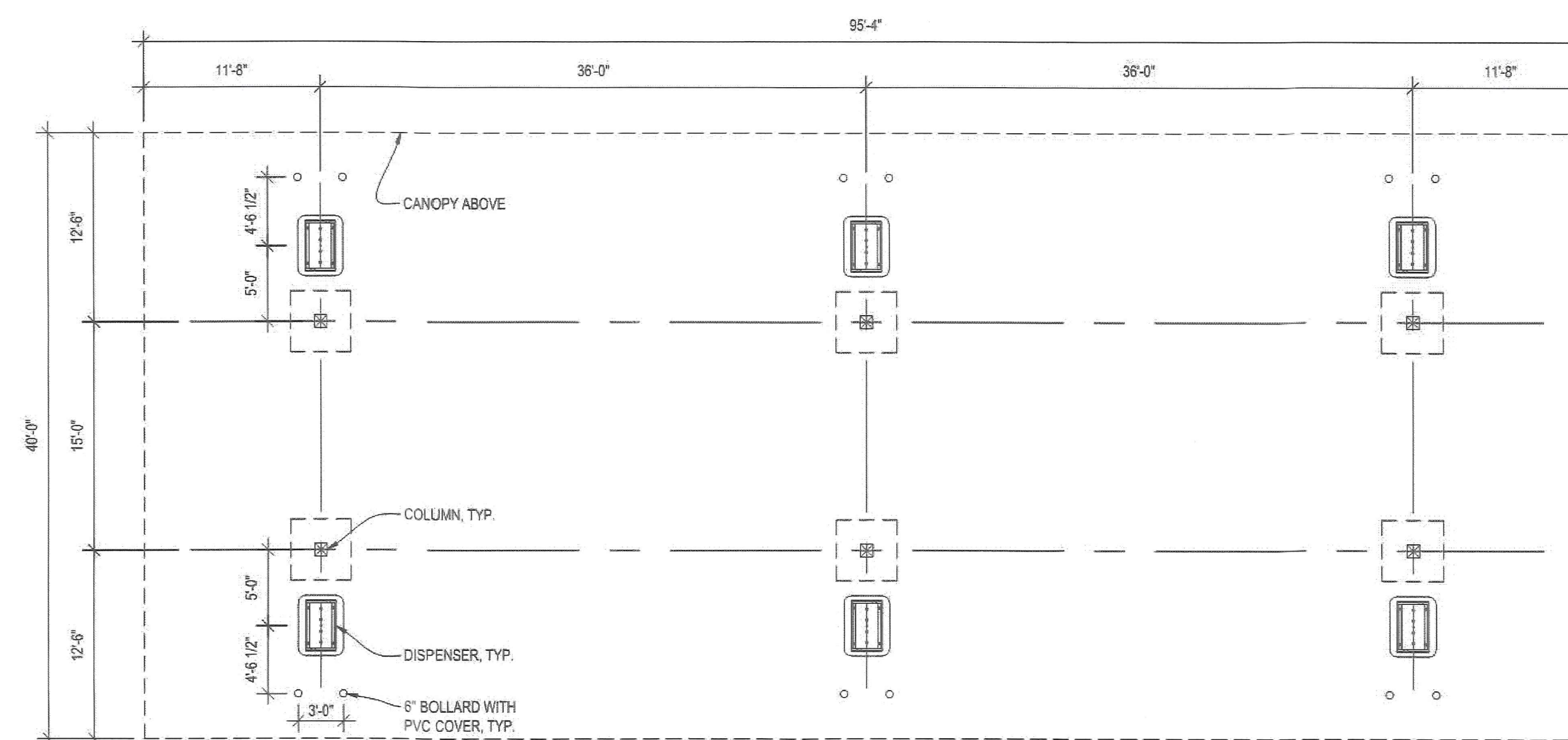
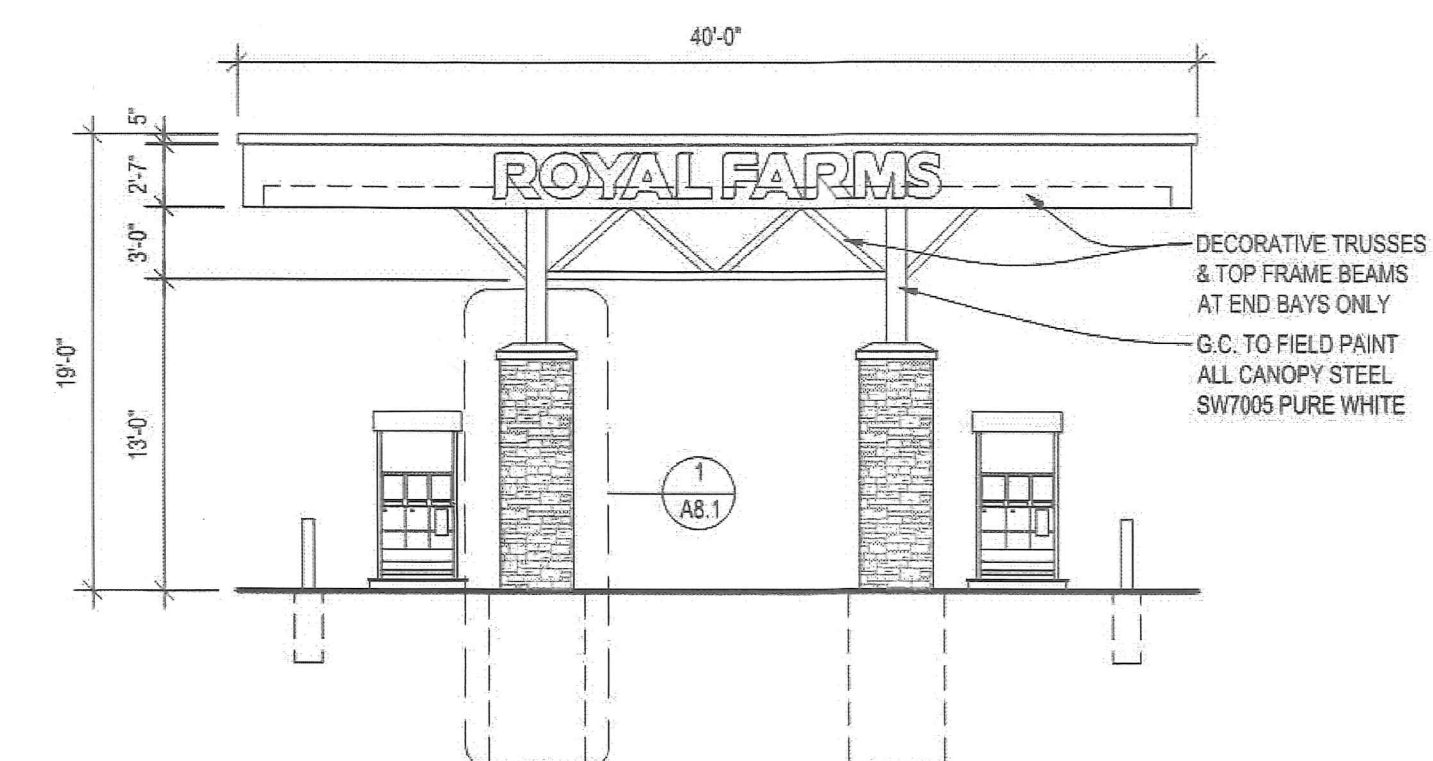
SCALE 1/4" = 1'-0"

DRAWN BY Author

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ARCHITECT.

**A 2.1**



RATCLIFFE  
ARCHITECTS

404 Stevenson Road  
Stevenson, Maryland 21155

# ROYAL FARMS

7701 GERMAN HILL ROAD  
DUNDALK, MD 21222  
Store #068

## FUEL CANOPIES

[illegible]

|       |       |
|-------|-------|
| SCALE | NOTED |
|-------|-------|

DRAWN BY R.White

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A8.C







 Baltimore County - My Neighborhood

My Neighborhood

Select a Property  
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

7701 german hill road

Search

Get Started  
Property Report - 7701 GERMAN HILL RD

Number of features found: 1

7701 GERMAN HILL RD

Tax Account Number 1219072554  
Owner Name CLOVERLAND FARMS DAIRY INC  
Premise Address 7701 GERMAN HILL RD  
Tax Map 0103  
Parcel 0184  
Real Property Report [More info](#)  
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [BL AS](#)

SCHOOL DISTRICTS

Elementary School [Bear Creek ES](#)  
District  
Middle School District [General John Stricker MS](#)  
High School District [Patapsco HS](#)

CIVIC - GOVERNMENT

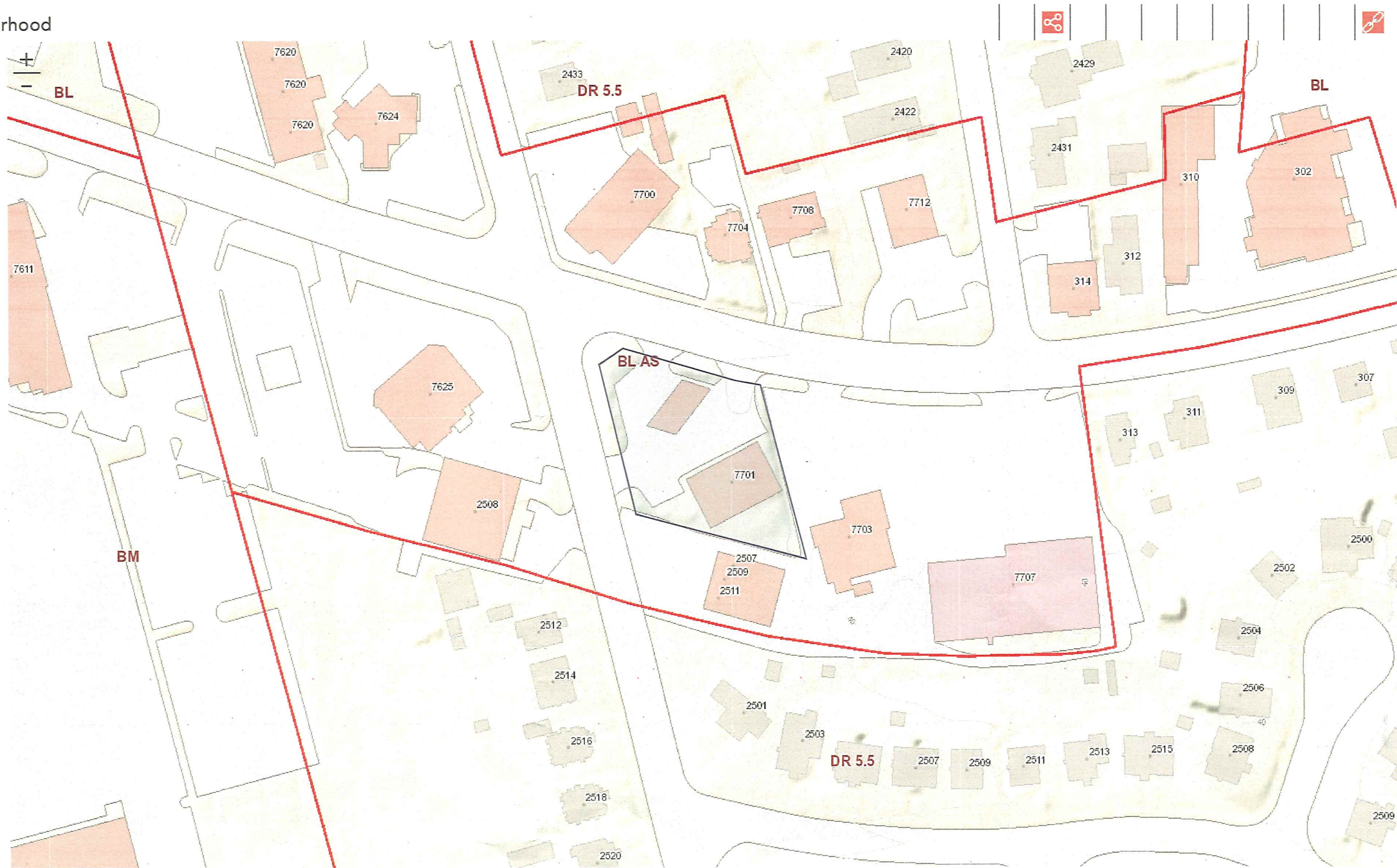
Police Precinct [Dundalk](#)  
Councilmanic District [7](#)  
Congressional District [2](#)  
Legislative District [6](#)  
Election District [12](#)  
Voting Precinct [12-004](#)

ECONOMIC

Commercial Revitalization District No Feature Found  
Enterprise Zone No Feature Found  
Economic Park Center Name No Feature Found  
Economic Park Center Type No Feature Found

ENVIRONMENTAL

Watershed Name [Back River](#)  
River Basin Name Patapsco River



60ft  
-76.503 39.280 Degrees