

MEMORANDUM

DATE: September 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0317-X – Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
(100-114 W. Padonia Road) *
8th Election District * OFFICE OF
3rd Council District *
Two Farms, Inc. * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* Case No. 2018-0317-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Two Farms, Inc., legal owner ("Petitioner"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") to use the subject property for a fuel service station and a rollover car wash, as a use in combination.

Traffic engineer Mark Keeley, professional engineer Steve Warfield and Jeff Bainbridge appeared in support of the petition. David H. Karceski, Esq. and Jennifer Frankovich, Esq. represented the Petitioner. Eric Rockel, President of Greater Timonium Community Council ("GTCC") attended the hearing to obtain additional information regarding the request. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR").

The subject property is approximately 2.29 acres in size and is zoned BM-CCC. The property is now improved with two (2) commercial buildings, which will be razed. Petitioner proposes to construct on the site a Royal Farms fuel service station, convenience store and rollover car wash. Such uses are permitted by special exception in the BM zone.

ORDER RECEIVED FOR FILING

Date 8-3-18

By lew

Special Exception

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

Eric Rockel testified the community's main concern was traffic. Mr. Keeley noted the property is not within a failing traffic shed, although the intersection at Padonia and York Road functions at a "D" level of service in the afternoon peak period. As discussed at the hearing, traffic is the most frequent concern cited in both commercial and residential zoning cases. Although Mr. Keeley explained most traffic visiting the site would be considered pass-by trips where motorists stop for gas or convenience store purchases on their way to another primary destination, it stands to reason traffic will increase in the area. Other than expensive and time-consuming infrastructure improvements, no readily-available cures exist for this problem. In terms of a strict legal analysis, increased traffic is considered to be inherent in many special exception uses, and the petition cannot be denied on that basis. In other words, most uses for which a special exception is required are regarded as "potentially troublesome because of noise, traffic, congestion..." *Montgomery County v. Butler*, 417 Md. 271, 297 (2010).

ORDER RECEIVED FOR FILING

Date 8-3-18

2

By kw

THEREFORE, IT IS ORDERED this 3rd day of **August, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to use the herein described property for a fuel service station and a rollover car wash, as a use in combination, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment of the Bureau of DPR, a copy of which is attached.
3. Petitioner shall have five (5) years from the date hereof in which to utilize the special exception.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 8-3-18

By 

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2018
Item No. 2018-0317-X

DATE: June 18, 2018

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

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

The existing 10-foot Drainage & Utility Easement for the 30-inch storm drain that fronts Padonia Road, shall be increased to a 20-foot Drainage & Utility Easement to accommodate any future maintenance or repairs as needed.

Developer/Owner shall provide curb depressions and handicap ramps at all roadway crossings as show on the plan.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 8-3-18

By *MD*



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 100-114 West Padonia Road

which is presently zoned BM-CCC

Deed References: 40114-146

10 Digit Tax Account # 1800006122; 1800006123; and

Property Owner(s) Printed Name(s) Two Farms, Inc.

1800006125

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

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

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

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for a fuel service station and a rollover car wash, as a use in combination, pursuant to Sections 405.2.B.1 and 405.4.E.2 of the Baltimore County Zoning Regulations.

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

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Two Farms, Inc.

By:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3611 Roland Avenue,

Baltimore,

Maryland

Mailing Address

City

State

21211

410-889-0200

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0317-X Filing Date 5/17/18

Do Not Schedule Dates: _____

Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 8-3-18

Rv [Signature]

REV. 10/4/11

ZONING PROPERTY DESCRIPTION FOR 100 W PADONIA ROAD to Accompany Petition For Special Exception Request

Beginning at a point on the west side of Broad Avenue which is 70' wide at a distance of 139' south of the centerline of the nearest improved intersecting street (Old Padonia Road) which is 40' wide. Thence the following courses and distances:

- 1) South 18 degrees 30 minutes 52 seconds East 301.92 feet;
- 2) South 31 degrees 23 minutes 22 seconds West 65.13 feet;
- 3) by a curve to the right having a radius of 3767.72 feet and a length of 102.17 feet; subtended by a bearing and distance of South 83 degrees 16 minutes 19 seconds West 102.17 feet;
- 4) North 18 degrees 28 minutes 11 seconds West 34.63 feet;
- 5) North 88 degrees 03 minutes 06 seconds West 99.72 feet;
- 6) South 83 degrees 30 minutes 19 seconds West 69.46 feet;
- 7) North 18 degrees 22 minutes 14 seconds West 82.30 feet;
- 8) South 71 degrees 37 minutes 46 seconds West 49.90 feet;
- 9) North 04 degrees 29 minutes 46 seconds East 161.11 feet;
- 10) South 85 degrees 26 minutes 21 seconds East 7.25 feet;
- 11) by a curve to the right having a radius of 10.00 feet and a length of 7.68 feet; subtended by a bearing and distance of North 72 degrees 33 minutes 33 seconds East 7.49 feet;
- 12) North 50 degrees 33 minutes 39 seconds East 101.11 feet;
- 13) by a curve to the left having a radius of 160.00 feet and a length of 83.29 feet; subtended by a bearing and distance of North 65 degrees 28 minutes 28 seconds East 82.36 feet;
- 14) North 05 degrees 20 minutes 02 seconds East 13.71 feet;
- 15) South 84 degrees 13 minutes 09 seconds East 111.72 feet to the point of BEGINNING as recorded in Deed Liber 40114, Folio 146

CONTAINING 2.29 acres of land, more less.

Tax ID No. 08-18-00-006122; 08-18-00-006123; 08-18-00-006125

Located in 8th Election District and 3rd Council District

DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



[Handwritten Signature]
5/17/18

Item #0317



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 5657340

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:

Jul 10, 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: 2018-0317-X
100-114 West Padonia Road
N/s W. Padonia Road, west of Broad Avenue
8th Election District - 3rd Councilman District
Legal Owners: Two Farms, Inc.

Special Exception to use property for a fuel service station and a rollover car wash, as a use in combination.

Hearing: Monday, July 30, 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.

JF 07/10/2018 5657340

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

JB 7-30-18
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Friday, July 27, 2018 4:01 PM
To: DKarceski@Venable.com; Barbara A. Lukasevich; Administrative Hearings
Subject: Re-Certifications For 2018-0317-X
Attachments: Re-Cert 1 2018-0317-X Sign 1.doc; Re-Cert 2 2018-0317-X Sign 2.doc

Attached please find re-certifications for 100-114 West Padonia Road. Thanks.



CERTIFICATE OF POSTING

2018-0317-X

RE: Case No.: _____

Petitioner/Developer: _____

Two Farms, Inc

July 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:

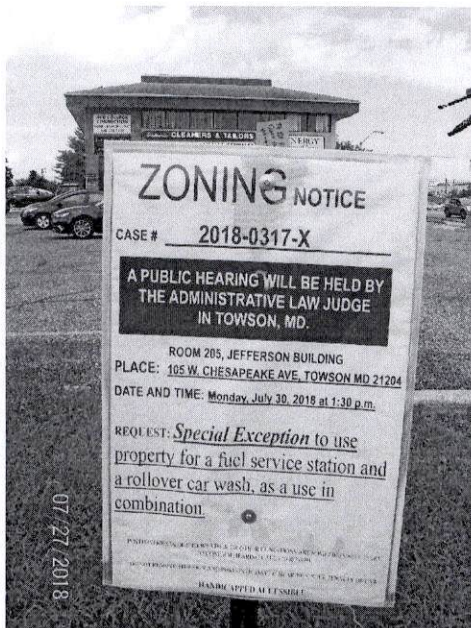
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____



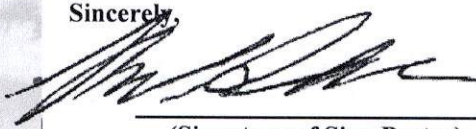
100-114 West Padonia Road **SIGN 1 Recertification**

July 10, 2018

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



Sincerely,

 July 27, 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

2018-0317-X

RE: Case No.: _____

Petitioner/Developer: _____

Two Farms, Inc

July 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:

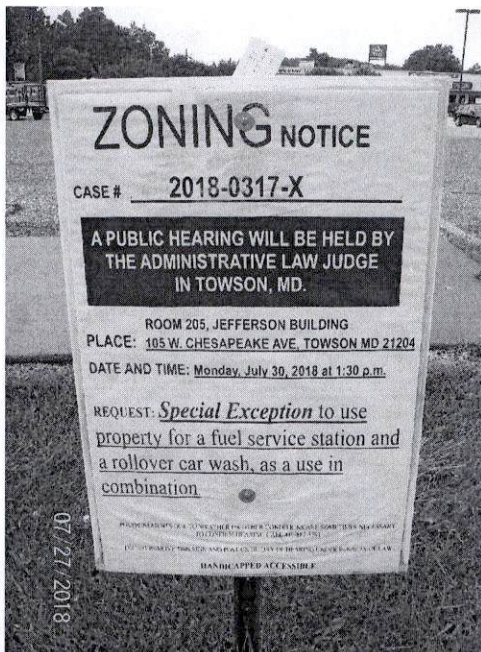
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____



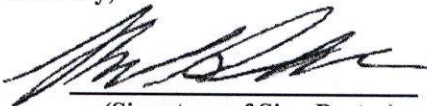
100-114 West Padonia Road **SIGN 2 Recertification**

July 10, 2018

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



Sincerely,

 July 27, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

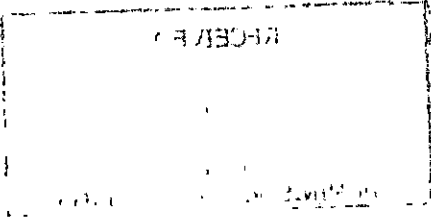
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0317-X

RE: Case No.: _____

Petitioner/Developer: _____

Two Farms Inc.

July 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:

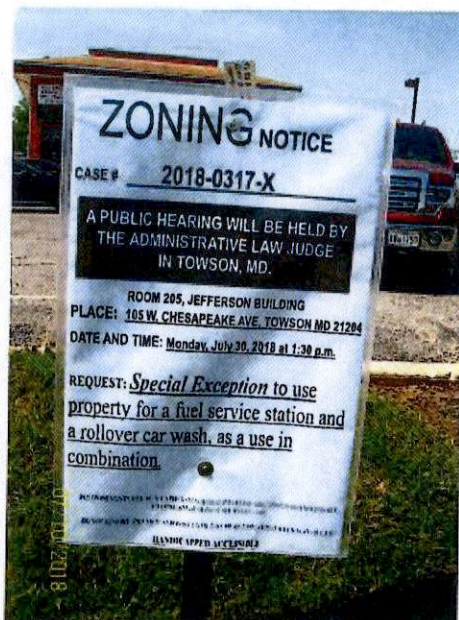
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

100-114 W. Padonia Road

SIGN 1

July 10, 2018

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



Sincerely,

 7/10/18
(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

2018-0317-X

RE: Case No.: _____

Petitioner/Developer: _____

Two Farms Inc.

July 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: _____

100-114 W. Padonia Road

SIGN 2

July 10, 2018

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



Sincerely,

 7/10/18
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

June 7, 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: 2018-0317-X

100-114 West Padonia Road

N/s W. Padonia Road, west of Broad Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Two Farms, Inc.

Special Exception to use property for a fuel service station and a rollover car wash, as a use in combination.

Hearing: Monday, July 30, 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".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Jeffrey Bainbridge, Two Farms, Inc., 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 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: PATUXENT PUBLISHING COMPANY
Tuesday, July 10, 2018 Issue - Jeffersonian

Please forward billing to:

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

410-494-6285

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: 2018-0317-X

100-114 West Padonia Road
N/s W. Padonia Road, west of Broad Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Two Farms, Inc.

Special Exception to use property for a fuel service station and a rollover car wash, as a use in combination.

Hearing: Monday, July 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 EXCEPTION * BEFORE THE OFFICE
100-114 West Padonia Road; N/S of West
Padonia Road, 40' W of c/line of Broad Ave.* OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Two Farms, Inc. * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-317-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

MAY 23 2018

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 23rd 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

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0317-X
Property Address: 100-114 Padonia Road
Property Description: northwest corner of W Padonia Rd and
Broad Ave
Legal Owners (Petitioners): Two Farms Inc.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karceski
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Suite 500
Towson MD 21204
Telephone Number: (410) 494 6285

Revised 7/9/2015

PAID RECEIPT

BUSINESS	ACTUAL	TIME	IRW
5/17/2018	5/17/2018	10:20:45	2

REC #502 WALKIN JEE
 RECEIPT # 053181 5/17/2018 CFLW

[illegible]

NO. 168049
Recpt Tot \$500.00
\$500.00 - CK \$5.00 - CA
Baltimore County, Maryland

Total: \$5.00

For Zoning hearing - case # 2018-0311-X

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 26, 2018

Two Farms, Inc.
Jeffrey Bainbridge
3611 Roland Avenue
Baltimore MD 21211

RE: Case Number: 2018-0317 X, Address: 100-114 West Padonia Avenue

Dear Mr. Bainbridge:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 17, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/25/18

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. 2018-0317-X

*Special Exception
Two Farms, Inc. Jeffrey Bainbridge
100-114 W. Padonia Road*

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/10/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-317



INFORMATION:

Property Address: 100-114 Padonia Road
Petitioner: Two Farms, Inc.
Zoning: BM-CCC
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel station and rollover car wash, as a use in combination.

A site visit was conducted on June 6, 2018. The special exception is proposed to be located on property that shares a private drive with existing commercial uses to the immediate north in effect creating a small integrated commercial center. The site is within the area of the Hunt Valley/Timonium Plan. Section G of the Comprehensive Manual of Development Policies (CMDP) offers design guidelines specific to Hunt Valley/ Timonium area addressing layout, architecture, landscaping and pedestrian access.

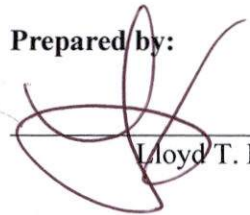
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Include a pedestrian crosswalk across Broad Avenue in the area of the direct site access nearest the intersection of Broad Avenue and Padonia Road.
- Relocate the loading space now proposed at the southeast corner of the site and replace with landscaping to the approval of the Baltimore County Landscape Architect to enhance the prominent corner at Broad Avenue and Padonia Road.

Date: 7/10/2018
Subject: ZAC # 18-317
Page 2

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

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

7-30

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

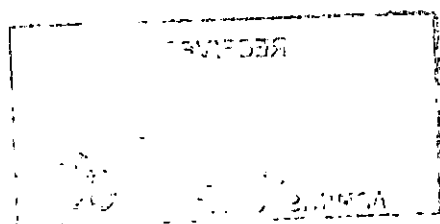
DATE: May 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0317-X
Address 100-114 W. Padonia Road
(Two Farms, Inc. Property)

Zoning Advisory Committee Meeting of **May 28, 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
MS
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2018
Item No. 2018-0317-X

DATE: June 18, 2018

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

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

The existing 10-foot Drainage & Utility Easement for the 30-inch storm drain that fronts Padonia Road, shall be increased to a 20-foot Drainage & Utility Easement to accommodate any future maintenance or repairs as needed.

Developer/Owner shall provide curb depressions and handicap ramps at all roadway crossings as show on the plan.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/10/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-317

INFORMATION:

Property Address: 100-114 Padonia Road
Petitioner: Two Farms, Inc.
Zoning: BM-CCC
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel station and rollover car wash, as a use in combination.

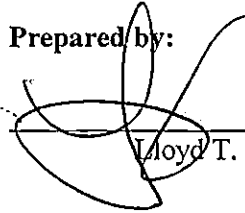
A site visit was conducted on June 6, 2018. The special exception is proposed to be located on property that shares a private drive with existing commercial uses to the immediate north in effect creating a small integrated commercial center. The site is within the area of the Hunt Valley/Timonium Plan. Section G of the Comprehensive Manual of Development Policies (CMDP) offers design guidelines specific to Hunt Valley/ Timonium area addressing layout, architecture, landscaping and pedestrian access.

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

- Include a pedestrian crosswalk across Broad Avenue in the area of the direct site access nearest the intersection of Broad Avenue and Padonia Road.
- Relocate the loading space now proposed at the southeast corner of the site and replace with landscaping to the approval of the Baltimore County Landscape Architect to enhance the prominent corner at Broad Avenue and Padonia Road.

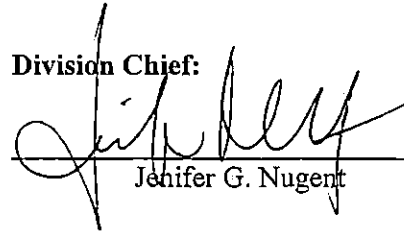
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott

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

David H. Karceski, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

CASE NAME 100-114 W. Padonia Road
CASE NUMBER 2018-317-X
DATE 7/30/18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
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[illegible]

CASE NAME Royal Farm Store
CASE NUMBER 118-317-X
DATE July 30, 2018

[illegible]

CASE NO. 2018-

0317-X

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

6/18

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

Comment

5/22

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

No Comments

FIRE DEPARTMENT

NO Obj
w/ comment

7/10

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

No Obj

5/25

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/10/18

SIGN POSTING (1st) Date: 7/10/18

by SSG Black

SIGN POSTING (2nd) Date: 7/27/18

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 - 08 Account Number - 1800006125							
Owner Information										
Owner Name:		TWO FARMS INC				Use:		COMMERCIAL		
						Principal Residence:		NO		
Mailing Address:		3611 ROLAND AV BALTIMORE MD 21211-				Deed Reference:		/40114/ 00146		
Location & Structure Information										
Premises Address:		100 PADONIA RD LUTHERVILLE TIMONIUM 21093-				Legal Description:		PARCEL D 1.5921 AC 130 S OLD PADONIA RD PADONIA PARK SHOP CTR		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0051	0017	0047		0000				2017	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1978		12736				1.5900 AC		06		
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation		
		SHOPPING CENTER / NEIGHBORHOOD								
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:		1,510,500		1,510,500						
Improvements		824,400		797,600						
Total:		2,334,900		2,308,100		2,308,100		2,308,100		
Preferential Land:		0						0		
Transfer Information										
Seller: PADONIA PARK LIMITED				Date: 04/05/2018			Price: \$5,400,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /40114/ 00146			Deed2:			
Seller: PADONIA PARK LIMITED PARTNERSHIP				Date: 11/25/2008			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /27475/ 00271			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						

Municipal:	000	0.00 0.00	0.00 0.00
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Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 08 Account Number - 1800006122							
Owner Information									
Owner Name:		TWO FARMS INC				Use:		COMMERCIAL	
Mailing Address:		3611 ROLAND AV BALTIMORE MD 21211-				Principal Residence:		NO	
						Deed Reference:		/40114/ 00146	
Location & Structure Information									
Premises Address:		100 PADONIA RD LUTHERVILLE TIMONIUM 21093-				Legal Description:		PARCEL E .4308 AC 168 S BROAD AVE PADONIA PARK SHOP CTR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0017	0047		0000				2017	Plat Ref: 0048/0100
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1978		10290				18,765 SF		06	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		630,100		630,100					
Improvements		887,200		971,100					
Total:		1,517,300		1,601,200		1,545,267		1,573,233	
Preferential Land:		0						0	
Transfer Information									
Seller: PADONIA PARK LIMITED				Date: 04/05/2018		Price: \$5,400,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /40114/ 00146		Deed2:			
Seller: PADONIA PARK LIMITED PARTNERSHIP				Date: 11/25/2008		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /27475/ 00271		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

J. MARK KEELEY, PTP

6533 Green Mount Drive

Elkridge, MD 21075

410-615-0067 (Cell)

410-670-2911 (Office)

Professional Summary:

Traffic/Transportation Planner with 25 years of experience.

Skills:

Traffic Operations Analysis

Traffic Impact Studies

Intersection Analysis

Transportation Planning Studies

Transportation Management Studies

Speed & Sight Distance Studies

Intersection Delay Studies

Parking Studies

Trip Generation Analyses

Computer software Packages: Microsoft software packages, TP +, MINUTP, Highway Capacity Software (HCS), SIDRA, Critical Lane Volume Analysis

Professional Associations:

Certifications

- PTP (Professional Transportation Planner Certification), ITE
2008 – Present Certificate Number 122

Inactive Certifications

- AICP (American Institute of Certified Planners)
2006 – 2010 Certificate Number 020927

Professional Experience:

TRAFFIC CONCEPTS, INC

7525 Connelley Drive, Suite B Hanover, Maryland 21076

Project Manager/Transportation Planner, July 2005-Present

- Project Manager for Traffic Impact Studies/Traffic Engineering Services Division.
- Develop price proposals and budgets for the preparation of traffic studies.
- Provide expert testimony at public hearings.
- Develop master planning studies, traffic impact studies, and parking studies for private and public sector clients.
- Address technical comments received from reviewing agencies and provide traffic mitigation strategies and solutions for clients.
- Represent clients at project Scoping Meetings, Planning Commission Meetings, Board of Appeals Hearings, and Community Input Meetings.

J. MARK KEELEY, PTP

Page 2 of 3

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS / DEPARTMENT OF PLANNING & ZONING

312 Safety Dr Centreville MD 21617/160 Coursevall Dr. Centreville, MD 21617

Transportation/Land Use Planner IV, September 2002 – July 2005

- Managed the County Adequate Public Facilities Ordinance (Traffic)
- Provided staff support to the Planning Commission and County Council on transportation issues.
- Reviewed approximately 100 traffic impact studies for Queen Anne's County and recommended traffic mitigation measures to meet the APFO requirements.
- Reviewed major and minor subdivision/site plans for compliance with the County's Zoning Ordinance and the Comprehensive Plan.
- Generated technical subdivision/site plan comments and made presentations at County Council and Planning Commission Meetings.
- Initiated and directed general and specialized land use studies, which included vacant land inventories, site impact analysis and transportation corridor studies.
- Appointed liaison to Federal and State Agencies for Maryland's Smart Growth initiatives and the Federal Clean Air Act Amendment (Air Quality Conformity).

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING

220 South Main Street Bel Air, Maryland 21014

Administrator, Office of Transportation, July 1999 – September 2002

- Developed the 2000 Transportation Plan, An Element of the Harford County Master Plan.
- Reviewed of more than 400 traffic impact studies and recommended traffic mitigation measures.
- Initiated and directed planning studies relating to land use and transportation planning, which included computer modeling, transit planning, and traffic impact analysis.
- Developed Transportation Demand Management Strategies for the County.
- Managed the County Traffic Count Program.
- Managed the County Rideshare Program.
- Developed the Unified Planning Work Program for each fiscal year.
- Developed the Transportation Improvement Program (TIP).
- Baltimore Metropolitan Council's Transportation Technical Committee Member.
- Baltimore Metropolitan Council's Bicycle and Pedestrian Advisory Group Member.
- Baltimore Metropolitan Council's Travel Analysis Advisory Group Member.

J. MARK KEELEY, PTP

Page 3 of 3

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
220 South Main Street Bel Air, Maryland 21014

Transportation Planner I & II, September 1993 – July 1999

- Planner assigned to the Edgewood Community Planning Council.
- Conducted transit-planning studies and rider-ship surveys for Harford Transit.
- Coordinated with the Harford Transit to develop new rural transit routes.
- Organized a Bicycle and Pedestrian Task Force to select bike routes and to promote non-motorized transportation.
- Managed the Commuter Assistance Grant for MTA.
- Developed a Regional Employees Commuter Option (ECO) Program for both the public sector and private sector businesses as mandated by the MDE.
- Prepared and reviewed Traffic Impact Studies for the County.
- Managed the Regional Travel Demand Model.
- Performed intersection analysis and recommended traffic mitigation measures.

Master Plan Writings:

- Co-author: 2000 Transportation Plan, Element of the Harford County Master Plan.

Expert Witness Experience:

Baltimore County, MD	City of Easton , MD
Carroll County, MD	City of Elkton, MD
Harford County, MD	City of Salisbury, MD
Howard County, MD	Town of Bel Air, MD
Queen Anne's County, MD	Town of Centreville, MD
Montgomery County, MD	City of Frederick, MD
Town of Denton, MD	

Education:

TOWSON UNIVERSITY

Towson, MD 21252

M.A. Degree - Geography and Planning, 1993

SALISBURY UNIVERSITY

Salisbury, MD 21801

B.A. Degree - Political Science, 1987

MT. ST. JOSEPH HIGH SCHOOL

4403 Frederick Avenue

Baltimore, MD 21229

Graduated 1983

Stephen A. Warfield, P.E.

10540 York Road, Suite M
Hunt Valley, Maryland 21030
(410) 683-7004

Professional Registration

Registered Professional Engineer - Civil Engineering 1995 - Maryland P.E. # 21162

Education

B.S. Civil Engineering - 1990 - University of Maryland, College Park
Master of Environmental Engineering - 1994- Johns Hopkins University

Professional Experience

- 12/94-Present Matis Warfield, Inc.; 10540 York Road, Suite M; Hunt Valley, Maryland 21030:
Currently employed as a principal at Matis Warfield, Inc. Responsible for civil engineering services for the development community. Responsibilities include; planning, design, development, and permitting for site development projects. Responsibilities include; feasibility studies, concept plans, development plans, zoning plans, expert witness testimony, floodplain studies, open channels, stormwater management facilities, storm drain systems, erosion and sediment control plans, highways, pumping stations, utilities, specification development, cost estimating, grading, alternatives analysis, critical area analysis, project management, marketing, administration, client relations, etc.
- 5/91-12/94 Gannett Fleming, Inc.; Suite 200; East Quadrangle; The Village of Cross Keys; Baltimore, Maryland 21210: Supervisors: Fred Wagner-Project Manager, and Dave Ross-Office Manager
Employed as a project engineer by Gannett Fleming, Inc., Baltimore Maryland. Responsible for design and specification development for water treatment plant process design, wastewater treatment plant process and site design, pumping station design, open channel design, stormwater management design, erosion and sediment control design, drainage studies, alternatives analysis, and highway designs.
- 6/90-5/91 George William Stephens, & Associates, Inc.; 658 Kenilworth Drive; Towson, Maryland 21204: Supervisor: Tapobrata Chakrabarti, Partner
Employed as a design engineer by George William Stephens Jr. & Associates, Inc., Towson, Maryland. Performed floodplain studies, designed stormwater management facilities, and designed open channel flow systems for residential, commercial, and industrial development projects. Responsibilities also included development of computer programs to aid stormwater management design.

Professional Affiliations

Baltimore County Engineers Association
Home Builders Association of Maryland
Maryland Society of Professional Engineers

Case No.:

2018-0317-X

Exhibit Sheet

9-5-18

Petitioner/Developer

9-8-3-18

Protestants

No. 1	1A-1D 4 sheet redline site plan	
No. 2	Warfield CV	
No. 3	3A-D Elevations	
No. 4	4A-4C Photo Location Exhibit	
No. 5	Redlined site plan	
No. 6	Site section exhibit	
No. 7	Schematic landscape Plan	
No. 8	July 27, 2018 Letter from Tim Hermann	
No. 9	Existing fuel station exhibit	
No. 10	Keeley CV	
No. 11		
No. 12		



PETITIONER'S EXHIBIT _____

3 A-D

ROYAL FARMS

RFS 057 Rendered Perspective - View from Padonia Avenue
July 13th, 2018

R RATCLIFFE
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
Phone: 410-434-7100 Fax: 410-434-9800 petera.ratcliffearchitects.com



ROYAL FARMS

RFS 057 Rendered Perspective - View from Broad Avenue
July 13th, 2018

RATCLIFFE
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
Phone: 410-484-7000 Fax: 410-484-5550 www.ratcliffearchitects.com



ROYAL FARMS

RFS 057 Rendered Perspective - View from Broad Avenue
July 13th, 2018

RATCLIFFE
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
Phone: 410-484-7000 Fax: 410-484-5873 peter@ratcliffearchitects.com

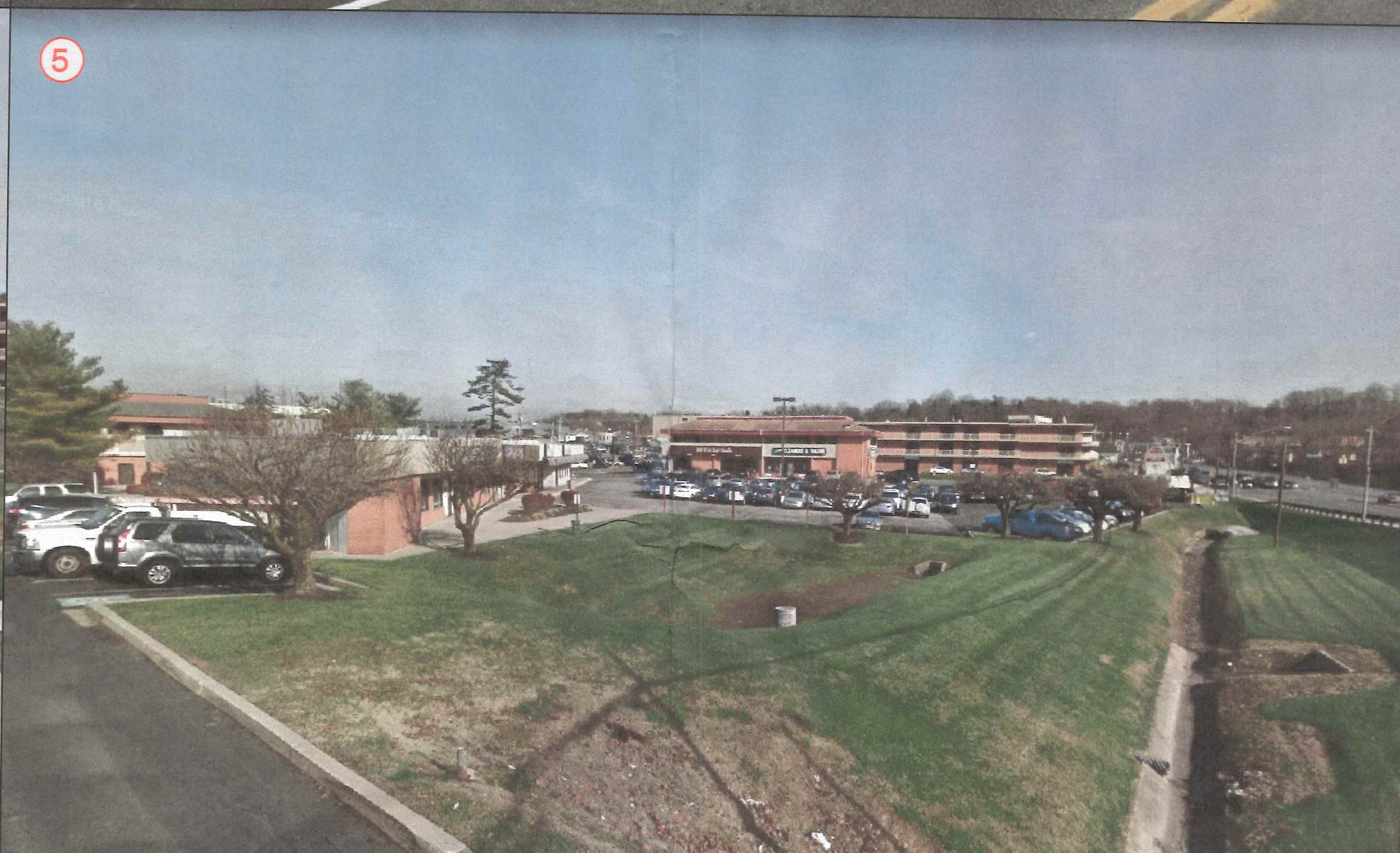


ROYAL FARMS

RFS 057 Rendered Perspective - View from Private Drive
 July 11th, 2018

R RATCLIFFE
 ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
 Phone: 410-484-7010 Fax: 410-484-8819 www.ratcliffearchitects.com

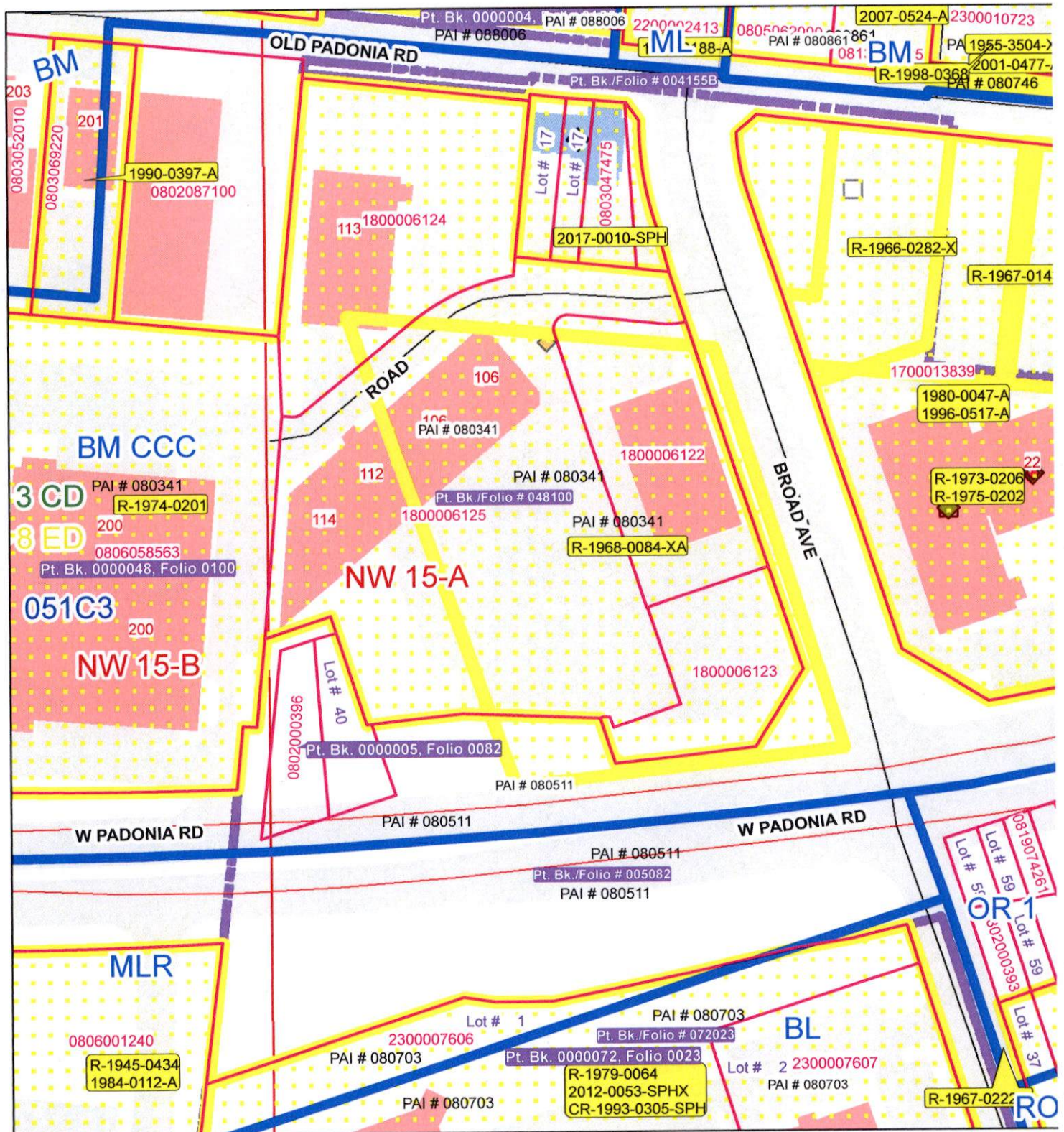


Site Photo Exhibit
ROYAL FARMS STORE #57
 100 Padonia Rd.
 Timonium, MD 21093



Site Photo Exhibit
ROYAL FARMS STORE #57
 100 Padonia Rd.
 Timonium, MD 21093

100-114 West Padonia Road



Publication Date: 5/17/2018



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0317



DONALD I. MOHLER III
County Executive

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

July 27, 2018

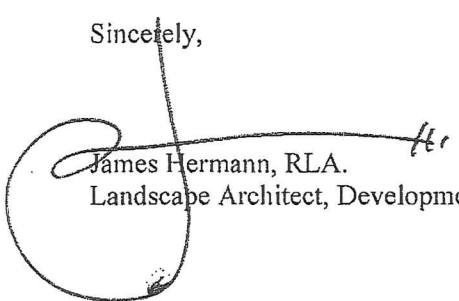
Human & Rohde, Inc.
Ms. Sally Malena, RLA
512 Virginia Avenue
Towson, Maryland 21286
Phone: 410-825-3885

Subject: Royal Farms Store #57
Zoning Case # 2018-0317-X
100 Padonia Road
Timonium, Maryland 21093

Dear Ms. Malena:

This is in response to your Schematic Landscape Plan submission dated July 9, 2018, having completed a cursory review of the submitted Schematic Landscape Plan it appears that in general you have addressed both the Department of Planning's as well as my ZAC landscape associated comments and could be approved after a number of general comments have been addressed, provided the Special Exception is granted.

Sincerely,


James Hermann, RLA.
Landscape Architect, Development Plans Review

cc:

PETITIONER'S EXHIBIT

8

1. PROPERTY OWNER/DEVELOPER:		TWO FARMS INC.		3811 ROLAND AVE		BALTIMORE, MD 21211	
	PARCEL D 1800008125	PARCEL E 1800008122	PARCEL F 1800008123	TOTAL			
2.	TAX ACCOUNT NUMBER:	69,357-SF/1.59-A	18,765-SF/0.43-AC	11,683-SF/0.27-AC	99,805-SF/2.29-AC		
3.	ACREAGE:						
4.	DEED REFERENCE:	/01114/01146					
5.	TAX MAP:	51					
6.	PARCEL:	47					
7.	CENSUS TRACT NUMBER:	408400					
8.	WATERSHED:	LOCH RAVEN RESERVOIR					
9.	ELECTION DISTRICT:	8					
10.	COUNCILMANIC DISTRICT:	3					
11.	THIS SITE IS NOT LOCATED IN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100235F. DATED 9/26/2008.						
12.	THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PUBLISHED TO SECTION 4402 OF THE BCZR.						
13.	ZONING MAP REFERENCE NUMBER: 051C3						
14.	ZONING HISTORY CASE NO. R-19788-0094-XA TO REZONE PROPERTY FROM DR-3.5, DR-16, ML-IM, ML-R TO A BM (315774)						
15.	R-19683-0094-XA TO REZONE PROPERTY FROM R-10 TO R-A. (913/1987)						
16.	ZONING - BM-CCC						
17.	SETBACKS:						
	FRONT = 15 FT. FROM PROPERTY LINE OR 40 FT. FROM STREET CL						
	SIDE - CORNER LOT = 10 FT						
	INTERIOR LOT = NONE						
	REAR = NONE						
	SEWER STATION = 35' FROM STREET ROW						
	FUEL PUMP = 25' FROM STREET ROW						
	GAS CANOPY = 15' FROM STREET ROW						
18.	EXISTING LAND USE: SHOPPING CENTER						
19.	PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION						
20.	PROPOSED BUILDING HEIGHT:						
	CONVENIENCE STORE = 32'-6"						
	ROLL-OVER CAR WASH = 15'-6"18"						
	GASOLINE/DIESEL CANOPY = 19'						
21.	PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.						
22.	PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.						
23.	ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.						
24.	PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES AND ANY ZONING VARIANCE GRANTED.						
25.	OPEN SPACE: NOT REQUIRED						
26.	BUILDING FLOOR AREA:						
	CONVENIENCE STORE = 4649 S.F.						
	ROLL-OVER CAR WASH = 1248 S.F.						
27.	FLOOR AREA RATIO: 5.897 S.F. / 99,805 S.F. = 0.06 (4.0 PERMITTED)						
28.	AMENITY OPEN SPACE REQUIRED: 0.2 * GROSS FLOOR AREA OF BUILDINGS = 0.2 * 8997 = 1180 S.F.						
29.	AMENITY OPEN SPACE PROVIDED = 23,721 S.F. = 0.4 * GROSS FLOOR AREA OF BUILDINGS						
30.	TOTAL SITE AREA REQUIREMENTS FOR COMBINATION USES:						
	14 FUEL STATIONS * 1500 S.F. = 21,000 S.F.						
	ADDITIONAL SITE AREA FACTOR:						
	1 ATM = 1000 S.F. = 1,000 S.F.						
	14 FUEL = 18,596 S.F. SITE AREA FOR CONVENIENCE STORE USE						
	40,596 S.F. SITE AREA REQUIRED < 99,805 S.F. SITE AREA						
31.	PARKING REQUIRED:						
	CONVENIENCE STORE USE						
	4649 S.F. @ 5/1000 = 24						
	540 S.F. OUTDOOR SEATING @ 5/1000 = 3						
	MAXIMUM EMP. OYES PER SHIFT = 6						
	ATM = 1						
	4 SELF SERVICE AIR = 4						
	ROLL-OVER CAR WASH						
	1 TUNNEL @ 2/TUNNEL (DRYING) = 2						
	4 VACUUM CLEANER UNITS @ 1/UNIT = 4						
	2 ADDITIONAL SPACES PER TUNNEL = 2						
	TOTAL REQUIRED = 46						
	TOTAL PROVIDED = 73						
32.	PARKING SPACE DIMENSIONS:						
	TYPICAL SPACE = 9' x 18'						
	HANDICAP SPACE = 8'x 18' (with 8' access aisle strip between spaces)						
	VACUUM CLEANER SPACE = 12.0' x 18'						

419.1 Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.

419.2 Manufacturer's rated hourly production capacity is 28 cars/hour

419.3 Internal paved areas of the car wash shall have been laid out to allow automobile circulation in a manner that prevents vehicles from waiting on the street or blocking the right-of-way before gaining entrance.

Nine stopping spaces have been provided for each proposed roll-over car wash tunnel (Nine required)

Parking spaces have been located to avoid conflict with on-site circulation patterns.

Two parking spaces have been provided for Drying (Two Required)

Four parking spaces have been provided for the vacuum cleaner units. (Two Required)

Two parking spaces have been provided for roll-over car wash (Two Required)

419.4 The Car Wash is more than 50 feet to the closest residential zone. (50-feet Required)

The tunnel exit of car wash facilities is set back 330 +/- feet from the nearest exit drive. (50-feet Required)

Tunnel entrance or exit does not face an adjacent residentially zoned property.

Except for the required access drives, a landscaped transition area shall be provided along the perimeter of all car wash operations. Such areas shall have a minimum width of 10 feet where the car wash fronts a public right-of-way and six feet in all side and rear yards abutting non-residentially zoned land.

The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

Site Dimensions :

Minimum service station site area = 15,000sf, or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E

Minimum Setbacks:

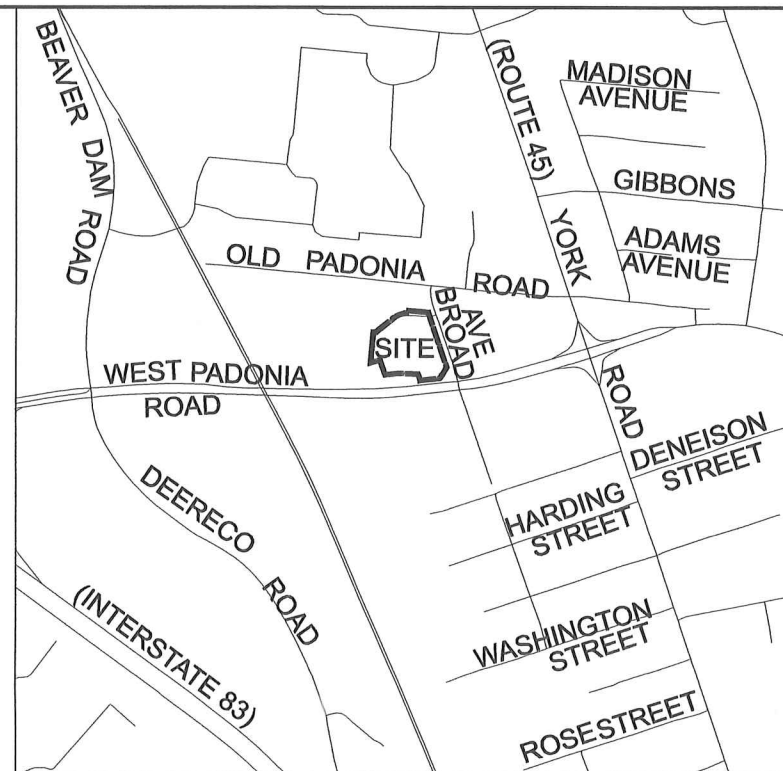
- 35 ft from main structure to street ROW
- 25 ft from fuel pump to street ROW
- 15 ft from canopy to street ROW
- 10 ft from perimeter of paved area to public ROW
- 6 ft from perimeter of paved area to side and rear property lines of non-residential zones
- 15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW

Canillary uses. The uses listed above, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A, shall be increased each ancillary use by at least one thousand square feet indicated below, which includes land for required parking and stacking spaces:

Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.

Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.

B311095- Issued 7/23/97 Change of Occupancy - COC FROM FRAME SHOP TO RESTAURANT.INT ALTS TO INCLUDE DEMO & INSTALL PARTITIONS,RELOCATE HVAC DIFFUSERS,WALK IN BOX,CUT 3 OPENINGS IN DEMISING WALL & FINISHES.SEPARATE PERMIT REQUIRED FOR ANY OTHER ADDITIONAL WORK. 2684SF
Primary Structures built - approx. 1978



VICINITY MAP
1" = 1000'

MATIS WARFIELD Consulting Engineers 954 Ridgebrook Road, Suite 120 Sparks, Maryland 21152 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com	Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200	Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200	Owner/Developer:	NO.	DESCRIPTION	BY	DATE

Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #57
100 Padonia Road
Timonium, MD 21093

Election District 8
Councilmanic District 3
Scale: 1" = 30'

Tax Map 51 - Parcel 47
May 9, 2018



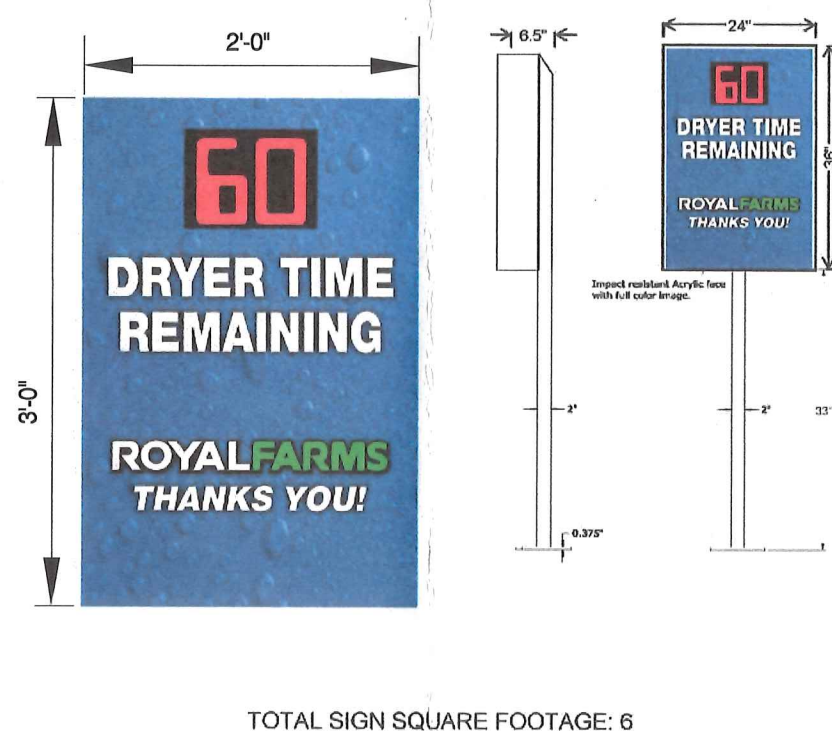
1 ENTERPRISE
FREESTANDING
PYLON SIGN WITH CAR WASH
NTS



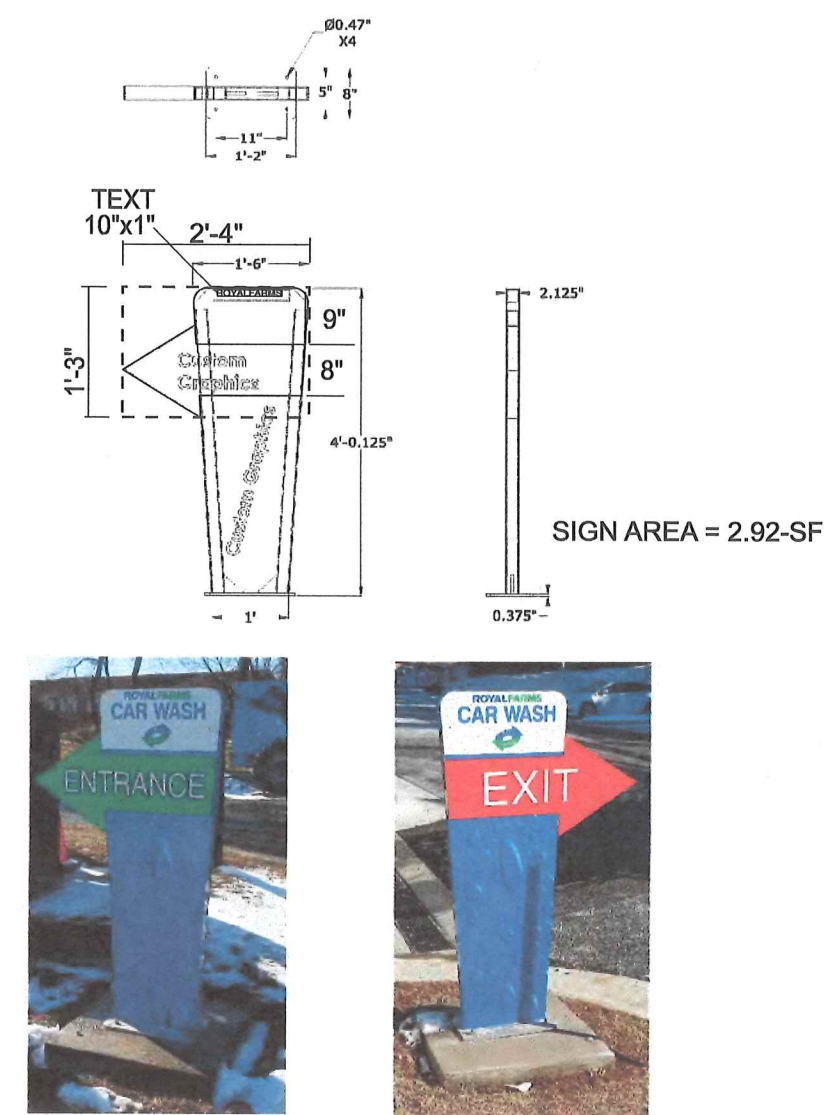
4 ENTERPRISE
SERVICE STATION CANOPY
SIGNS
NTS



5 ENTERPRISE
FREESTANDING
ORDER BOARD
CAR WASH OPTIONS
PRICING CHART
NTS



6 ENTERPRISE
FREESTANDING
ORDER BOARD
DRYER TIMER
NTS



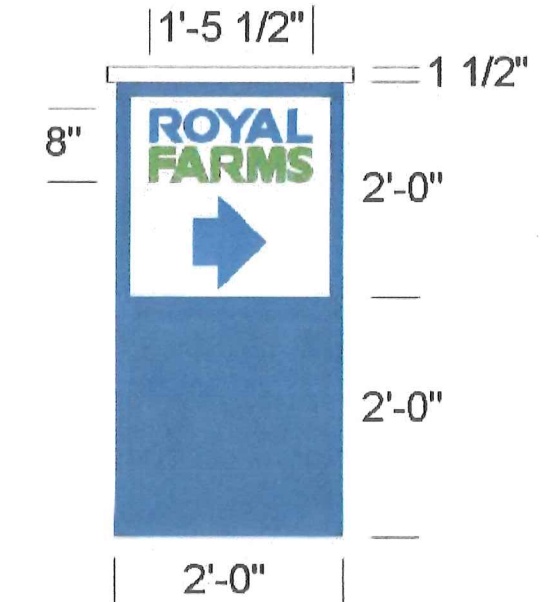
7 DIRECTIONAL
FREESTANDING
CAR WASH
ENTER/EXIT SIGNS
NTS



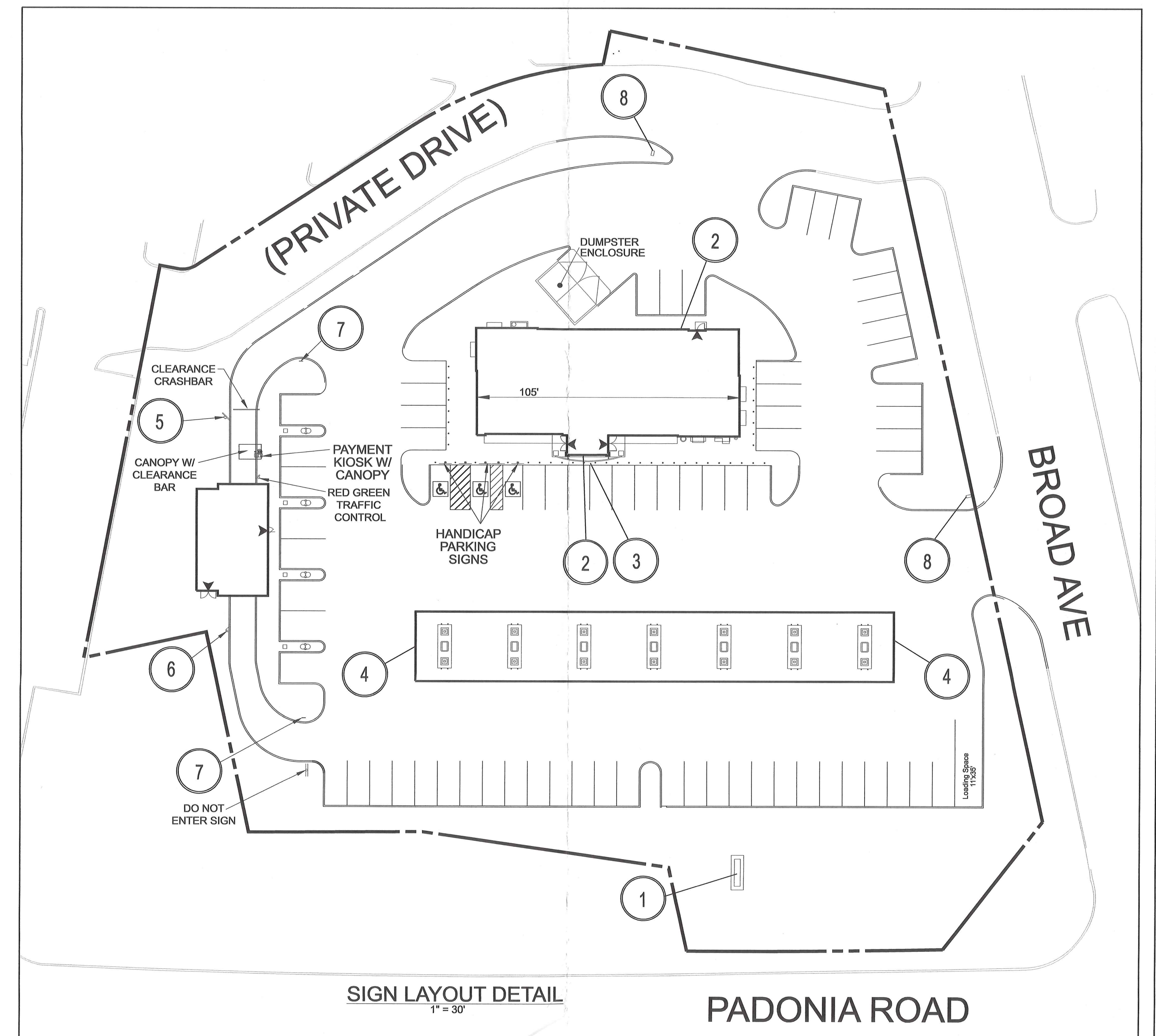
2 ENTERPRISE
WALL MOUNTED
ROYAL FARMS CHANNEL LETTERS
NTS



3 ENTERPRISE
WALL MOUNTED
ROYAL FARMS CHANNEL LETTERS
NTS



8 DIRECTIONAL
FREESTANDING
SIGN
NTS



SIGN REGULATIONS									
CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO. / PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS	
ENTERPRISE	WALL MOUNTED; CANOPY	B.M.	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	3, NO MORE THEN 2 ON EACH FACE	NA	YES	NO SINGLE SIGN LARGER THAN 150-SF	
	FREESTANDING	B.M.	USE	75-SF	ONE PER FRONTAGE	25-FT	YES		
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	25-SF PER SIGN	6	NA	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL-MOUNTED SIGNAGE LIMITS.	
	FREESTANDING	ORDER BOARD	USE	50-SF PER BOARD	2	6-FT	YES	LOCATION PER DEVELOPMENT PLAN	
DIRECTIONAL	FREESTANDING; WALL MOUNTED	ACCESSORY	USE	8-SF	NOT REGULATED	6-FT	YES	COMPANY LOGO <30% OF SIGN AREA	

SIGN AREAS					
SIGN LABEL	SIGN CLASS	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)
1	ENTERPRISE	FREESTANDING	1	50	50
2 (FRONT)		WALL MOUNTED	1	37.85	49.6
3 (FRONT)		CANOPY	1	11.75	37.85
2 (REAR)		WALL MOUNTED	1	37.85	37.85
4	DIRECTIONAL	SERVICE STATION CANOPY	2	24.2	48.4
5		ORDER BOARD	1	15	15
6			1	6	6
7		FREESTANDING	2	2.92	5.84
8		FREESTANDING	2	4	8

Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #57
100 Padonia Road
Timonium, MD 21093

Election District 8
Councilmanic District 3
Scale: 1" = 30'

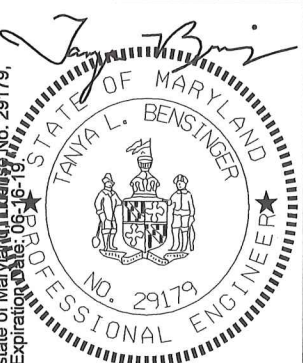
Tax Map 51 - Parcel 47
May 9, 2018

Signage
Details

DRAWING NO.
ZON-02

SHEET NO.
2 OF 4

Owner/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200



MATIS WARFIELD
Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

Item #0317

NOTES:

1. PROPERTY OWNER/DEVELOPER: TWO FARMS INC.
3611 ROLAND AVE
BALTIMORE, MD 21211
2. TAX ACCOUNT NUMBER: 1800006125
3. ACREAGE: 69,357-SF/1.59-AC
4. DEED REFERENCE: /40114/ 00146
5. TAX MAP: 51
6. PARCEL: 47
7. CENSUS TRACT NUMBER: 408400
8. ELECTION DISTRICT: 8
9. COUNCILMANIC DISTRICT: 3
10. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100235F, DATED 9/26/2008.
11. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
12. ZONING MAP REFERENCE NUMBER: 051C3
13. ZONING HISTORY CASE NO. R-1974-0201 TO REZONE PROPERTY FROM DR-3.5, DR-16, ML-IM, ML-R TO A BM (3/15/74)
14. R-1968-0084-XA TO REZONE PROPERTY FROM R-10 TO R-A, (9/13/1967)
15. ZONING - BM-CCC
16. SETBACKS:
FRONT = 15 FT. FROM PROPERTY LINE OR 40 FT. FROM STREET CL
SIDE - CORNER LOT = 10 FT
INTERIOR LOT = NONE
REAR = NONE
SERVICE STATION = 35' FROM STREET ROW
FUEL PUMP = 25' FROM STREET ROW
GAS CANOPY = 15' FROM STREET ROW
17. EXISTING LAND USE: SHOPPING CENTER
18. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION
19. PROPOSED BUILDING HEIGHT: CONVENIENCE STORE = 32'-5" ROLL-OVER CAR WASH = 15'-6-1/8" GASOLINE/DIESEL CANOPY = 19'
20. PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
21. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
22. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
23. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
24. OPEN SPACE: NOT REQUIRED
25. BUILDING FLOOR AREA:
CONVENIENCE STORE = 4649 S.F.
ROLL-OVER CAR WASH = 1248 S.F.
26. FLOOR AREA RATIO: 5.897 S.F./ 99,805 S.F. = 0.06 (4.0 PERMITTED)
27. AMENITY OPEN SPACE REQUIRED: 0.2 * GROSS FLOOR AREA OF BUILDINGS = 0.2 * 5897 = 1180 S.F.
AMENITY OPEN SPACE PROVIDED = 23,721 S.F. = 4.0 * GROSS FLOOR AREA OF BUILDINGS
28. SITE AREA REQUIREMENTS FOR COMBINATION USES:
14 FUELING STATIONS * 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 S.F. = 1,000 S.F.
4 x 4649 = 18,596 S.F. SITE AREA FOR CONVENIENCE STORE USE
40,596 S.F. SITE AREA REQUIRED < 99,805 S.F. SITE AREA
29. PARKING REQUIRED:
CONVENIENCE STORE USE = 24
4649 S.F. @ 5/1000 = 3
540 S.F. OUTDOOR SEATING @ 5/1000 = 3
MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
4 SELF SERVICE AIR = 4
ROLL-OVER CAR WASH = 2
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
4 VACUUM CLEANER UNITS @ 1/UNIT = 4
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 46
TOTAL PROVIDED = 73
30. PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 18'
HANDICAP SPACE = 8' x 18' (with 8' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12.0' x 18'

BCZR SECTION 419 STANDARDS:

- 419.1 Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.
- 419.2 Manufacturer's rated hourly production capacity is 28 cars/hour
- 419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that produces vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
- Nine stacking spaces have been provided for each proposed roll-over car wash tunnel (Nine required)
- Parking spaces have been located to avoid conflict with on-site circulation patterns.
- Two parking spaces have been provided for Drying (Two Required)
- Four parking spaces have been provided for the vacuum cleaner units. (Two Required)
- Two parking spaces have been provided for roll-over car wash (Two Required)
- 419.4 The Car Wash is more than 50 feet to the closest residential zone. (50-feet Required)
- The tunnel exit of car wash facilities is set back 330 +/- feet from the nearest exit drive. (50-feet Required)
- Tunnel entrance or exit does not face an adjacent residentially zoned property.
- Except for the required access drives, a landscaped transition area shall be provided along the perimeter of all car wash operations. Such area shall have a minimum width of 10 feet where the car wash fronts a public right-of-way and six feet in all side and rear yards abutting nonresidentially zoned land.
- The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

BCZR SECTION 405.4 STANDARDS:

- Site Dimensions:
Minimum service station site area = 15,000s.f. or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E
- Minimum Setbacks:
35 ft from main structure to street ROW
25 ft from fuel pump to street ROW
15 ft from canopy to street ROW
10 ft from perimeter of paved area to public ROW
6 ft from perimeter of paved area to side and rear property lines of non-residential zones
15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW
- Ancillary uses. The uses listed below, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A.1 shall be increased each ancillary use by at least the number of square feet indicated below, which includes land for required parking and stacking spaces:
- Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.
- Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.

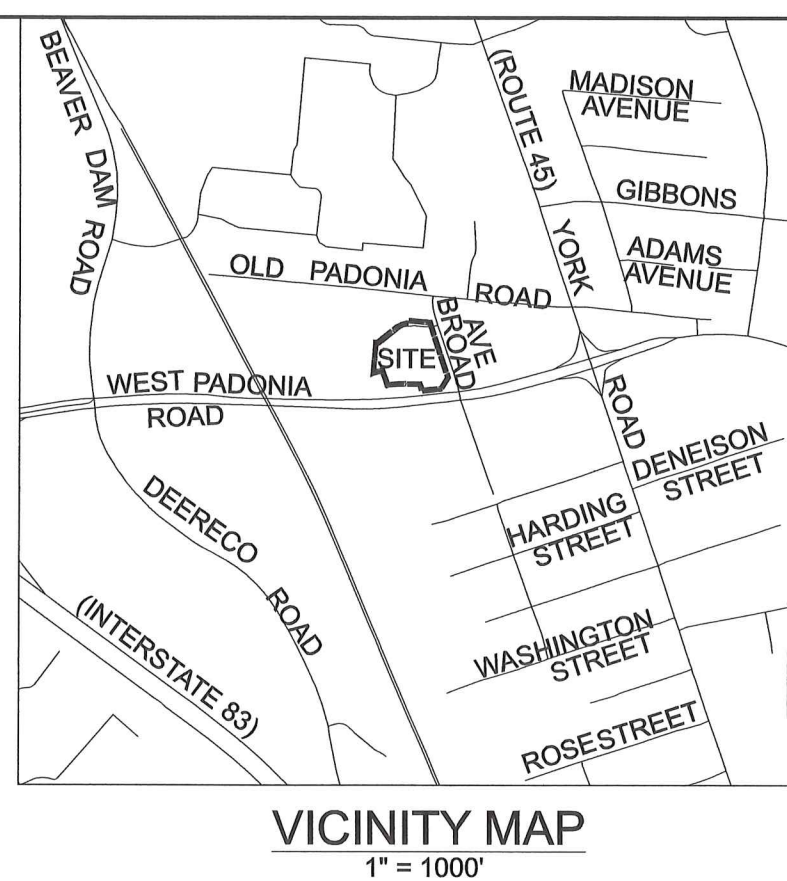
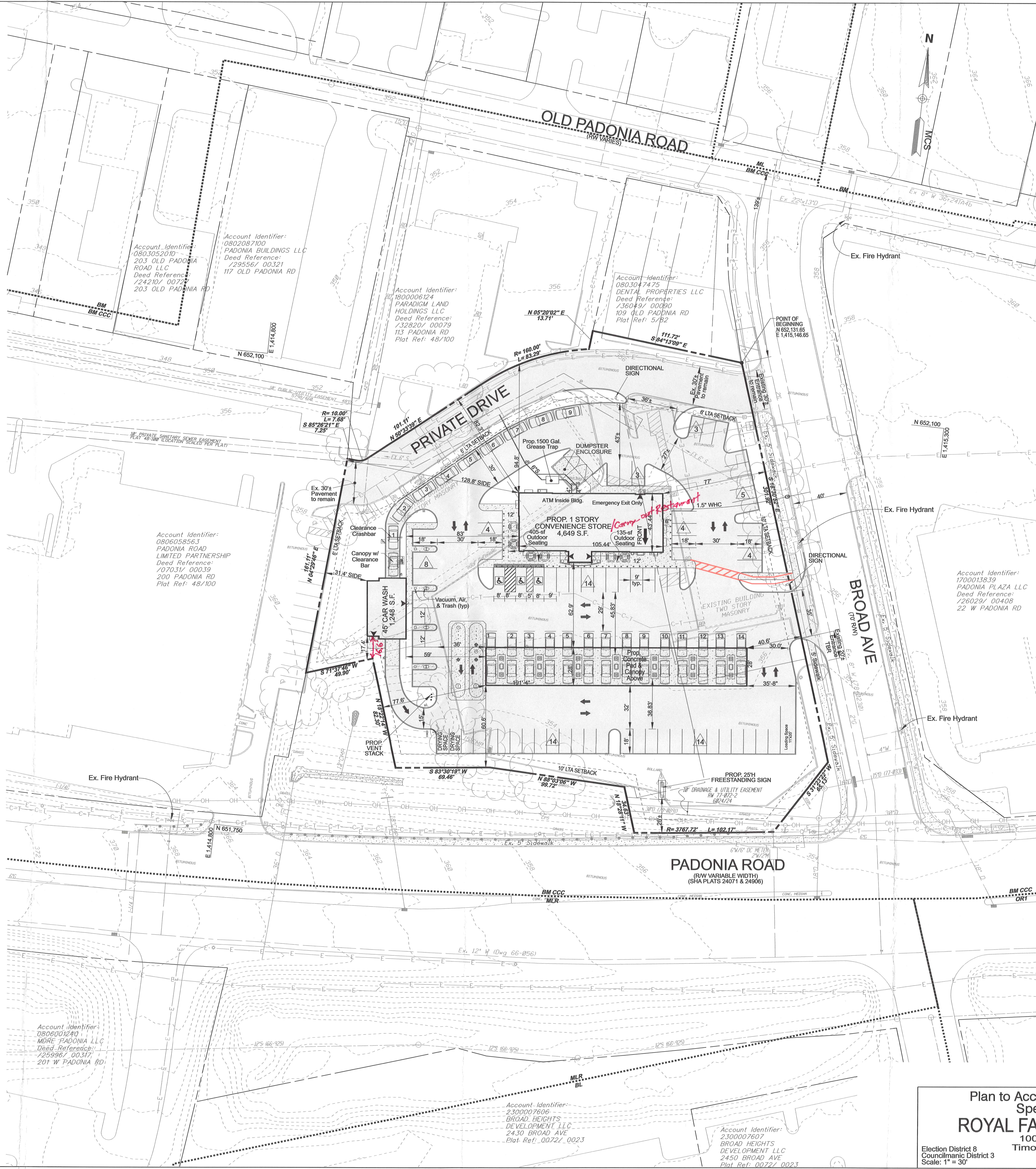
Uses in combination with fuel service stations. The minimum area of the site as determined by Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below: (SE = Special Exception and P = Permitted by Right)

Convenience store with a sales area larger than 6,000 square feet inclusive of accessory storage. Additional site area of four times the square footage of the convenience store's sales area must be provided. (SE)(P)

Roll-over car wash. No specific additional site area required, provided that the stacking, parking and buffer requirements of Section 419 are met. (SE)

PREVIOUS COMMERCIAL PERMITS

B311095- Issued 7/23/97 Change of Occupancy - COC FROM FRAME SHOP TO RESTAURANT. INT ALTS TO INCLUDE DEMO & INSTALL PARTITIONS, RELOCATE HVAC DIFFUSERS, WALK IN BOX, CUT 3 OPENINGS IN DEMISING WALL & FINISHES. SEPARATE PERMIT REQUIRED FOR ANY OTHER ADDITIONAL WORK. 26845F. Primary Structures built - approx. 1978



NO.	DESCRIPTION	BY	DATE
1	SHOW CROSSWALK PER COUNTY COMMENTS. ADJUSTED SIDEWALK FOR GRADES. <i>Redlined Carry-out Restaurant</i>	MW	7/23/18

Owner/Developer:	Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200
MATIS WARFIELD	Consulting Engineers 954 Ridgebrook Road, Suite 120 Sparks, Maryland 21152 PHONE 410.683.7004 • FAX 410.683.1798 www.matiswarfield.com
Site Plan	
DRAWING NO.	ZON-01
SHEET NO.	1 OF 4

Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #57
100 Padonia Road
Timonium, MD 21093

Election District 8
Councilmanic District 3
Scale: 1" = 30'
Tax Map 51 - Parcel 47
May 9, 2018

REDLINED 7/30/18

ROYAL FARMS SIGN AREA = 50-SF
GAS PRICES = EXEMPT



1 ENTERPRISE
FREESTANDING
PYLON SIGN WITH CAR WASH
NTS



SIGN AREA = 37.85-SF CABINET: 0.40 ALUMINUM WITH ACRYLIC LETTER, ILLUMINATED WITH NEON

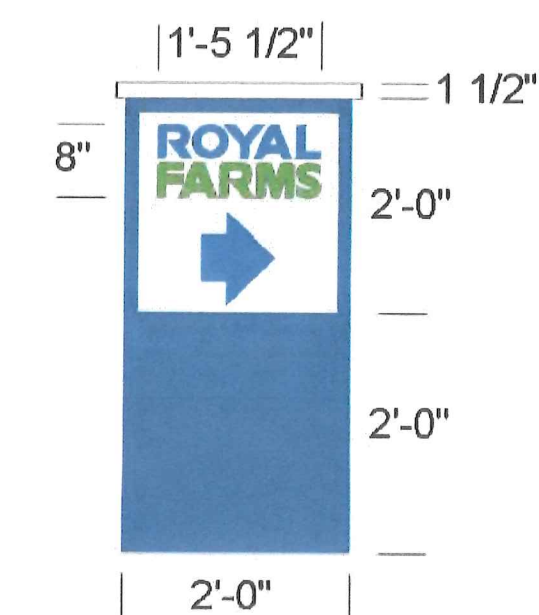
2 ENTERPRISE
WALL MOUNTED
ROYAL FARMS CHANNEL LETTERS
NTS

23'-0" **WORLD FAMOUS CHICKEN & FRESH KITCHEN**

@ FRONT TRELLIS

FONT: CORPUSCULE GOTHIC BOLD
COLOR: RED/WHITE CONTRAST
SIGN AREA = 11.75-SF

3 ENTERPRISE
WALL MOUNTED
ROYAL FARMS CHANNEL LETTERS
NTS



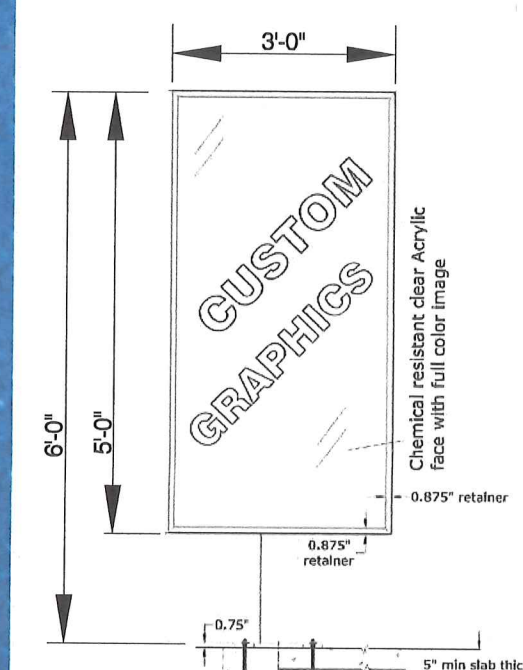
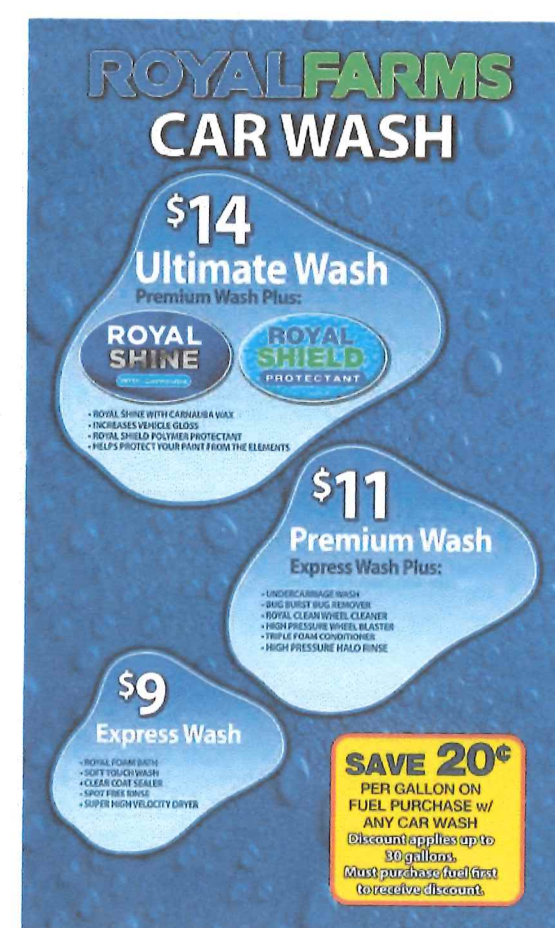
*ROYAL FARMS' TEXT/LOGO IS LIMITED TO
A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' X 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA = (4.0 SF) X (0.3) = 1.2 SF
PROPOSED TEXT/LOGO AREA = 15'-1/2" X 8" = 0.88 SF
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO

8 DIRECTIONAL
FREESTANDING
SIGN
NTS



SIGN AREA = 24.2-SF

4 ENTERPRISE
SERVICE STATION CANOPY
SIGNS
NTS



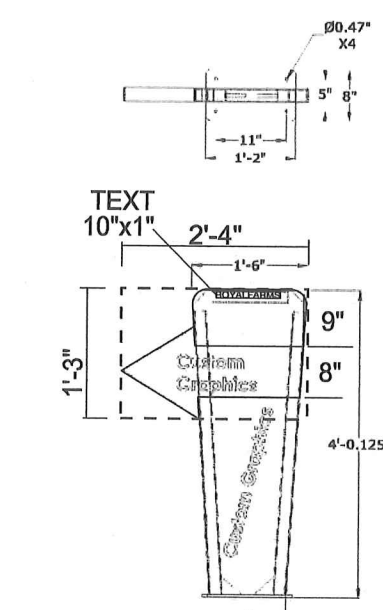
SIGN AREA = 15-SF

5 ENTERPRISE
FREESTANDING
ORDER BOARD
CAR WASH OPTIONS
PRICING CHART
NTS



TOTAL SIGN SQUARE FOOTAGE: 6

6 ENTERPRISE
FREESTANDING
ORDER BOARD
DRYER TIMER
NTS

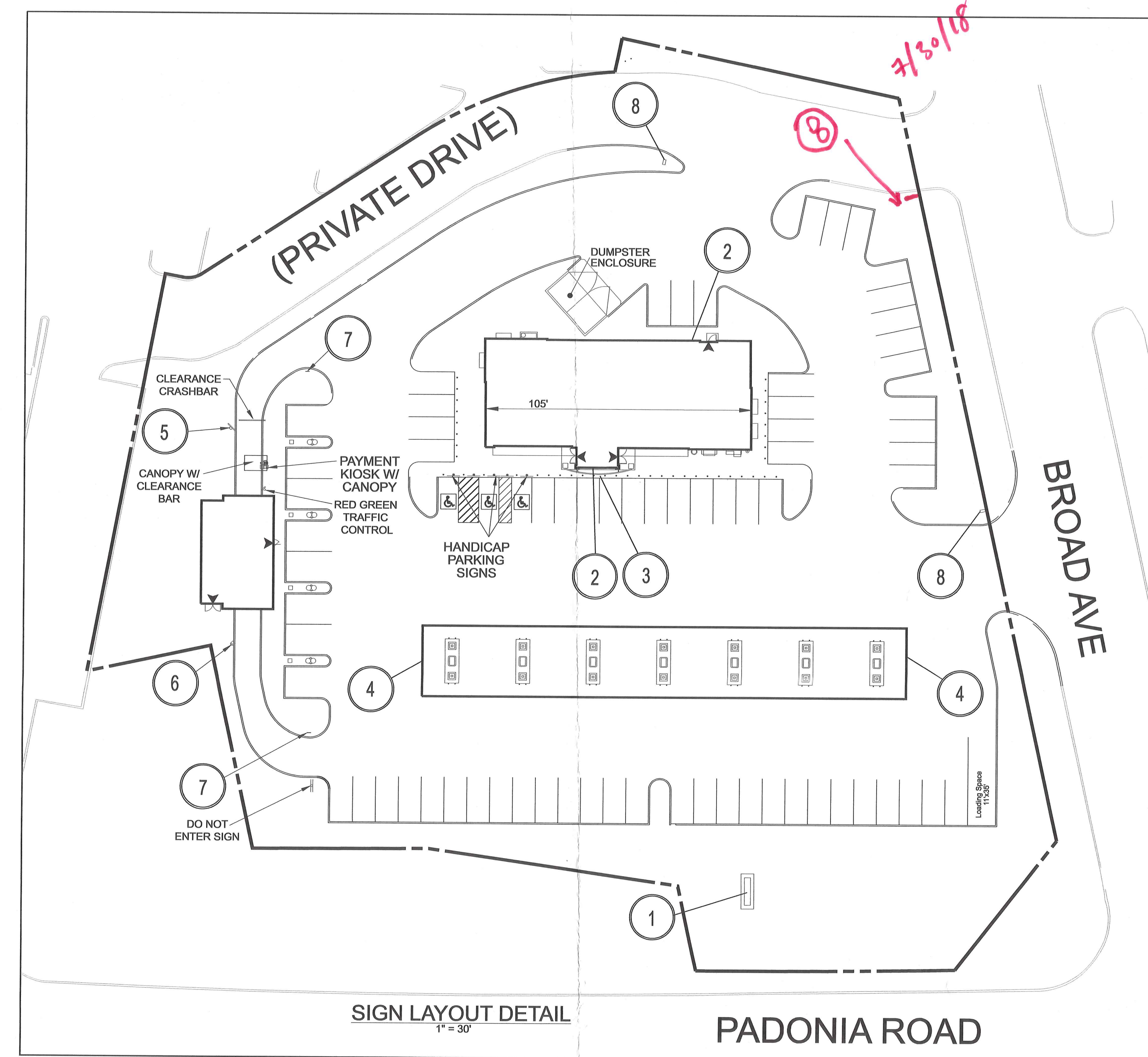


SIGN AREA = 2.92-SF



7 DIRECTIONAL
FREESTANDING
CAR WASH
ENTER/EXIT SIGNS
NTS

*ROYAL FARMS' TEXT/LOGO IS LIMITED TO
A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.92 SF
ALLOWABLE TEXT/LOGO AREA = (2.92 SF) X (0.3) = 0.87 SF
PROPOSED TEXT/LOGO AREA = 10' X 1' = 0.07 SF
PROPOSED PERCENT OF SIGN AREA = 2% FOR TEXT/LOGO



SIGN LAYOUT DETAIL
1" = 30'

PADONIA ROAD

SIGN REGULATIONS										SIGN AREAS					
CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO./ PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS		SIGN LABEL	SIGN CLASS	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)
ENTERPRISE	WALL MOUNTED; CANOPY	B.M.	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	3, NO MORE THAN 2 ON EACH FACE	NA	YES	NO SINGLE SIGN LARGER THAN 150-SF		2 (FRONT)	ENTERPRISE	FREESTANDING	1	50	50
										3 (FRONT)			1	37.85	49.6
	FREESTANDING	B.M.	USE	75-SF	ONE PER FRONTAGE	25-FT	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL-MOUNTED SIGNAGE LIMITS		2 (REAR)		WALL-MOUNTED SERVICE STATION CANOPY	1	37.85	37.85
										4			2	24.2	48.4
DIRECTIONAL	FREESTANDING	FUEL SERVICE STATION	USE	25-SF PER SIGN	8	NA	YES			5	DIRECTIONAL	ORDER BOARD	1	15	15
										6			1	6	6
	FREESTANDING	ORDER BOARD ACCESSORY	USE	50-SF PER BOARD	2	6-FT	YES	LOCATION PER DEVELOPMENT PLAN		7		FREESTANDING	2	2.92	5.84
										8			2	4	8
DIRECTIONAL	FREESTANDING	WALL MOUNTED	USE	6-SF	NOT REGULATED	6-FT	YES	<30% OF SIGN AREA							

Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #57
100 Padonia Road
Timonium, MD 21093

Election District 8
Councilmanic District 3
Scale: 1" = 30'

Tax Map 51 - Parcel 47
May 9, 2018

Signage
Details

DRAWING NO.

ZON-02

SHEET NO.

2 OF 4

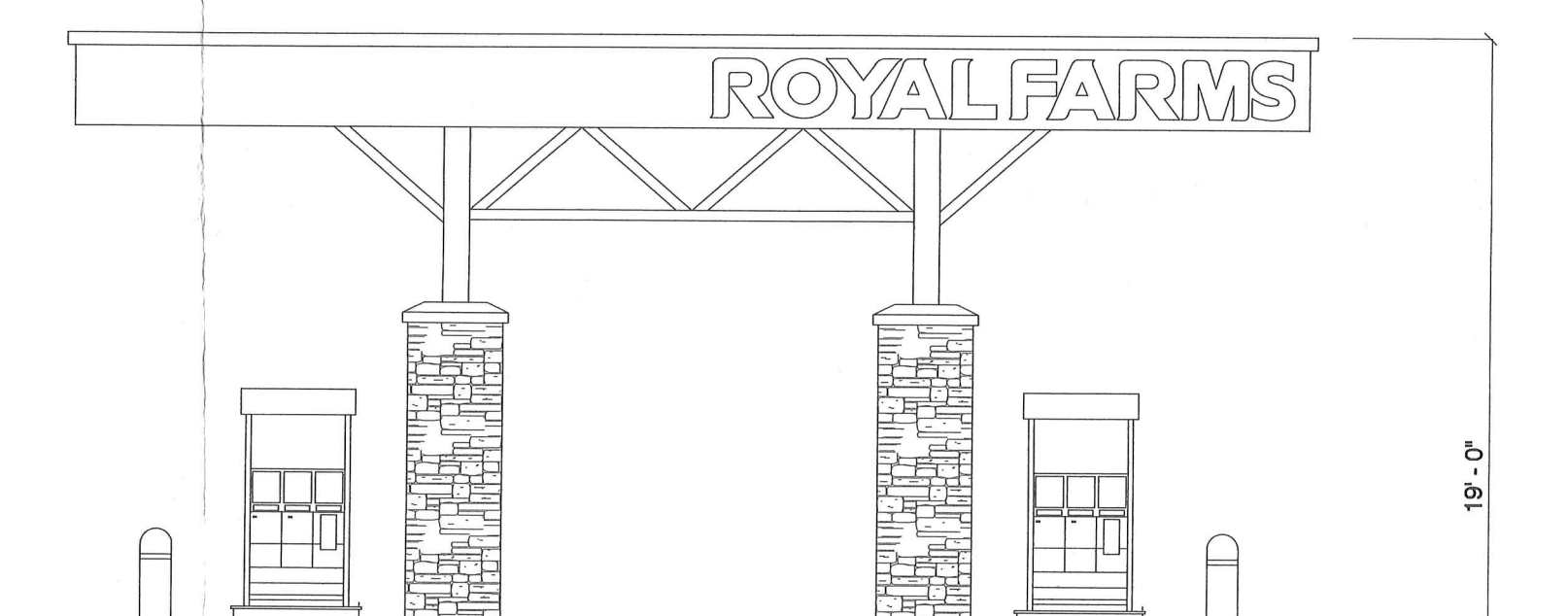
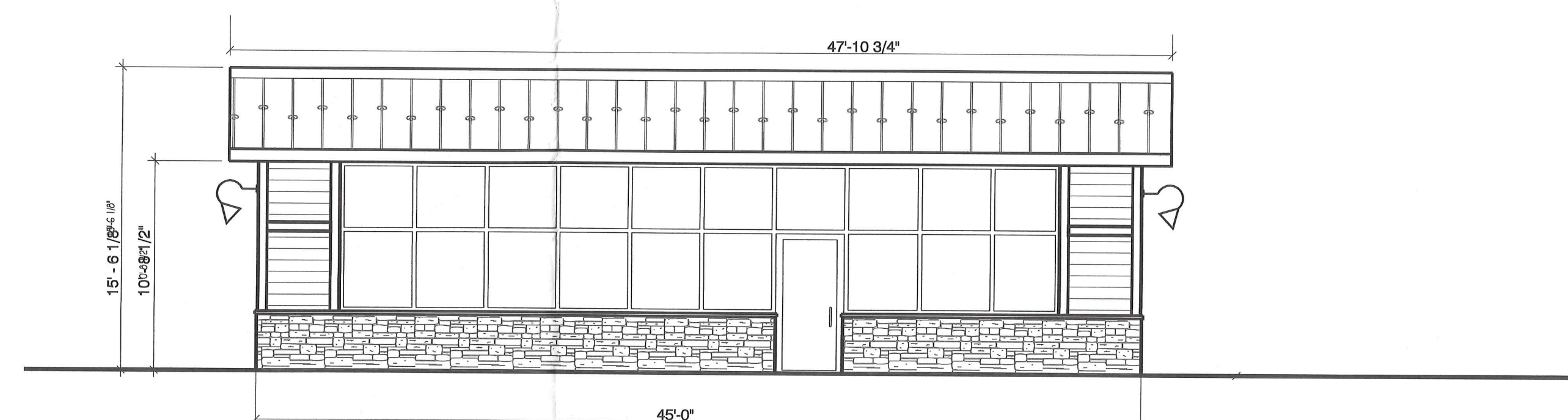
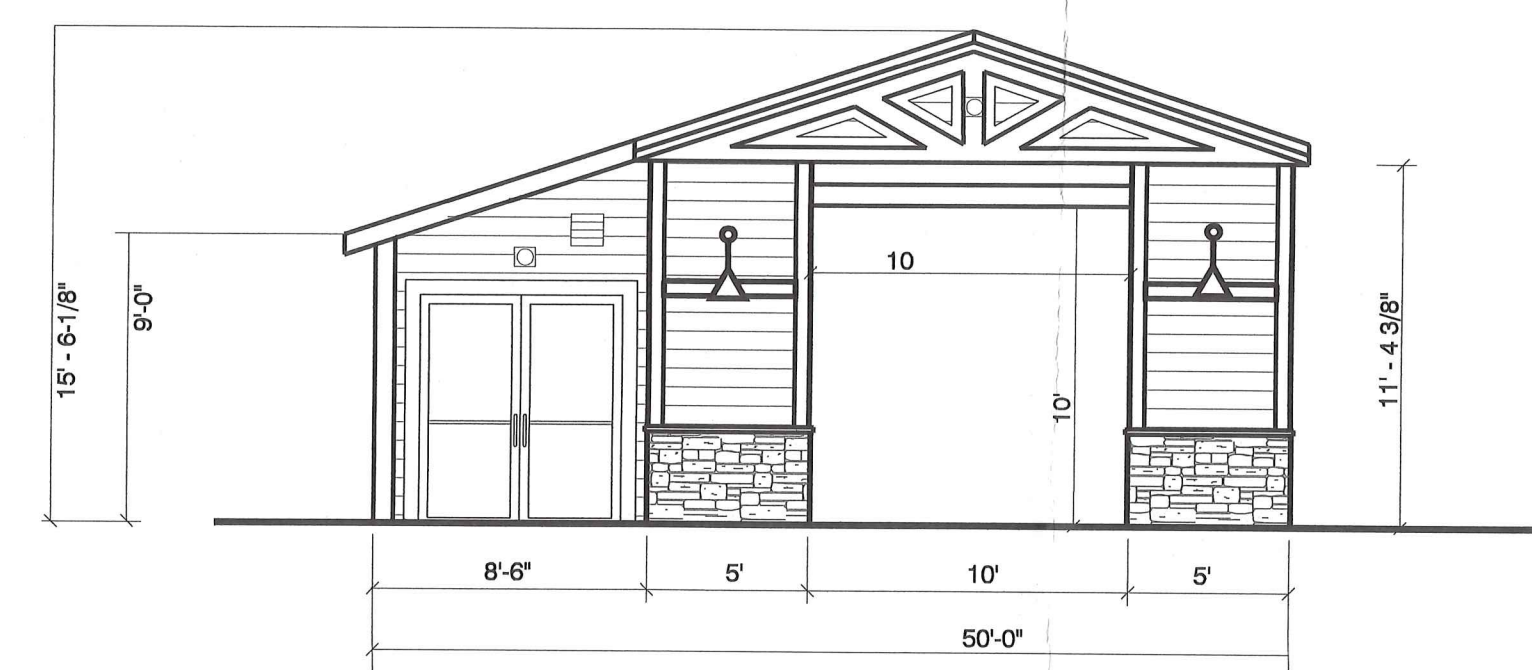
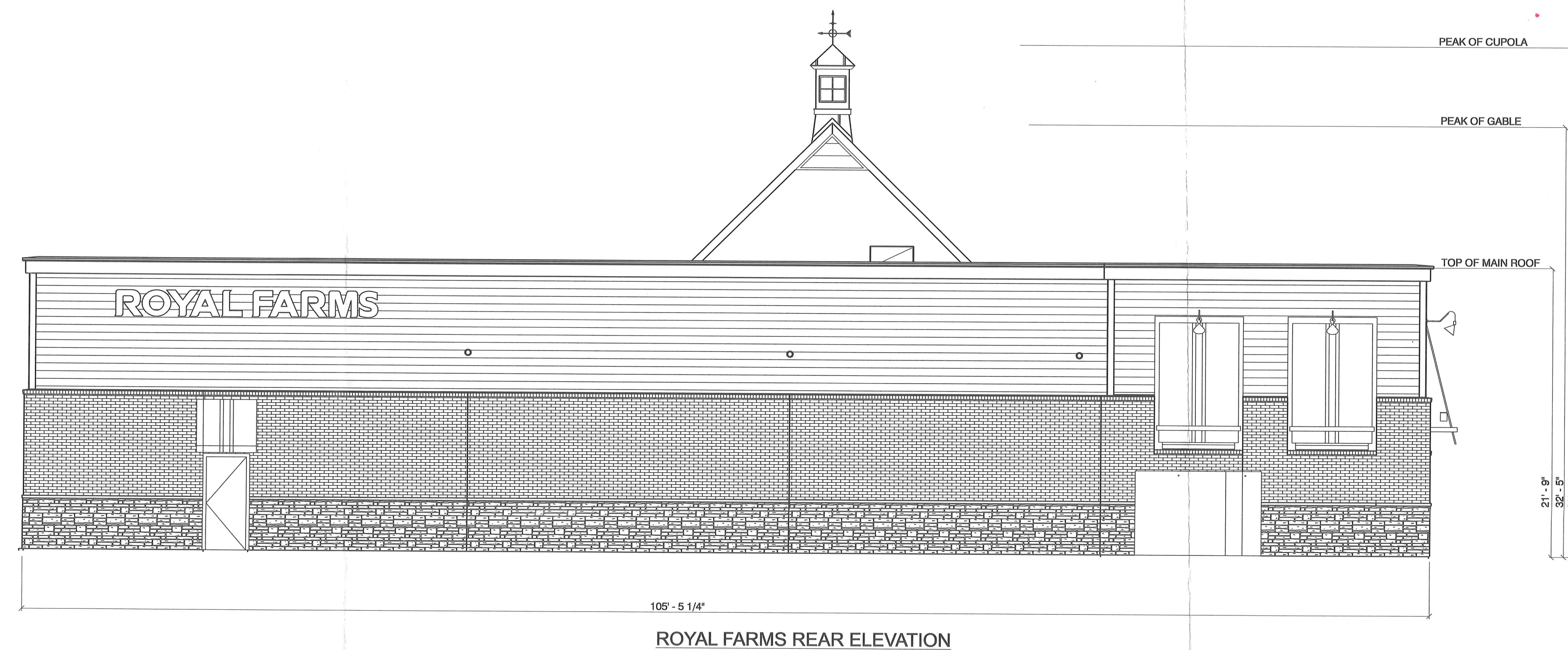
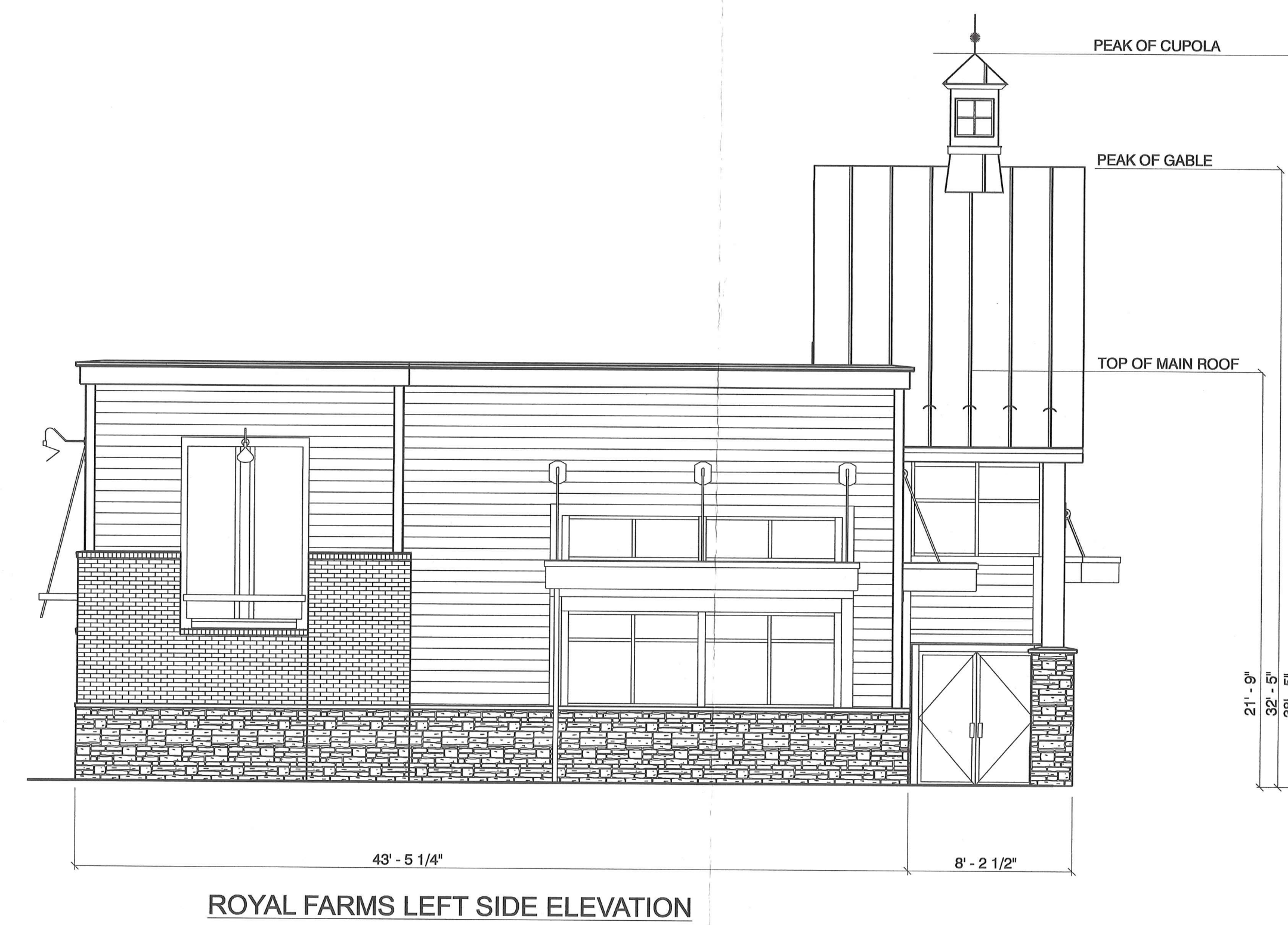
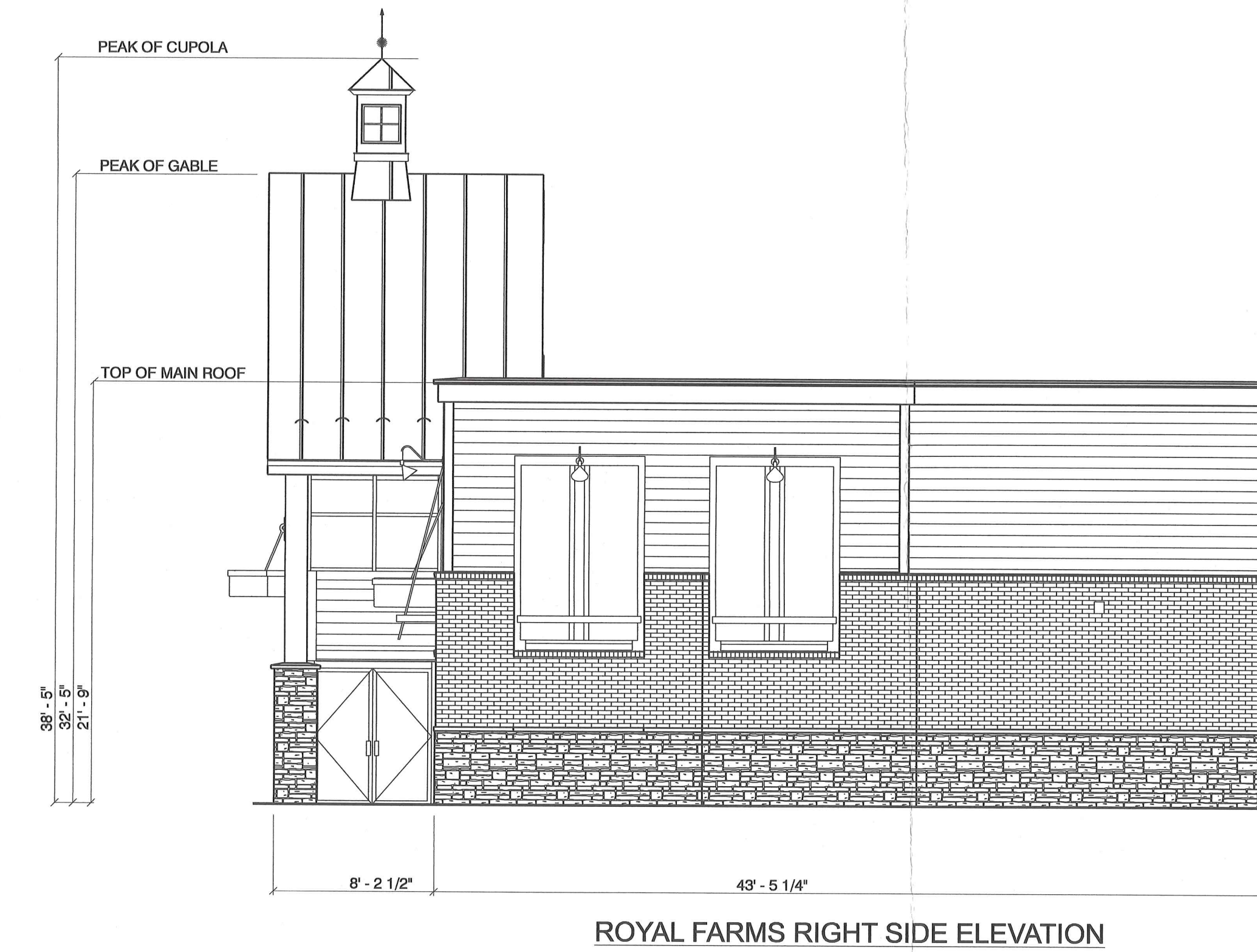
Owner/Developer:

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

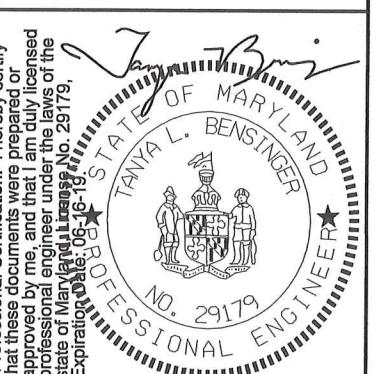


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Consulting Engineers

954 Ridgebrook Road, Suite 120
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Phone 410.683.7700
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[illegible]

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Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #57
100 Padonia Road
Timonium, MD 21093

Election District 8
Councilmanic District 3
Scale: 1" = 30'

Tax Map 51 - Parcel 47
May 9, 2018

Elevations
DRAWING NO.
ZON-03
SHEET NO.
3 OF 4

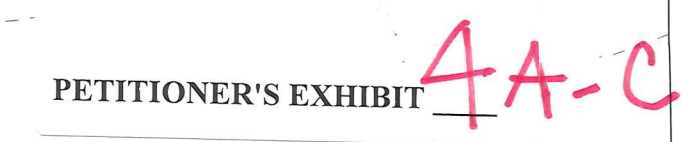


Photo Location Exhibit
ROYAL FARMS STORE #57
100 Padonia Rd.
Timonium, MD 21093

NOTES:

1. PROPERTY OWNER/DEVELOPER: TWO FARMS INC.
3611 ROLAND AVE
BALTIMORE, MD 21211
2. TAX ACCOUNT NUMBER: 1800006125
3. ACREAGE: 69.357-SF/1.59-AC
4. DEED REFERENCE: /40114/ 00146
5. TAX MAP: 51
6. PARCEL: 47
7. CENSUS TRACT NUMBER: 408400
8. WATERSHED: LOCH RAVEN RESERVOIR
9. ELECTION DISTRICT: 8
10. COUNCILMANIC DISTRICT: 3
11. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100235F, DATED 9/26/2008.
12. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
13. ZONING MAP REFERENCE NUMBER: 051C3
14. ZONING HISTORY CASE NO. R-1974-0201 TO REZONE PROPERTY FROM DR-3.5, DR-16, ML-IM, ML-R TO A BM (3/15/74)
R-1968-0084-XA TO REZONE PROPERTY FROM R-10 TO R-A. (9/13/1967)
15. ZONING - BM-COC
16. SETBACKS:
FRONT = 15 FT. FROM PROPERTY LINE OR 40 FT. FROM STREET CL
SIDE - CORNER LOT = 10 FT
INTERIOR LOT = NONE
REAR = NONE
SERVICE STATION = 35' FROM STREET ROW
FUEL PUMP = 25' FROM STREET ROW
GAS CANOPY = 15' FROM STREET ROW
17. EXISTING LAND USE: SHOPPING CENTER
18. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION
19. PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 32'-5"
ROLL-OVER CAR WASH = 15'-6-1/8"
GASOLINE/DIESEL CANOPY = 19'
20. PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
21. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
22. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
23. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
24. OPEN SPACE: NOT REQUIRED
25. BUILDING FLOOR AREA:
CONVENIENCE STORE = 4849 S.F.
ROLL-OVER CAR WASH = 1248 S.F.
26. FLOOR AREA RATIO: 5.897 S.F./ 99.805 S.F. = 0.06 (4.0 PERMITTED)
27. AMENITY OPEN SPACE REQUIRED: 0.2 * GROSS FLOOR AREA OF BUILDINGS = 0.2 * 5897 = 1180 S.F.
AMENITY OPEN SPACE PROVIDED = 2371 S.F. > 4.0 * GROSS FLOOR AREA OF BUILDINGS
28. SITE AREA REQUIREMENTS FOR CONVENIENCE STORES:
14 FUELING STATIONS * 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 S.F. = 1,000 S.F.
4 x 4649 = 18,596 S.F. SITE AREA FOR CONVENIENCE STORE USE
40,596 S.F. SITE AREA REQUIRED < 99,805 S.F. SITE AREA
29. PARKING REQUIRED:
CONVENIENCE STORE USE
4649 S.F. @ 5/1000 = 24
540 S.F. OUTDOOR SEATING @ 5/1000 = 3
MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
4 SELF-SERVICE AIR = 4
ROLL-OVER CAR WASH = 2
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
4 VACUUM CLEANER UNITS @ 1/UNIT = 4
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 46
TOTAL PROVIDED = 72
30. PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 18'
HANDICAP SPACE = 8' x 18' (with 8' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12.0' x 18'

BCZR SECTION 419 STANDARDS:

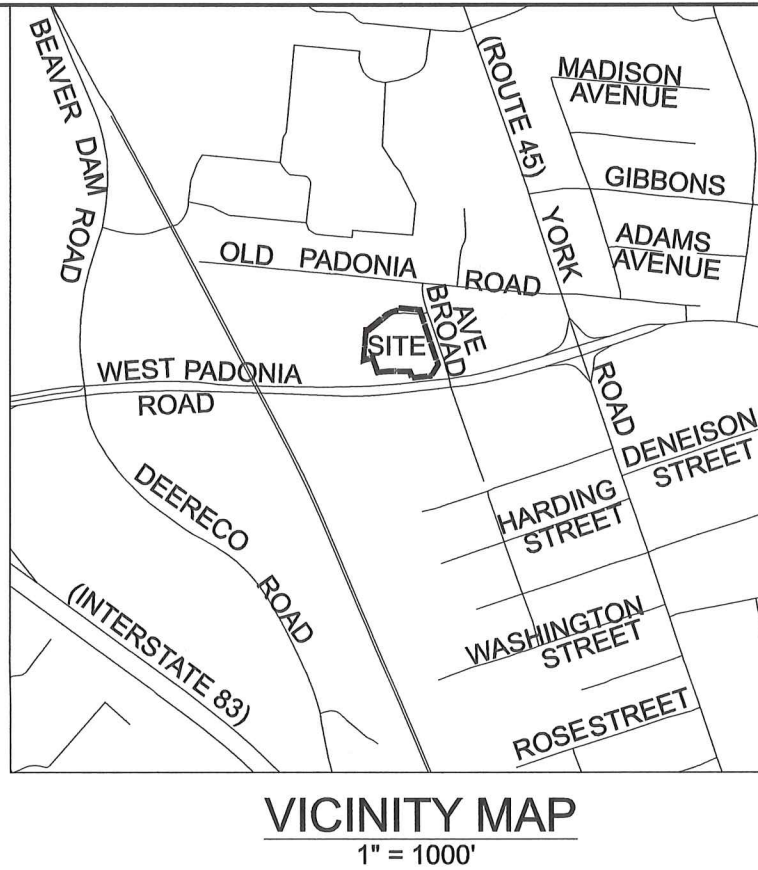
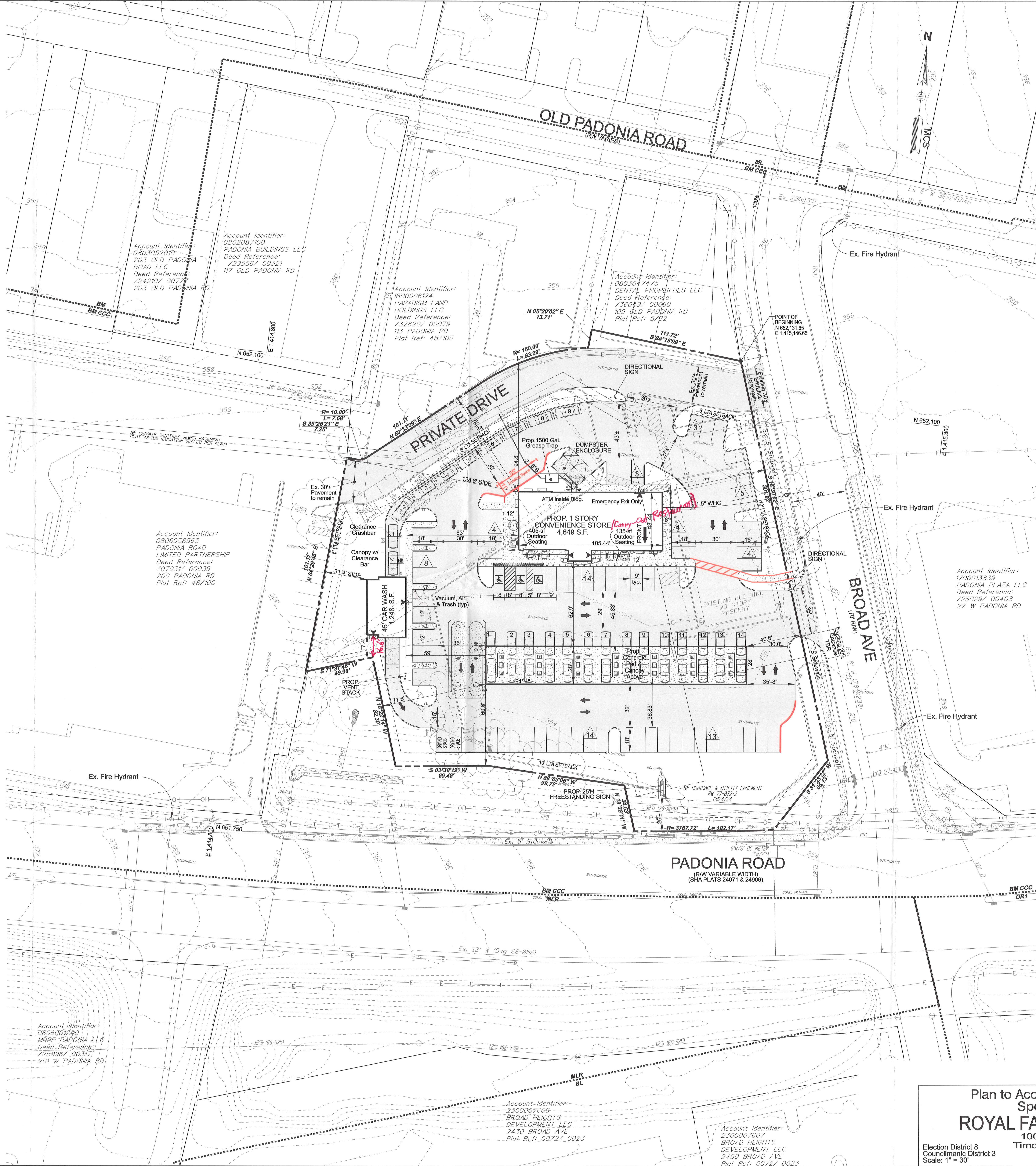
- 419.1 Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.
- 419.2 Manufacturer's rated hourly production capacity is 28 cars/hour
- 419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that produces vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
- Nine stacking spaces have been provided for each proposed roll-over car wash tunnel (Nine required)
- Parking spaces have been located to avoid conflict with on-site circulation patterns.
- Two parking spaces have been provided for Drying (Two Required)
- Four parking spaces have been provided for the vacuum cleaner units. (Two Required)
- Two parking spaces have been provided for roll-over car wash (Two Required)
- 419.4 The Car Wash is more than 50 feet to the closest residential zone. (50-feet Required)
- The tunnel exit of car wash facilities is set back 330 +/- feet from the nearest exit drive. (50-feet Required)
- Tunnel entrance or exit does not face an adjacent residentially zoned property.
- Except for the required access drives, a landscaped transition area shall be provided along the perimeter of all car wash operations. Such area shall have a minimum width of 10 feet where the car wash fronts a public right-of-way and six feet in all side and rear yards abutting nonresidentially zoned land.
- The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

BCZR SECTION 405.4 STANDARDS:

- Site Dimensions:
Minimum service station site area = 15,000s.f. or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E
- Minimum Setbacks:
35 ft from main structure to street ROW
25 ft from fuel pump to street ROW
15 ft from canopy to street ROW
10 ft from perimeter of paved area to public ROW
6 ft from perimeter of paved area to side and rear property lines of non-residential zones
15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW
- Ancillary uses. The uses listed below, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below, which includes land for required parking and stacking spaces:
- Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.
- Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.
- Uses in combination with fuel service stations. The minimum area of the site as determined by Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below: (SE = Special Exception and P = Permitted by Right)
- Convenience store with a sales area larger than 6,000 square feet inclusive of accessory storage. Additional site area of four times the square footage of the convenience store's sales area must be provided. (SE)(P)
- Roll-over car wash. No specific additional site area required, provided that the stacking, parking and buffer requirements of Section 419 are met. (SE)

PREVIOUS COMMERCIAL PERMITS

- B311095- Issued 7/23/97 Change of Occupancy - COC FROM FRAME SHOP TO RESTAURANT/INTL ALTS TO INCLUDE DEMO & INSTALL PARTITIONS, RELOCATE HVAC DIFFUSERS, WALK IN BOX, CUT 3 OPENINGS IN DEMISING WALL & FINISHES. SEPARATE PERMIT REQUIRED FOR ANY OTHER ADDITIONAL WORK. 2684SF. Primary Structures built - approx. 1978



NO.	DESCRIPTION	DATE
1	SHOW CROSSWALK AND RELOCATE LOADING SPACE PER COUNTY COMMENTS. ADJUSTED SIDEWALK FOR GRADES. <i>& Label Survey over Restaurant</i>	7/23/18

Owner/Developer:	MATIS WARFIELD
Two Farms, Inc.	Consulting Engineers
3611 Roland Avenue	
Baltimore, Maryland 21211	
(410) 889-0200	

Professional Certification: Twenty (20) years of experience in the design and construction of commercial buildings and parking lots. The undersigned is a duly licensed Professional Engineer in the State of Maryland, No. 17174, and is duly registered in the State of Maryland, No. 17174.	
Professional Seal:	

Site Plan	
DRAWING NO. ZON-01	
SHEET NO. 1 OF 4	

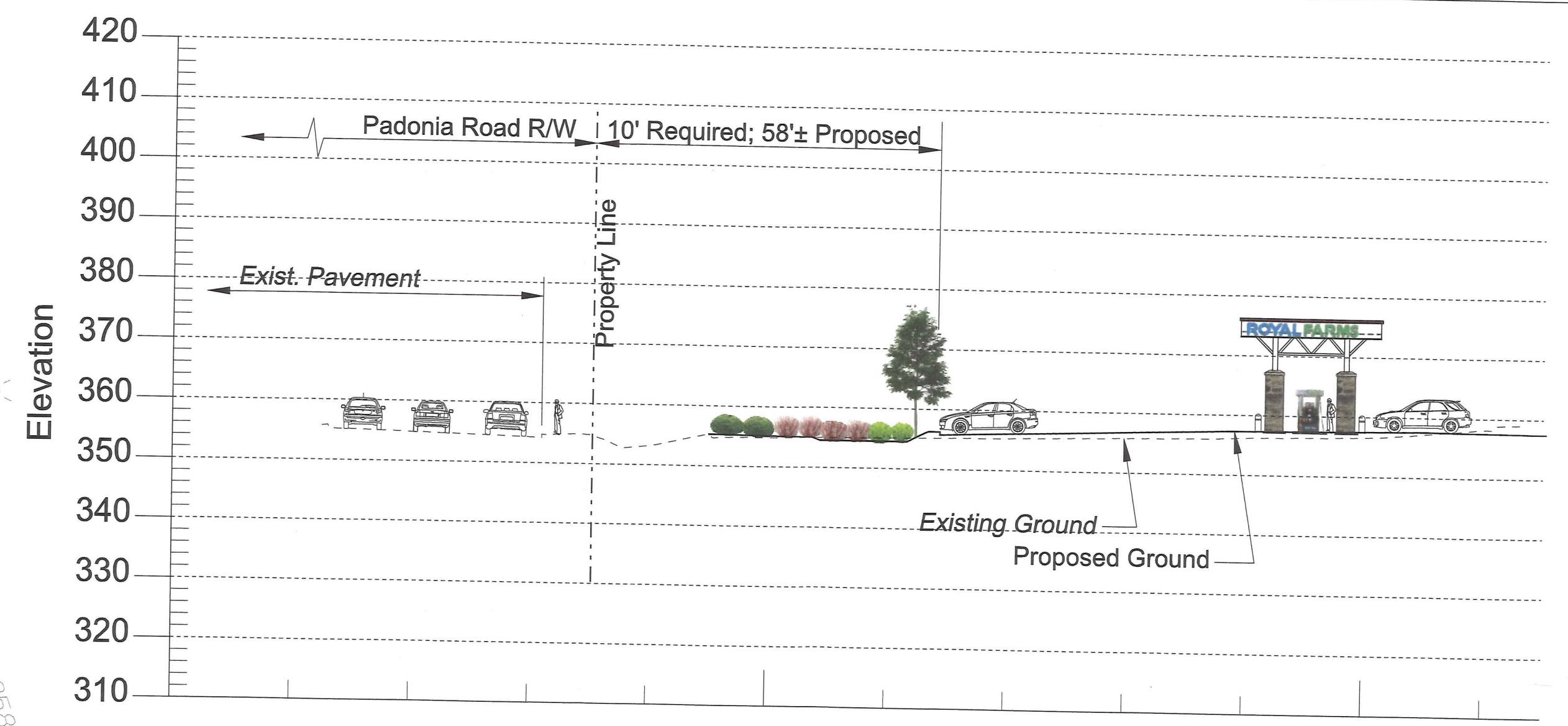
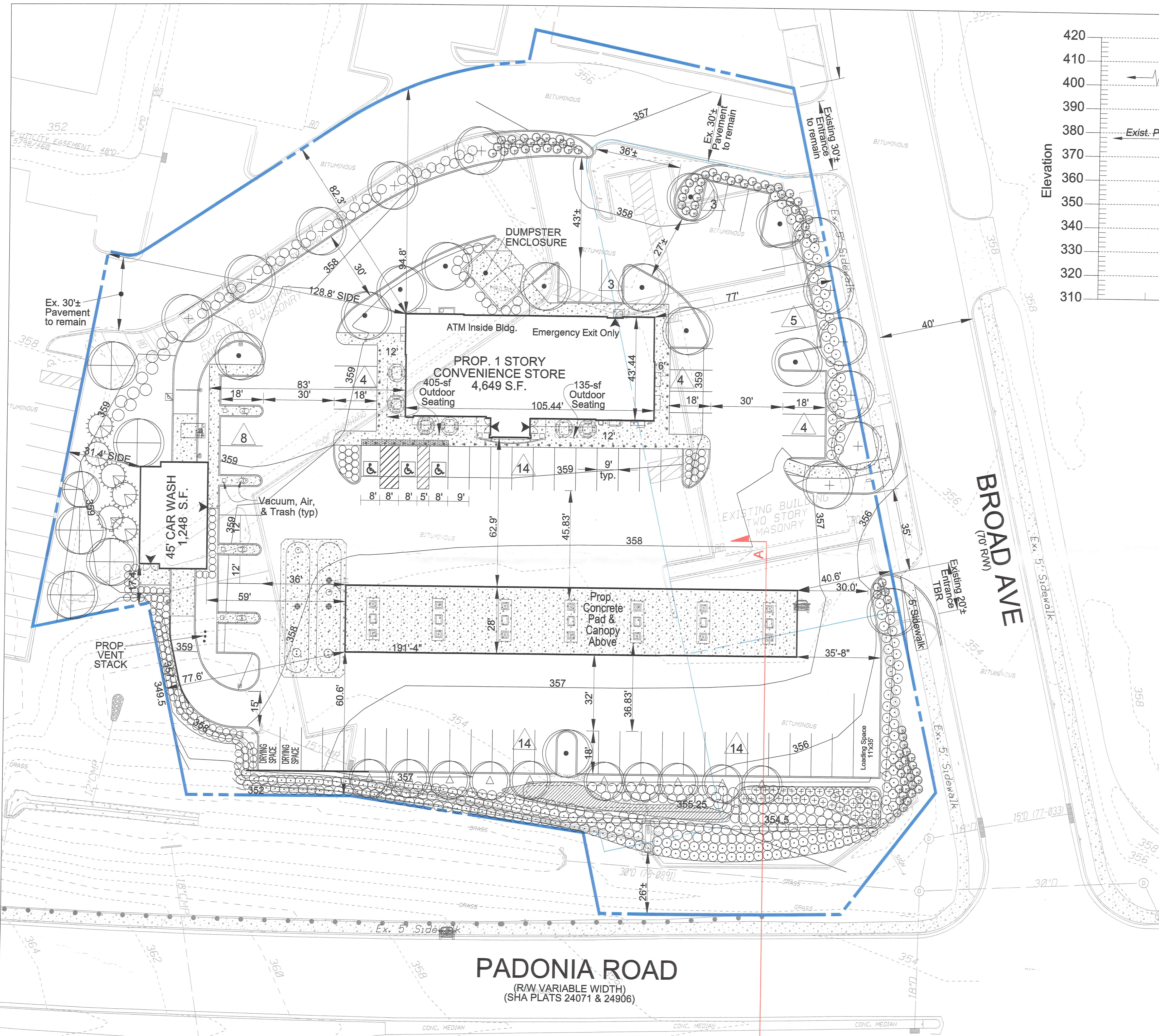
Plan to Accompany Petition for a Special Exception
ROYAL FARMS STORE #57
100 Padonia Road
Timonium, MD 21093

Election District 8
Councilmanic District 3
Scale: 1" = 30'

Tax Map 51 - Parcel 47
May 9, 2018

PETITIONER'S EXHIBIT 5

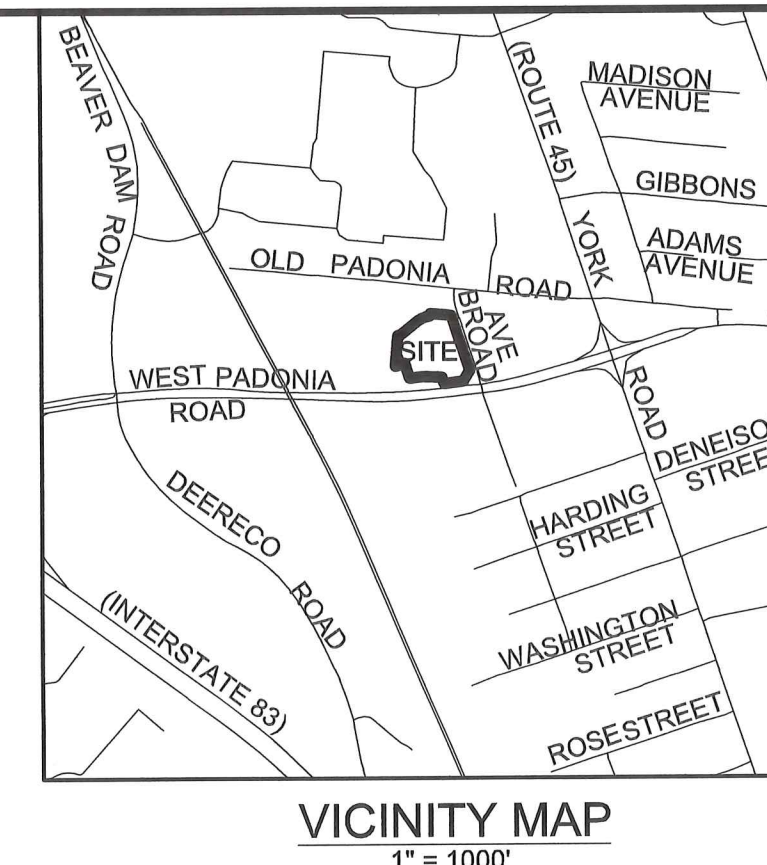
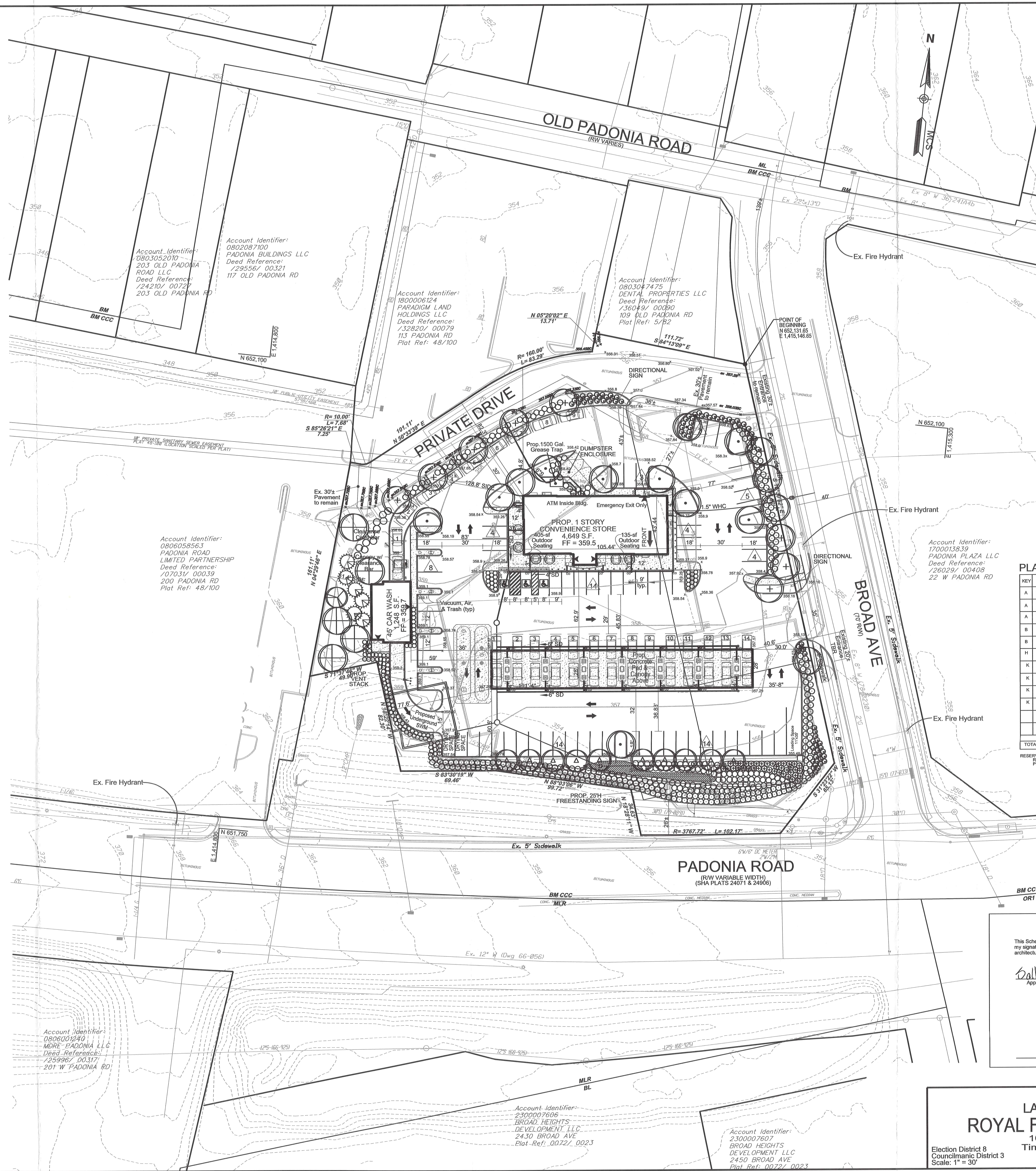
REDLINED-7/30/18



Section A-A
H: 1" = 20'
V: 1" = 20'

Scale: 1" = 20'

1. PROPERTY OWNER/DEVELOPER:				420 FARM INC.	3811 ROLAND AVE				
				BALTIMORE, MD	21211				
	PARCEL D	PARCEL E	PARCEL F	TOTAL					
2. TAX ACCOUNT NUMBER	1800006125	1800006122	1800006123						
3. ACREAGE	189,357-SF/139.59-A	18,765-SF/0.43-A	11,685-SF/0.27-A	99,805-SF/2.29-A					
4. DEED REFERENCE:	40114/01046								
5. TAX MAP:	51								
6. PARCEL:	47								
7. CENSUS TRACT NUMBER:	408400								
8. WATERSHED:	LOCH RANVALEUOR								
9. ELECTION DISTRICT:	8								
10. COUNCILMANIC DISTRICT:	3								
11. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING	NUMBER 2400100235F, DATED 9/26/2008								
12. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES	MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.								
13. ZONING MAP REFERENCE NUMBER:	051C3								
14. ZONING HISTORY CASE NO.:									
15. REQUEST 1 TO REZONE PROPERTY FROM DR-3.5, DR-16, ML-IM, ML-R TO A BM (3/15/74)	R-1968-0084-XA TO REZONE PROPERTY FROM R-10 TO R-A. (9/13/1967)								
16. ZONING - BM-CCC									
16. SETBACKS:									
FRONT = 15 FT. FROM PROPERTY LINE OR 40 FT. FROM STREET CL									
SIDE - CORNER LOT = 10 FT									
INTERIOR LOT = NONE									
REAR = NONE									
SERVICE STATION = 35' FROM STREET ROW									
FUEL PUMP = 25' FROM STREET ROW									
GAS CANOPY = 15' FROM STREET ROW									
EXISTING LAND USE: SHOPPING CENTER									
18. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION									
19. PROPOSED BUILDING HEIGHT:									
CONVENIENCE STORE = 32'-6"									
ROLL-OVER CAR WASH = 15'-6-18"									
GASOLINE/DIESEL FUELING = 19'									
20. PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.									
21. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.									
22. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREET.									
23. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 45 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.									
24. OPEN SPACE: NOT REQUIRED									
25. BUILDING FLOOR AREA:									
CONVENIENCE STORE = 4649 S.F.									
ROLL-OVER CAR WASH = 1248 S.F.									
26. FLOOR AREA RATIO: 5.897 S.F./ 99,805 S.F. = 0.06 (4.0 PERMITTED)									
27. AMENITY OPEN SPACE REQUIRED: 0.2 * GROSS FLOOR AREA OF BUILDINGS = 0.2 * 5897 = 1180 S.F.									
AMENITY OPEN SPACE PROVIDED = 23,721 S.F. > 4.0 * GROSS FLOOR AREA OF BUILDINGS									
28. SITE AREA REQUIREMENTS FOR COMBINATION USES:									
14 FUELING STATIONS / 1500 S.F. = 21,000 S.F.									
ADDITIONAL SITE AREA FACTOR:									
1 ATM x 1000 S.F. = 1,000 S.F.									
4 X 4649 = 18,596 S.F. SITE AREA FOR CONVENIENCE STORE AND									
40,596 S.F. SITE									

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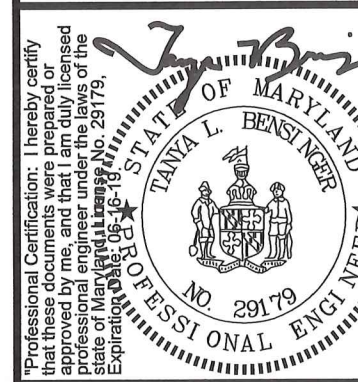
KEY

	MAJOR TREES
	MINOR TREES
	EVERGREEN TREES
	SHRUBS
	GROUNDCOVER / GRASSES

PLANTING CALCULATIONS				
KEY	ELEMENT	RATE	LINEAR FEET	PLANTING TONS (P.U.)
A	ADJACENT PUBLIC RD. W. PARK DR.	1 PU / 40' LF	424 LF	10.6
A	ADJACENT PUBLIC RD. BROAD AVENUE	1 PU / 40' LF	352 LF	8.8
A	INTERIOR ROADWAY	1 PU / 20' LF	536 LF	26.8
B	PARKING LOT	1 PU / 12 SPACES	73 SPACES	6.1
B	PARKING ADJACENT TO PUBLIC RD	1 PU / 15 LF	375 LF	25
H	SCREEN CURBSTER ENCLOSURE	1 PU / 15 LF	49 LF	3.3
K	AUTOMOTIVE USE ADJACENT TO PUBLIC RD	1 PU / 15 LF	424 LF	28.3
K	AUTOMOTIVE USE ADJACENT TO PUBLIC RD	1 PU / 15 LF	392 LF	23.5
K	AUTOMOTIVE USE ADJACENT TO COMMERCIAL	1 PU / 15 LF	317 LF	21.1
K	AUTOMOTIVE USE ADJACENT TO PUBLIC RD	1 PU / 15 LF	161 LF	10.7
				164.2

RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING:
REQUIRED: 55,967 SF X .07 = 3,919 SF
PROVIDED: 4,488 SF

Owner/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200



S WARFIELD
Consulting Engineers

954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
PHONE 410.683.7004 FAX 410.683.1798
www.medical-warfield.com

SCHEMATIC LANDSCAPE PLAN
CERTIFICATION FORM

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

Bally Malena

Applicant Signature

6/18/2018

Date

Sally Malena

Print Name



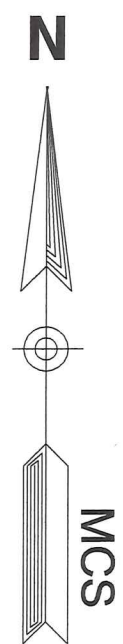
Mailing Address (If not already on plan)

PE

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MD 21286
410.825.3885 phone
410.825.3887 fax

Election District 8
Councilmanic District 3
Scale: 1" = 30'

Schematic
Landscape Plan
1
DRAWING NO.
LS-01
SHEET NO.
1 OF 1



Existing Fuel Service Stations

- 1 BP GAS STATION
- 2 HESS STATION
- 3 GULF STATION
- 4 CARROLL FUEL
- 5 WAWA
- 6 SHELL
- 7 EXPRESS FUEL
- 8 7-ELEVEN

Scale: 1" = 500'