



\$500

JD-2019-0059-ST

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

B _____ A 184724

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC Initials Jhu

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 6124 to 6132 Edmonston Ave ZIP CODE 21228

BUSINESS NAME HANCO FORMS #302 ZONING _____

OWNER'S NAME JOHN STILLING PHONE NO. 4433244900 HISTORIC DISTRICT [] Yes [] No

MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153

APPLICANT/OWNER'S AGENT Mackaya Lee-Ritchie Arch. PHONE NO. 410-484-7010

SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695

TYPE OF SIGN: [] Window Sign TAX ACCOUNT NO. 012 / 654 / 9800

[] Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: [] Yes [] No

[x] Permanent [] Changeable Copy [] Wall [] Face Change Only [] Non-Illuminated

[] Freestanding [x] Pylon [] Monument [] Illuminated (separate electrical permit required)

Size: 25 feet x 10 feet = 102 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

- 1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one(1) Pylon Sign

CORNER LOT []

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Mackaya Lee Signature

6-5-19 Date

Mackaya Lee Print/Type Name

[] Require Planning Signature N/A Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records) REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY) Signature JSS Initials Date 6/5/19



\$300

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____

A 184724

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials gher

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 6124-6132 ECLIMONCHSON AVE ZIP CODE 21228

BUSINESS NAME ROYAL FIRMS #302 ZONING _____

OWNER'S NAME JASON STILLING PHONE NO. 4433244960 HISTORIC DISTRICT Yes No

MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153

APPLICANT/OWNER'S AGENT MADAYA LEE-BATCLIFFE ARCH PHONE NO. 410-484-7010

SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695

TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 012 / 054 / 9800

Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: Yes No

Permanent Changeable Copy Wall Face Change Only Non-Illuminated

Freestanding Pylon Monument Illuminated (separate electrical permit required)

Size: 19.75 feet x 1.916 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 40, sides 41 and 79, and rear 83.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install three (3) "ROYAL FIRMS" signs on fuel canopy

CORNER LOT

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Madaya Lee
Signature

6-5-19
Date

Madaya Lee
Print/Type Name

Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)		
<u>[Signature]</u>	<u>JSS</u>	<u>6/5/19</u>
Signature	Initials	Date



\$100-

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

B _____ A 184774 The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC Initials JSL

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 6124-6132 EDIMONCEN AVE ZIP CODE 21228

BUSINESS NAME MARYCII FIRMS #302 ZONING _____

OWNER'S NAME Jason Stilling PHONE NO. 4433244960 HISTORIC DISTRICT [] Yes [] No

MAILING ADDRESS 10404 STEVENSON RD STEVENSON, MD 21153

APPLICANT/OWNER'S AGENT Madaya Lee - Hutchliffe Arch PHONE NO. 410-484-7010

SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695

TYPE OF SIGN: [] Window Sign TAX ACCOUNT NO. 012 / 054 / 9800

[] Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: [] Yes [X] No

[X] Permanent [] Changeable Copy [X] Wall [] Face Change Only [] Non-Illuminated

[] Freestanding [] Pylon [] Monument [] Illuminated (separate electrical permit required)

Size: 5 feet x 23.5 feet = 117.5 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 130, sides 150 and 11, and rear 20.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

- 1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
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5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one(1) "WORLD FAMOUS CHICKEN: FRESH KITCHEN" on front of store CORNER LOT []

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature [Handwritten Signature]

Date 6-5-19

Print/Type Name Madaya Lee

[] Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records) REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY) Signature [Handwritten Signature] Initials JSS Date 6/5/19



\$100

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B
A 184724

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials JSL

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 6124-6132 Edmondson Ave ZIP CODE 21228

BUSINESS NAME Royal Farms #302 ZONING

OWNER'S NAME Jason Stilling PHONE NO. 443-3244966 HISTORIC DISTRICT Yes No

MAILING ADDRESS 16404 Stevenson Rd Stevenson, MD 21153

APPLICANT/OWNER'S AGENT Madaya Lee-Matchiff Arch PHONE NO. 410-484-7610

SIGN COMPANY NAME Absolute Signs PHONE NO. 410-761-6695

TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 012 / 054 / 9800

Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: Yes No

Permanent Changeable Copy Wall Face Change Only Non-Illuminated

Freestanding Pylon Monument Illuminated (separate electrical permit required)

Size: 1.916 feet x 19.75 feet = 37.85 square feet Height: feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 130, sides 150 and 11, and rear 20.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

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450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) "Royal Farms" on front of store

CORNER LOT

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature Madaya Lee

Date 6-5-19

Print/Type Name Madaya Lee

Require Planning Signature Date

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
Signature JSS Date 6/5/19



\$100

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184724

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials: [Signature]

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 6124-6132 Edmondson Ave ZIP CODE 21228

BUSINESS NAME ROYAL FIRMS #302 ZONING _____

OWNER'S NAME JASON STILLING PHONE NO. 4433244960 HISTORIC DISTRICT Yes No

MAILING ADDRESS 10404 Stevenson RD Stevenson, MD 21153

APPLICANT/OWNER'S AGENT MADAYA LEE - RITCHIEFFE ARCH. PHONE NO. 410-484-7010

SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695

TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 012 / 054 / 9800

Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: Yes No

Permanent Changeable Copy Wall Face Change Only Non-Illuminated

Freestanding Pylon Monument Illuminated (separate electrical permit required)

Size: 1.914 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 130, sides 180 and 11, and rear 20.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) "ROYAL FIRMS" sign on
REAR OF STORE

CORNER LOT

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

[Signature]
Signature

6-5-19
Date

MADAYA LEE
Print/Type Name

Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)
[Signature] JSS 6/5/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/5/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **0120549800**

Election District: **1**

Owner Name(s): STILLING PROPERTIES LLC

PDM #:

Address: 7901 FRY'S LANE

Zoning District(s):

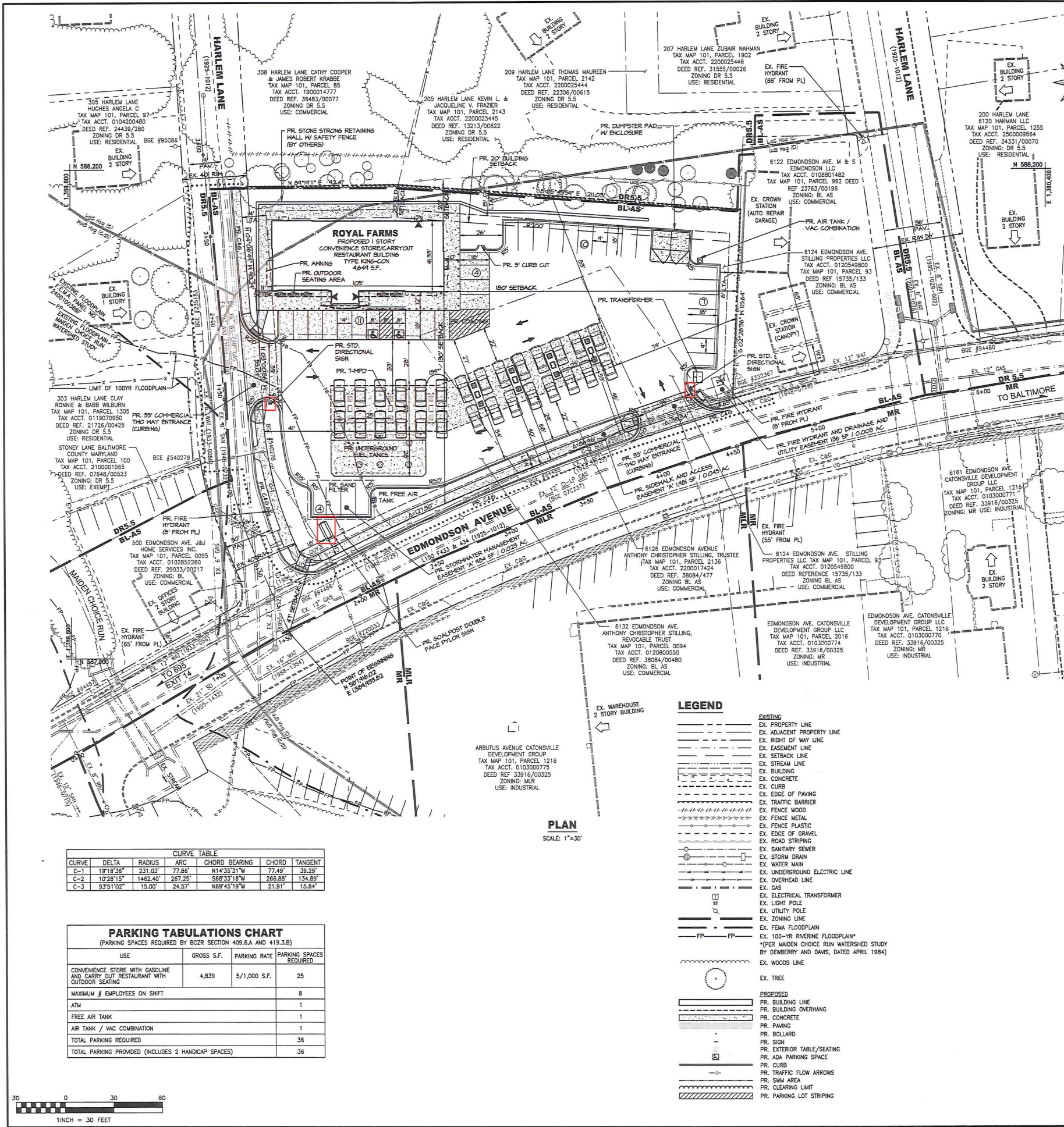
BALTIMORE, MD 21244

Premise Address: 6124 EDMONDSON AVE

Elevation Range: ft - ft

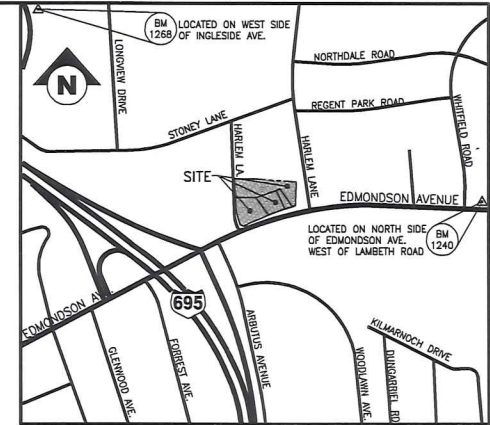
Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
														Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier													
DEPS-Dev. Coord. Jefferson Building 4th Floor Phone: 410-887-3733	Chesapeake Bay Critical Area	X		X	X	X	X	X					X	
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review. Chesapeake Bay Critical Area	X		X		X		X						
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1957-4253-X; 2001-0291-SPH; R-1955-3647-X; 1990-0166-SPH; 2018-0101-X; 1987-0233-X; 1999-0216-X	X		X	X	X	X			X	X	X		

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C



GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 6124 EDMONDSON AVE. (PARCEL 93)
6126 EDMONDSON AVE. (PARCEL 94)
6132 EDMONDSON AVE. (PARCEL 94)
BALTIMORE, MD 21228
- A. SITE AREA:
PARCEL 93 = 26,528 SF OR 0.61 AC±
PARCEL 2136 = 9,809 SF OR 0.22 AC±
PARCEL 94 = 14,723 SF OR 0.34 AC±
NET = 50,860 SF OR 1.16 AC±
GROSS = 65,890 SF OR 1.51 AC±
- B. ELECTION DISTRICT:
COUNCILMANIC DISTRICT: 1
ADC MAP: 4817 D6
CENSUS TRACT: 4037.01
TAX MAP: 101
TAX MAP: 101
TAX ACCOUNT NO.: #124 - 0120549800
#126 - 220017424
#132 - 0120800550
- ZONING:
BL-AS (BUSINESS LOCAL AUTO SERVICE)
DR 5.5 (DENSITY RESIDENTIAL)
- ZONING MAP / GIS TILE NO.: 101A1
- FLOOR AREA RATIO:
PERMITTED = 3.0
PROVIDED = 0.07 (4,649 S.F. / 65,890 S.F.)
- EXISTING LAND USE:
RETAIL AND AUTOMOBILE SERVICES
- PROPOSED LAND USE:
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRYOUT RESTAURANT WITH OUTDOOR SEATING
- BL ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE: REQUIRED 12.5', PROVIDED 130'
*FRONT: 12.5' 130'
SIDE (INTERIOR): 0' 180'
SIDE (STREET): 10' 11'
REAR: 20' 20'
- FUEL SERVICE SETBACKS (SECTION 405):
FROM ANY STREET RIGHT OF WAY: REQUIRED 35', PROVIDED 123'
CONVENIENCE STORE: 25' 53'
FUEL PUMP: 15' 40'
CANOPY: 15' 40'
- LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE: REQUIRED 10', PROVIDED 10'
ALONG EDMONDSON AVENUE: 10' 10'
ALONG HARLEM LANE: 10' 10'
ALONG SIDE YARD (BL-AS ZONE): 6' 6'
ALONG REAR YARD (DR 5.5 ZONE): 15' 15'
- PROPOSED BUILDING HEIGHT:
C-STORE = 32'-6" PEAK OF GABLE
CANOPY = 19'-0"
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100386) A PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED IN THE MAIDEN CHOICE WATERSHED STUDY DATED APRIL 1984, ON FILE WITH THE COUNTY.
- THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THERE IS ONE KNOWN ABANDONED FUEL SERVICE STATION WITHIN ONE MILE OF THE SITE (SECTION 405.3, BCZR).
- DUMPSTER PICKUP TO BE SCHEDULED FOR OFF PEAK HOURS.



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

1240 ELEV. 392.62 DESCRIPTION: CAPPED REBAR, NW CORNER OF EDMONDSON AVE. 7 LAMBETH ROAD, 14.34' NE OF UTILITY POLE #9065, 13.88' SOUTH OF STORM DRAIN INLET.	N 588,129.93 E 1,392,108.92
1268 ELEV. 495.33 DESCRIPTION: BOLT, WEST SIDE OF INGLESIDE AVE. NEAR ASPHALT DRIVEWAY FOR #715, 46.77' NORTH OF N&C #516041, 10.34' EAST OF CONCRETE BASE POST.	N 580,894.08 E 1,388,388.77

ZONING HISTORY

- CASE NO. R-1955-3647-X #6132 EDMONDSON AVE - PETITION FOR RECLASSIFICATION FROM AN R-8 TO A BL ZONE AND FOR A SPECIAL EXCEPTION TO USE PROPERTY FOR A GASOLINE SERVICE STATION. ORDER DENIED NOVEMBER 22, 1955.
- PETITION FOR RE-HEARING IN THE MATTER OF RECLASSIFICATION, ORDER DENIED MAY 3, 1956 AND DECEMBER 20, 1956.
- ON MAY 13, 1957, THE CIRCUIT COURT REVERSED THE DECISIONS BELOW AND ORDERED THAT THE PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION BE GRANTED.
- CASE NO. 1957-4253-X #6126 EDMONDSON AVE - PETITION FOR SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION. DENIED OCTOBER 4, 1957.
- BOARD OF APPEALS GRANTED FEBRUARY 27, 1958.
- CASE NO. 1987-0233-X #6132 EDMONDSON AVE - PETITION TO USE THE DESCRIBED PROPERTY FOR A SERVICE GARAGE. GRANTED DECEMBER 18, 1986.
- CASE NO. 1990-0166-SPH #6132 EDMONDSON AVE - PETITION TO APPROVE AN AMENDMENT TO PREVIOUSLY APPROVED SITE PLAN IN CASE 1987-0233-X TO ACCOMMODATE 14 ADDITIONAL PARKING SPACES. GRANTED FEBRUARY 6, 1990.
- CASE NO. 1999-0216-X #6132 EDMONDSON AVE - PETITION TO USE AN EXISTING BUILDING FOR A SERVICE GARAGE USE AND AN ACCESSORY USE IN A PROPOSED SERVICE BUILDING. GRANTED MAY 11, 1999.
- CASE NO. 2001-0291-SPH #6132 EDMONDSON AVE - PETITION FOR A SPECIAL HEARING TO APPROVE AN AMENDMENT TO A PREVIOUSLY APPROVED CASE NO. 99-216-X TO INCREASE THE NUMBER OF OUTSIDE PARKING SPACES FROM 5 TO 10 AND TO PROVIDE A SCREENED AREA FOR DISABLED VEHICLE STORAGE. GRANTED APRIL 4, 2001.
- CASE NO. 2018-0101-SPH #6124, #6126, AND #6132 EDMONDSON AVE - PETITION FOR A FUEL SERVICE STATION ON AN INDIVIDUAL SITE AND PETITION FOR SPECIAL HEARING TO PERMIT THE REDEVELOPMENT OF THE PORTION OF THE SITE IN A RIVERINE FLOODPLAIN AND TO ALLOW GRADING, PAVING, INSTALLATION OF A SIDEWALK AND SIGN, CONCRETE CURB AND GUTTER, STORMWATER MANAGEMENT FACILITY, STORM DRAIN, LANDSCAPING AND OTHER SITE WORK IMPROVEMENTS WITHIN THE FLOODPLAIN.
- DRC #2017-00187 #6124 EDMONDSON AVE - REQUEST FOR A 60% EXEMPTION AS A MINOR DEVELOPMENT NOT EXCEEDING A TOTAL OF THREE LOTS, GRANTED JANUARY 12, 2018.
- LIMITED EXEMPTION #19000BLN - DEVELOPMENT PLAN WAS GRANTED APPROVAL ON SEPTEMBER 20, 2018.

COMMERCIAL PERMIT HISTORY

- #6124 EDMONDSON AVENUE
PERMIT #8528963 - INSTALL ONE WALL SIGN 2'x12'-4", 5 SQ. FT. ON FRONT OF EXISTING SINGLE TENANT BUILDING NO OTHER WALL SIGNS PER APPLICATION, REMOVE ALL TEMPORARY SIGNS W/O PERMITS.
- #6126 EDMONDSON AVENUE
PERMIT #8274663 - CONSTRUCT 1 STORY ADDITION ONTO SIDE OF EX. SERVICE GARAGE - TO BE USED AS EXTRA SERVICE BAY ALT. TO CREATE ENTRANCE TO SAID ADDITION.
- PERMIT # 8381662 - CONSTRUCT 1 STORY ADDITION ON SIDE OF EX. BUILDING TO BE A 2 BAY REPAIR SHOP ADDITION, 27'x32'x14' = 832 SQ. FT.
- #6132 EDMONDSON AVENUE
PERMIT # 8537777 - CONSTRUCT A STORAGE SHED ON REAR OF PROPERTY. 40'x40' = 1,600 SQ. FT. FOOTINGS REQUIRED. RESIDENTIAL USE ONLY.

GRADING PERMIT #B955022
SWM PERMIT #B955021
PAI# - 01-0601
DRC# - 010218A
L.O.D. = 58,000 S.F., 1.33 ac.

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

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ROYAL FARMS STORE #302
#6124, #6126, & #6132 EDMONDSON AVENUE

PLAN TO ACCOMPANY BUILDING PERMIT

DATE	REVISIONS	JOB NO.:	17481X72
		SCALE:	1" = 30'
		DATE:	04/01/2019
		DRAWN BY:	MWP
		DESIGN BY:	MWP
		REVIEW BY:	THS
		SHEET:	01 OF 01

CURVE TABLE

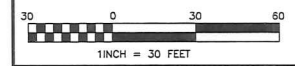
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	197°18'36"	231.03'	77.86'	N14°33'31"W	77.49'	39.29'
C-2	107°28'15"	1462.40'	267.25'	S88°33'18"W	266.88'	134.89'
C-3	83°51'02"	15.00'	24.57'	N69°45'19"W	21.91'	15.64'

PARKING TABULATIONS CHART
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 419.3.B)

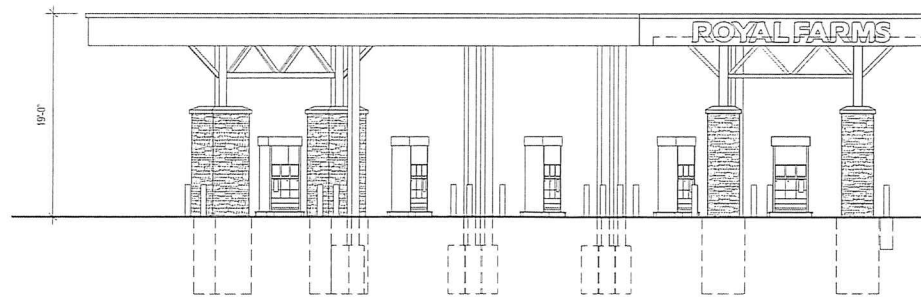
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED
CONVENIENCE STORE WITH GASOLINE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING	4,839	5/1,000 S.F.	25
MAXIMUM # EMPLOYEES ON SHIFT			8
ATM			1
FREE AIR TANK			1
AIR TANK / VAC COMBINATION			1
TOTAL PARKING REQUIRED			36
TOTAL PARKING PROVIDED (INCLUDES 2 HANDICAP SPACES)			36

LEGEND

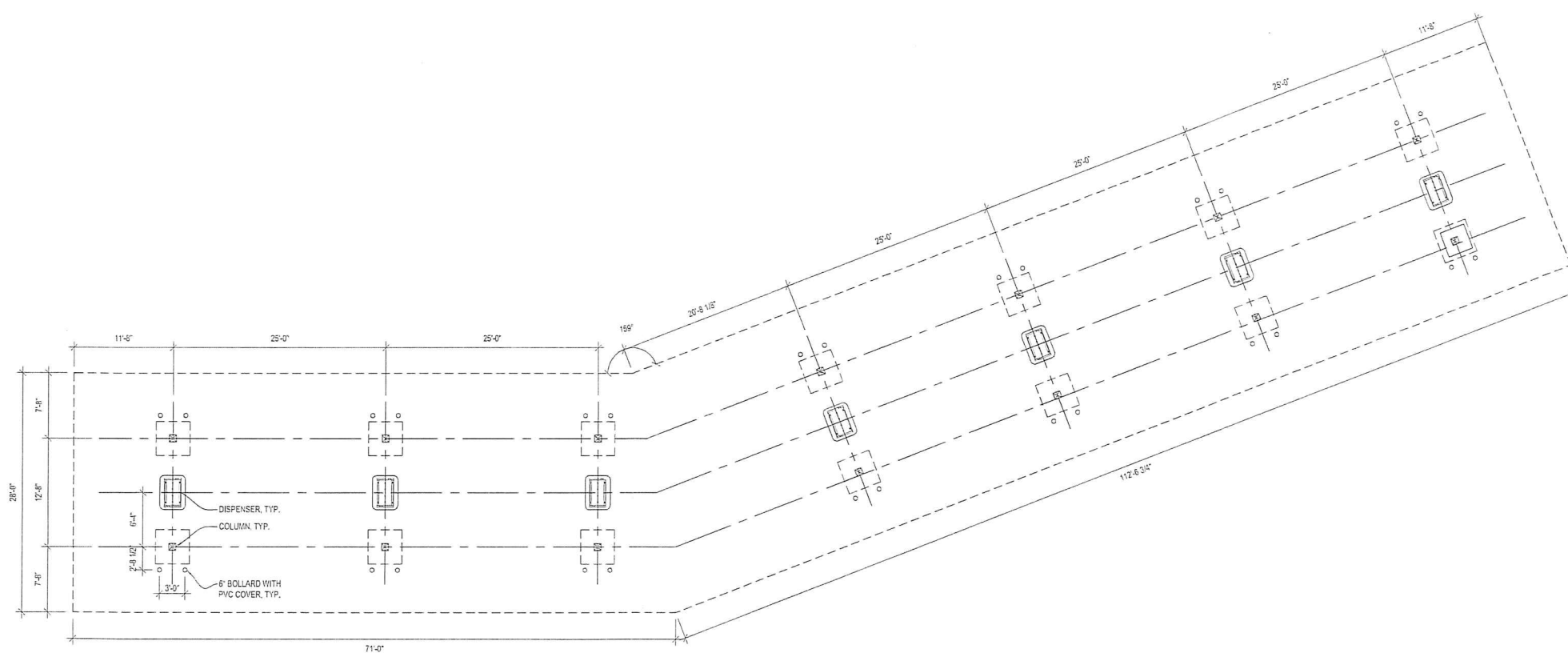
- EXISTING**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. EASEMENT LINE
 - EX. SETBACK LINE
 - EX. STREAM LINE
 - EX. ROAD STRIPING
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. WATER MAIN
 - EX. UNDERGROUND ELECTRIC LINE
 - EX. OVERHEAD LINE
 - EX. GAS
 - EX. ELECTRICAL TRANSFORMER
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. ZONING LINE
 - EX. FEMA FLOODPLAIN
 - EX. 100-YR RIVERINE FLOODPLAIN*
 - EX. WOODS LINE
 - EX. TREE
- PROPOSED**
- PR. BUILDING LINE
 - PR. BUILDING OVERHANG
 - PR. CONCRETE
 - PR. PAVING
 - PR. BOLLARD
 - PR. SIGN
 - PR. EXTERIOR TABLE/SEATING
 - PR. ADA PARKING SPACE
 - PR. CURB
 - PR. TRAFFIC FLOW ARROWS
 - PR. SWM AREA
 - PR. CLEARING LIMIT
 - PR. PARKING LOT STRIPING



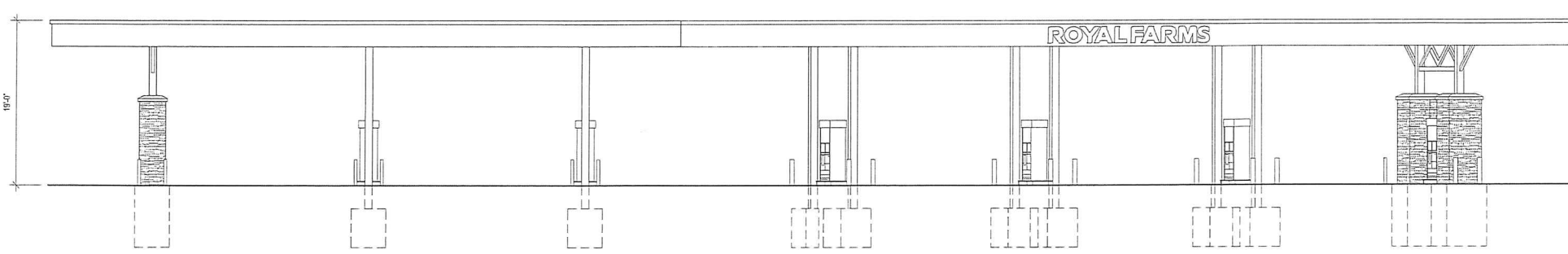
PLAN AND PERMITS FOR THE PROPOSED BUILDING PERMIT, ELECTION, AND SWM PERMIT, 4/7/2019, 10:02:27 AM, REVISED
 11, Copyright 2019, Morris & Ritchie Associates, Inc.



3 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



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



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

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STORE #302

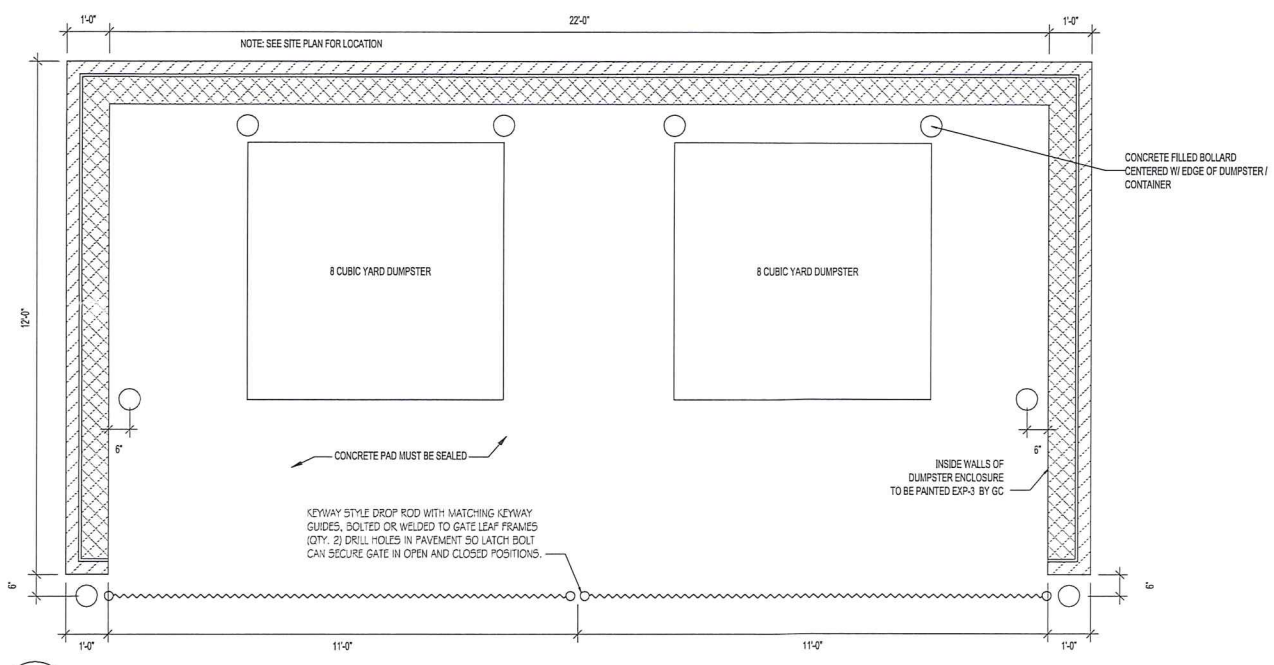
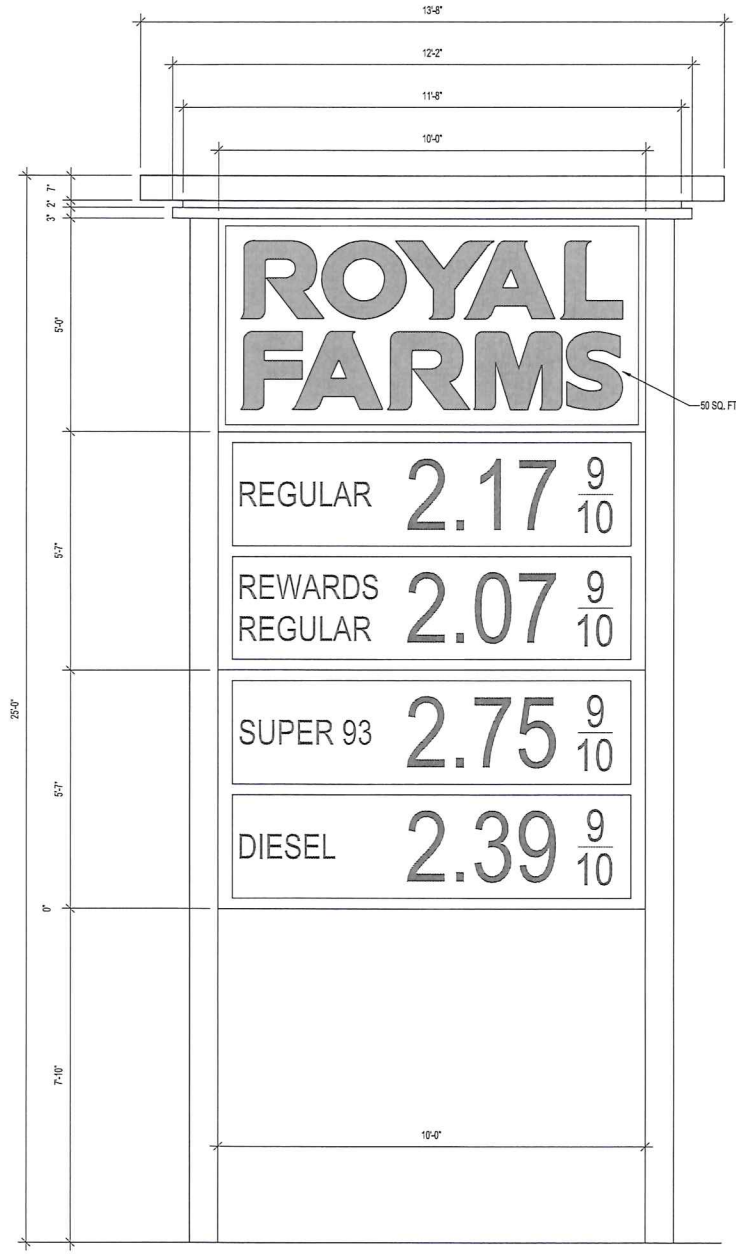
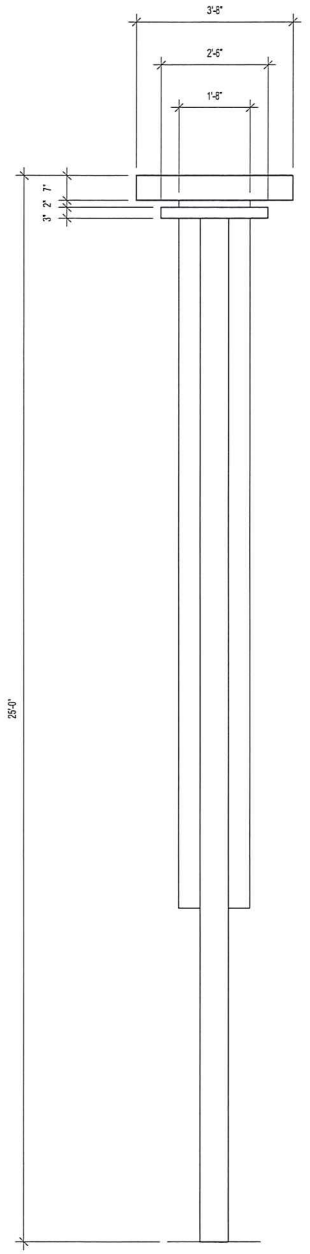
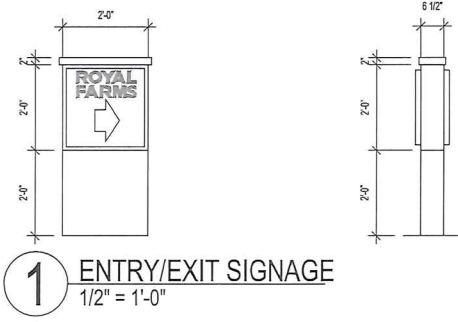
FUEL CANOPIES

#	REVISED DATE	CONTENT
	04-01-2019	PERMIT SET

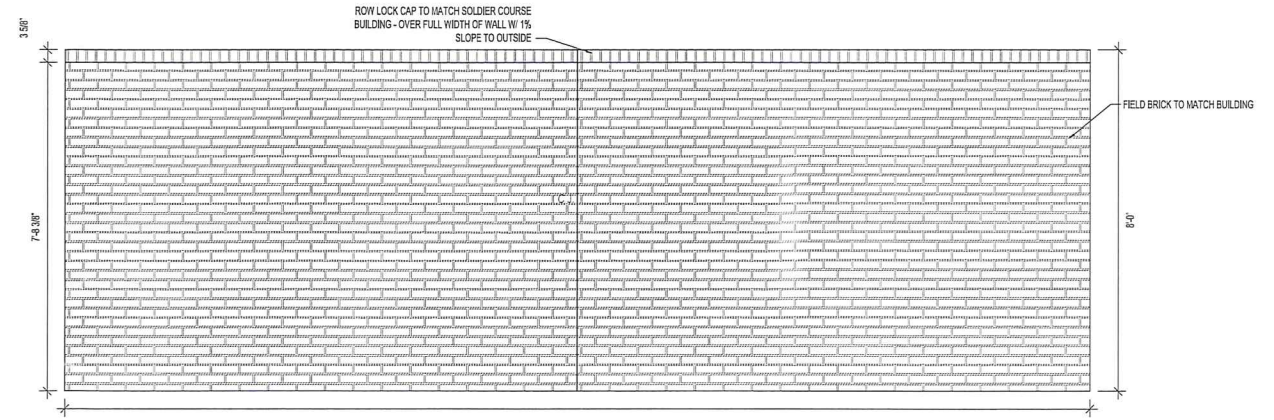
SCALE NOTED
DRAWN BY ALD

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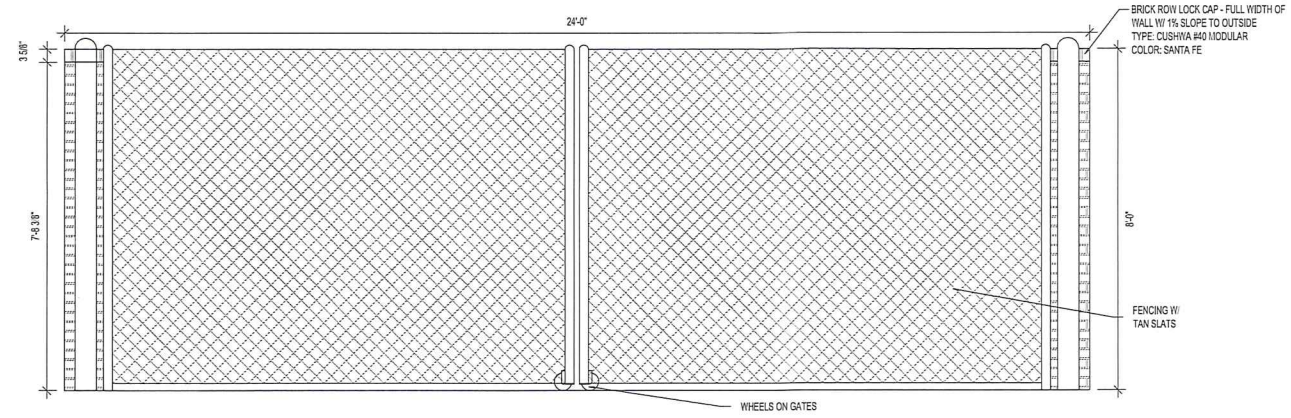
A8.0



3 DUMPSTER ENCLOSURE - PLAN
1/2" = 1'-0"



4 DUMPSTER ENCLOSURE - REAR ELEVATION
1/2" = 1'-0"



5 DUMPSTER ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"

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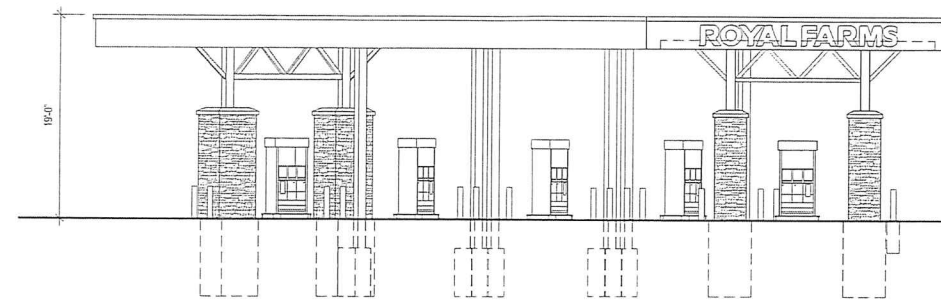
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STORE #302

DUMPSTER ENCLOSURE & EXTERIOR SIGNAGE

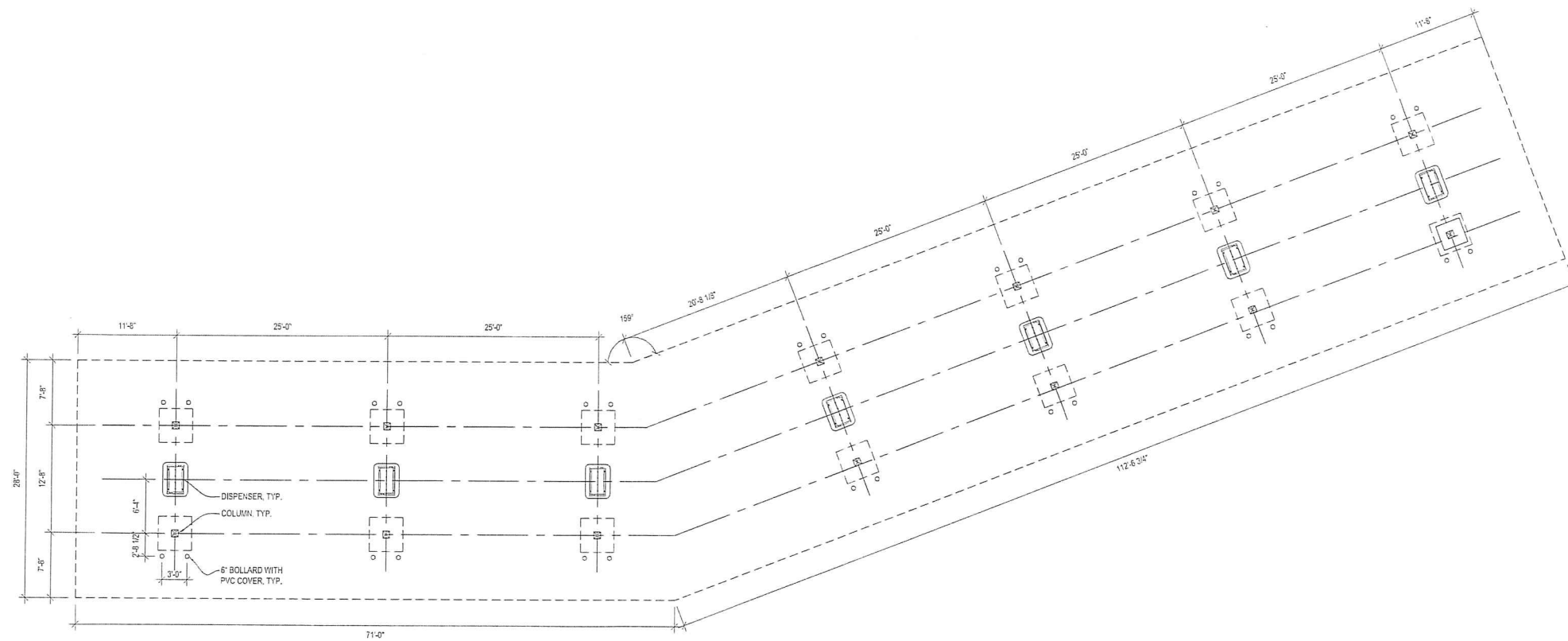
#	REVISED DATE	CONTENT
	04-01-2019	PERMIT SET

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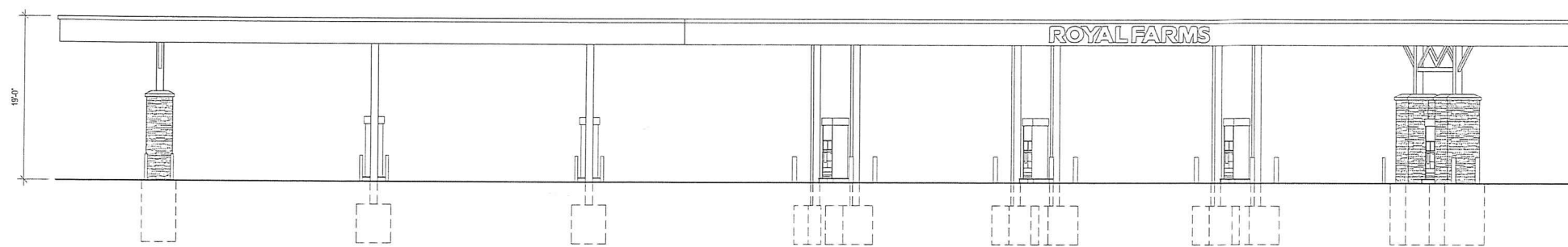
A7.0



3 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



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



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

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FUEL CANOPIES

#	REVISED DATE	CONTENT
	04-01-2019	PERMIT SET

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A8.0