



2 x \$100
= \$200.

2019-0158-SI

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

B 184852
A

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 Maxell Farms #302 ZONING BL-AS
OWNER'S NAME Josch Stilling PHONE NO. 4433244960 HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 10404 Stevenson RD Stevenson MD 21153
APPLICANT/OWNER'S AGENT Madaya Lee-Hutchiffe Arch PHONE NO. _____
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: 2 feet x 2 feet = 4 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 two (2) Directional Signs, SINGLE FACE
AS PER PLAN

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 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)

A. T. Smith
Signature

AT
Initials

6/27/19
Date

RFS #302 Proposed Signage

- 2 no. Signs to be located on convenience store



(x1) Total = 37.85 sqft



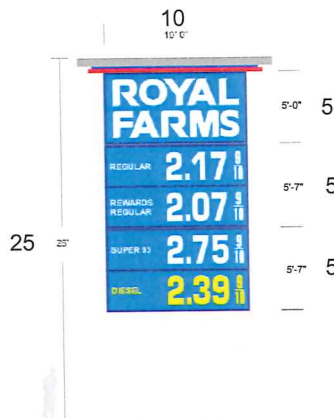
(x1) Total = 11.75 sqft

- 3 no. Fuel Canopy Signs



(x3) Total = 37.85 sqft

- 1 no. Pylon Sign



(x1) Total= 161 sqft

"Royal Farms" = 50 sqft

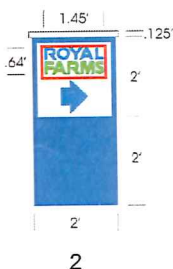
"Regular" = 27.91 sqft

"Rewards Regular" = 27.91 sqft

"Super 93" = 27.91 sqft

"Diesel" = 27.91 sqft

- 2 no. Directional Signs



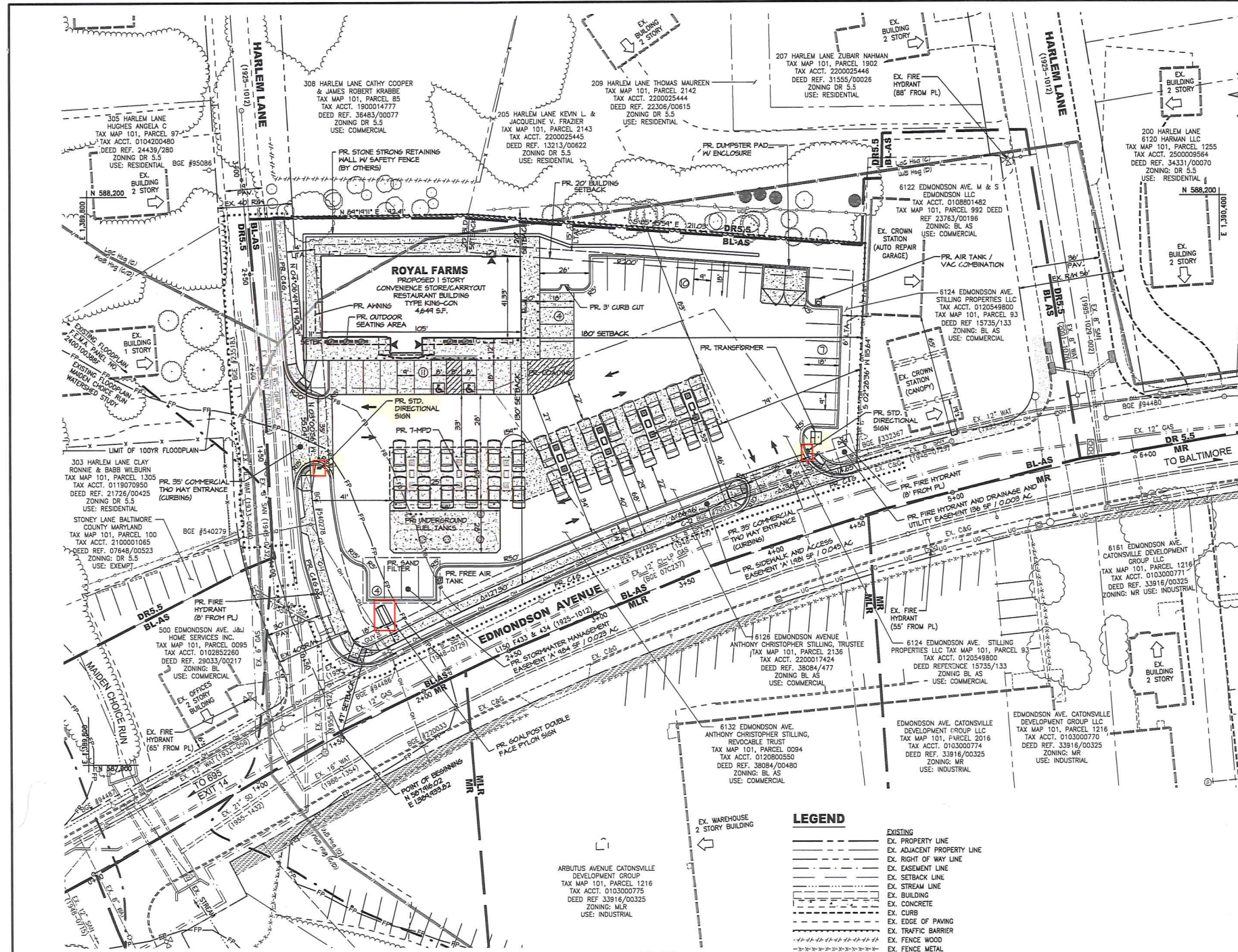
"Royal Farms" =

.64' x 1.45' = .928'

.928'/8' = 0.116

=11.6% of total sqft

(x2) Total = 4 sqft



GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 6124 EDMONDSON AVE. (PARCEL 93)
6126 EDMONDSON AVE. (PARCEL 2136)
6132 EDMONDSON AVE. (PARCEL 94)
BALTIMORE, MD 21228

A. SITE AREA: PARCEL 93 = 26,528 SF OR 0.61 AC.
PARCEL 2136 = 9,609 SF OR 0.22 AC.
PARCEL 94 = 14,723 SF OR 0.34 AC.
NET = 50,860 SF OR 1.168 AC.
GROSS = 65,890 SF OR 1.513 AC.

B. ELECTION DISTRICT: 4817 D6
COUNCILMANIC DISTRICT: 4007.01
C. ADJ. MAP: 101
D. CENSUS TRACT: 0120548600
E. TAX MAP: 0120017424
F. TAX ACCOUNT NO.: 0120800550

2. ZONING: BL-AS (BUSINESS LOCAL AUTO SERVICE)
OR 5.5 (DENSITY RESIDENTIAL)

3. ZONING MAP / GIS TILE NO.: 101A1

4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.07 (4,649 S.F. / 65,890 S.F.)

5. EXISTING LAND USE: RETAIL AND AUTOMOBILE SERVICES

PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY-OUT RESTAURANT WITH OUTDOOR SEATING

6. BL ZONE SETBACKS (SECTION 232):

	REQUIRED	PROVIDED
FROM PROPERTY LINE	*12.5'	130'
*FRONT	10'	180'
SIDE (INTERIOR)	10'	11'
REAR	20'	20'

*SECTION 303.3 STANDARDS FOR BL, BM AND BR ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
500 EDMONDSON AVE = 6' BUILDING SETBACK
6122 EDMONDSON AVE = 19' GAS PUMP ISLAND SETBACK
19+6 = 25, 25/2 = 12.5

7. LANDSCAPE TRANSITION AREAS (LTA):

	REQUIRED	PROVIDED
FROM PROPERTY LINE	10'	10'
ALONG EDMONDSON AVENUE	10'	10'
ALONG HARLEM LANE	6'	6'
ALONG SIDE YARD (BL-AS ZONE)	15'	15'
ALONG REAR YARD (OR 5.5 ZONE)	15'	15'

8. PROPOSED BUILDING HEIGHT: C-STORY = 32'-6" PEAK OF CABLE
CANOPY = 19'-0"

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

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

11. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2401003882) 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.

12. 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.

13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.

14. THERE ARE NO HISTORIC BUILDINGS ON SITE

15. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

16. 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.

17. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.

18. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.

19. THERE IS ONE KNOWN ABANDONED FUEL SERVICE STATION WITHIN ONE MILE OF THE SITE (SECTION 405.3, BCZR).

20. DUMPSTER PICKUP TO BE SCHEDULED FOR OFF PEAK HOURS.

LEGEND

- EXISTING
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. EASEMENT LINE
 - EX. SETBACK LINE
 - EX. STREAM LINE
 - EX. BUILDING
 - EX. CONCRETE
 - EX. CURB
 - EX. EDGE OF PAVING
 - EX. TRAFFIC BARRIER
 - EX. FENCE WOOD
 - EX. FENCE METAL
 - EX. FENCE PLASTIC
 - EX. EDGE OF GRAVEL
 - 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*
 - *PER MAIDEN CHOICE RUN WATERSHED STUDY BY DEWBERRY AND DAVIS, DATED APRIL 1984
 - EX. WOODS LINE
- 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

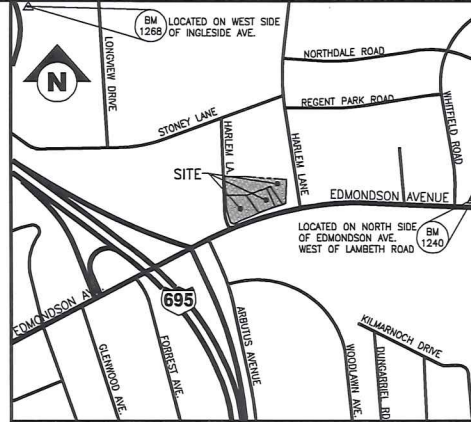
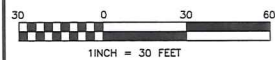
SCALE: 1"=30'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	19°18'36"	231.03'	77.86'	N14°35'31"W	77.49'	39.29'
C-2	10°28'15"	1462.40'	267.25'	S89°53'18"W	266.88'	134.89'
C-3	93°51'02"	15.00'	24.57'	N89°45'19"W	21.91'	15.64'

PARKING TABULATIONS CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A 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



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 #90665, 13.88' SOUTH OF STORM DRAIN INLET.

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.

ZONING HISTORY

- CASE NO. R-1955-3847-X #6132 EDMONDSON AVE - PETITION FOR RECLASSIFICATION FROM AN R-E 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. 1957-0253-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. 1957-0233-X #6132 EDMONDSON AVE - PETITION TO USE THE DESCRIBED PROPERTY FOR A SERVICE GARAGE. GRANTED DECEMBER 18, 1958.

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. 1992-0216-X #6132 EDMONDSON AVE - PETITION TO USE AN EXISTING BUILDING FOR A SERVICE GARAGE USE AND AN ACCESSORY USE IN A PROPOSED STORAGE BUILDING. GRANTED MAY 11, 1999.

CASE NO. 2001-0221-SPH #6126 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 50% EXEMPTION AS A MINOR DEVELOPMENT NOT EXCEEDING A TOTAL OF THREE LOTS. GRANTED JANUARY 12, 2018.

LIMITED EXEMPTION #1900093N - DEVELOPMENT PLAN WAS GRANTED APPROVAL ON SEPTEMBER 20, 2018.

COMMERCIAL PERMIT HISTORY

- #6124 EDMONDSON AVENUE
PERMIT #B529843 - 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 #B274663 - 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 #B31662 - 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 #B53777 - 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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
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MIRA@MRA.COM
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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:	MVP
		DESIGN BY:	MVP
		REVIEW BY:	THS
		SHEET:	01 OF 01

DEVELOPER

TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
PHONE: (410) 889-0200
ATTN: JACK WHISTED

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2020

OWNERS

STILLING PROPERTIES, LLC
6124 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING, TRUSTEE
6126 EDMONDSON
BALTIMORE, MARYLAND 21244
ANTHONY CHRISTOPHER STILLING, REVOCABLE TRUST
6132 EDMONDSON
BALTIMORE, MARYLAND 21244
PHONE: (443)-324-4960
ATTN: JASON STILLING