

M E M O R A N D U M

DATE: April 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0191-X - Appeal Period Expired

The appeal period for the above-referenced case expired on April 22, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
(11100 York Road) *
8th Election District * OFFICE OF
3rd Council District *
Wight Avenue Lot 3, LLC * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* **Case No. 2019-0191-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 Wight Avenue Lot 3, LLC, legal owner (“Petitioner”). The special exception petition was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) for a fuel service station in the ML-IM zone.

Andrew Stine, Daniel Haney, Sean Langford, Ed Steere, Katerina Goldfarb and Chris Hoffmann appeared in support of the petition. Adam M. Rosenblatt, Esq. and Patricia Malone, Esq. represented the Petitioner. Several residents attended the hearing to express concerns regarding certain aspects of the project. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Bureau of Development Plans Review (“DPR”), the Department of Planning (“DOP”) and the State Highway Administration (“SHA”). None of the reviewing agencies opposed the request.

The site is approximately 1.54 acres in size and is zoned ML-IM. A Silver Spring Mining Co. restaurant is currently located at the site. Petitioner proposes to raze the existing structures and construct a Wawa gasoline station with convenience store. Such a use is permitted in the ML-IM zone by special exception, with the caveat that Petitioner must show the station will “primarily serve the industrial uses and related activities in the surrounding industrial area.” BCZR § 253.2.

ORDER RECEIVED FOR FILING

Date 3-21-19

By DW

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.

Professional engineer Andrew Stine, who was accepted as an expert, described the site plan and the improvements planned for the project. Mr. Stine testified Baltimore County has approved a conceptual storm water management plan for the project, and that a landscape plan is currently being reviewed by the County's landscape architect. He reviewed the requirements found in §§ 405 & 502.1 of the BCZR and opined Petitioner satisfied all requirements for special exception relief.

Professional engineer Mickey Cornelius provided testimony concerning traffic conditions in the vicinity of this project. Mr. Cornelius explained his firm obtained traffic counts during morning, evening and Saturday peak hour periods, and he prepared an analysis (Pet. Ex. 9) based on the traffic count figures and other data obtained from the Institute for Transportation Engineers Trip Generation Manual (10th Ed. 2017). The analysis showed that both points of access to the proposed Wawa (off of York Road and Wight Ave.) and the signalized intersection at Wight Ave. and York Road would continue to function at an acceptable level of service if the project is completed.

ORDER RECEIVED FOR FILING

Date 3-21-19

2

By 100

Edward Steere, a professional planner and market analyst, provided testimony addressing the issue of whether the proposed fuel service station would primarily serve the surrounding industrial area, which is a requirement found in § 253.2 of the BCZR. Mr. Steere submitted an executive summary of his findings (Pet. Ex. 11) which describe the “trade area” he examined, which focused upon the “Hunt Valley Business Park and industrial lands south of Hunt Valley.” Ex. 11, p. 2. His analysis calculated the present demand for fuel within this area, and determined there is presently an unmet need for additional gasoline to serve this industrial area. In conclusion, the witness opined that 59.5% of the fuel sold by the proposed Wawa would be purchased by employees, vendors, and other motorists from “within the defined ML-IM industrial zone.” Ex. 11, p. 4.

One citizen noted there is no pedestrian crosswalk at the intersection of York Road and Wight Ave., which is a busy commercial corridor with a large volume of traffic. I would imagine the SHA will examine this issue in connection with its review of the traffic impact study to be submitted by the Petitioner. Just to make sure that agency is aware of this concern a copy of this order will be sent to the SHA’s District Office in Hunt Valley.

The owner of the nearby Exxon fuel service station noted there are an abundance of gas stations/convenience stores in this vicinity. He also stated his business has already been negatively impacted by several of these large gas stations which have recently opened in the Cockeysville/Hunt Valley area. As discussed at the hearing, the undersigned does not have authority to deny this request based on the number of existing gas stations in the vicinity. While the BCZR requires a showing of “need for the proposed use [i.e., service station]” in an area where there are one or more abandoned stations, no such evidence was presented in this case and that provision is therefore not applicable. See BCZR § 405.3.

ORDER RECEIVED FOR FILING

Date 3-21-19

3

By DW

THEREFORE, IT IS ORDERED this 21st day of **March, 2019**, by this Administrative Law Judge, that the Petition for Special Exception for a fuel service station in the ML-IM zone, 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 submit for approval by Baltimore County a landscape and lighting plan for the site.
3. No flags, banners or temporary signs of any type shall be permitted on the property.
4. All landscaped areas at the site shall be subject to the maintenance requirements set forth at § 405.4.C.3 of the BCZR.

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/dlw

ORDER RECEIVED FOR FILING

Date 3-21-19

4

By dlw



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 11100 York Road which is presently zoned ML IM

Deed References: 15424/470 10 Digit Tax Account # 2300011776

Property Owner(s) Printed Name(s) Wight Avenue Lot 3 LLC

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

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

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

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

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:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Adam Rosenblatt

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name - Type or Print

Adam Rosenblatt

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0191-X

Filing Date 12/14/2018

Do Not Schedule Dates: _____

Reviewer JMP

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 3-21-19

By [Signature]

**ATTACHMENT TO
PETITION FOR SPECIAL EXCEPTION
REQUESTED RELIEF**

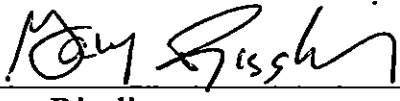
1. Special Exception for a fuel service station in the ML IM zone.
2. Also, for such further relief as the Administrative Law Judge may require.

201-491-1

**ATTACHMENT TO
ZONING PETITION**

OWNER

Wight Avenue Lot 3 LLC

BY: 
Gary Rissling
Authorized Representative



ZONING DESCRIPTION
TAX MAP 42, PARCEL 77
THE LAND OF
WIGHT AVENUE LOT 3 LLC.
LIBER 15424 FOLIO 470
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LIMITS OF YORK ROAD (M.D. ROUTE 45) (66' RIGHT-OF-WAY), WHICH IS 27.25 FEET NORTH OF THE INTERSECTION OF SAID YORK ROAD (M.D. ROUTE 45) AND WIGHT AVENUE (60' RIGHT-OF-WAY), THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE WIGHT AVENUE RIGHT-OF-WAY ON THE SOUTH AND THE LAND OF WIGHT AVENUE LOT 3, LLC. (LIBER 15424 FOLIO 470) ON THE NORTH;

1. SOUTH 73 DEGREES – 11 MINUTES – 59 SECONDS WEST, 269.57 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 16 DEGREES – 48 MINUTES – 01 SECONDS WEST, 241.00 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 73 DEGREES – 11 MINUTES – 59 SECONDS EAST, 274.26 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 18 DEGREES – 50 MINUTE – 06 SECONDS EAST, 226.85 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 24 DEGREES – 55 MINUTES – 09 SECONDS WEST, 19.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,034 SQUARE FEET OR 1.539 ACRES.

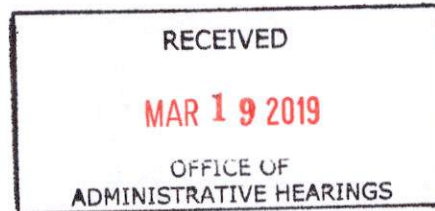


8/13/16, ~~17~~ - 18

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, March 18, 2019 8:08 PM
To: Barbara Lukasevich; amrosenblatt@venable.com; Administrative Hearings;
DKarceski@Venable.com
Subject: Recertification's For 2019-0191-X
Attachments: Re-Cert 1 2019-0191-X.doc; Re-Cert 2 2019-0191-X.doc

Recertification's for 11100 York Road. Thanks



CERTIFICATE OF POSTING

2019-0191-X

RE: Case No.: _____

Petitioner/Developer: _____

Wright Avenue, Lot 3, LLC

March 19, 2019

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: _____

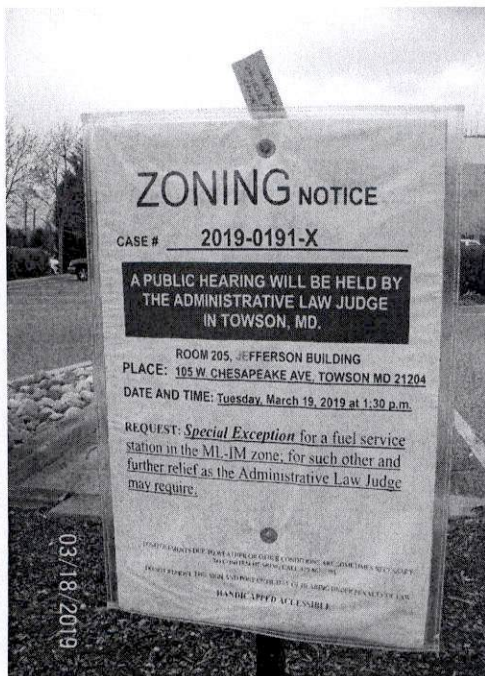


11100 York Road

SIGN 1 Recertification

February 27, 2019

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



Sincerely,

 _____
(Signature of Sign Poster) March 18, 2019
(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

2019-0191-X

RE: Case No.: _____

Petitioner/Developer: _____

Wright Avenue, Lot 3, LLC

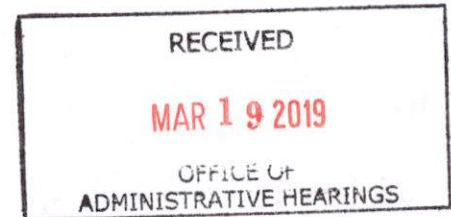
March 19, 2019

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:

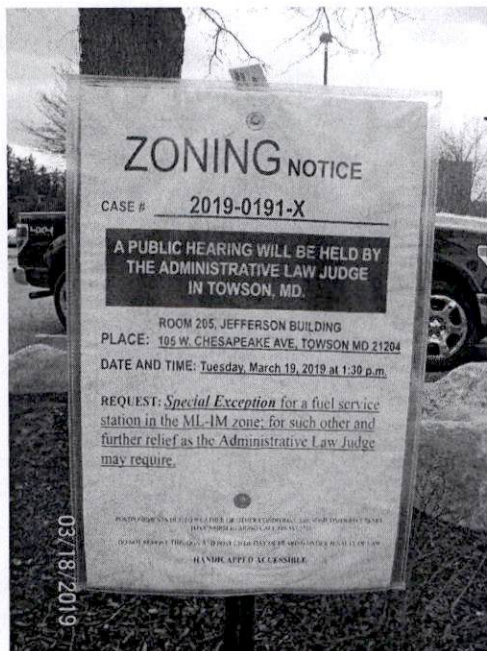


This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11100 York Road **SIGN 2 Recertification**

February 27, 2019

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



Sincerely,


(Signature of Sign Poster)

March 18, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

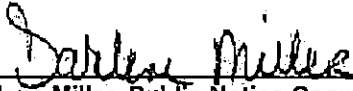
PUBLISHER'S AFFIDAVIT

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

2/27/2019

Order #: 11701159
Case #: 2019-0191-X
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0191-X



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0191-X

11100 York Road

Sw/s of York Road at the corner of the Nw/s of Wight Avenue

8th Election District - 3rd Councilmanic District

Legal Owners: Wight Avenue, Lot 3, LLC

Special Exception for a fuel service station in the ML-1M zone; for such other and further relief as the Administrative Law Judge may require.

Hearing: Tuesday, March 19, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

Director of Permits, Approval 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.

127

CERTIFICATE OF POSTING

2019-0191-X

RE: Case No.: _____

Petitioner/Developer: _____

Wright Avenue, Lot 3, LLC

March 19, 2019

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: _____

11100 York Road

SIGN 1

February 27, 2019

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

Sincerely,



February 27, 2019

(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

2019-0191-X

RE: Case No.: _____

Petitioner/Developer: _____

Wright Avenue, Lot 3, LLC

March 19, 2019

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: _____

11100 York Road

SIGN 2

February 27, 2019

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



Sincerely,

 February 27, 2019
(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

RE: Case No.: 2019-0191-X

Petitioner/Developer: _____

Wright Avenue, Lot 3, LLC

Date of Hearing/Closing: March 19, 2019

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

Attn: Kristen Lewis:

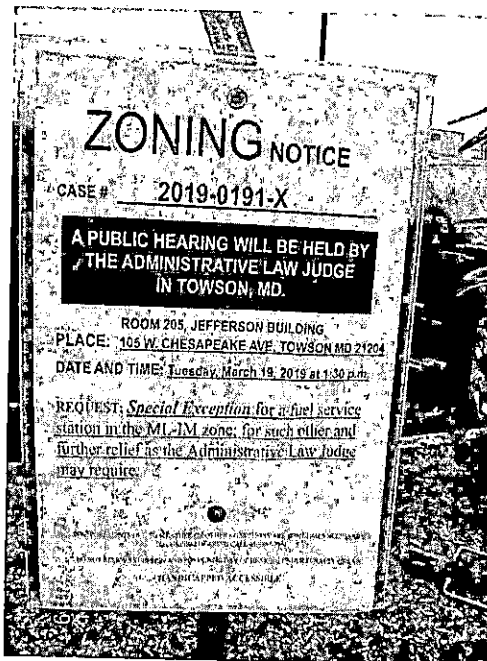
Ladies and Gentlemen:

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: _____

11100 York Road

SIGN 1

The sign(s) were posted on February 27, 2019
(Month, Day, Year)



Sincerely,

February 27, 2019

(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

RE: Case No.: 2019-0191-X

Petitioner/Developer: _____

Wright Avenue, Lot 3, LLC

Date of Hearing/Closing: March 19, 2019

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

Attn: Kristen Lewis:

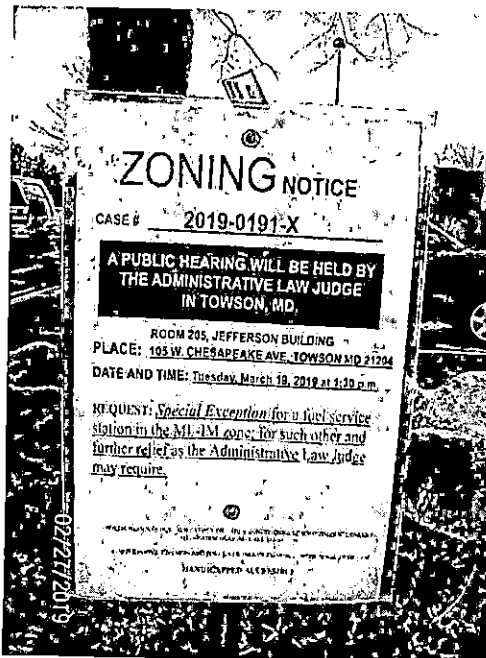
Ladies and Gentlemen:

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: _____

11100 York Road

SIGN 2

The sign(s) were posted on February 27, 2019
(Month, Day, Year)



Sincerely,

[Signature] February 27, 2019
(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)

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
11100 York Road; SW/S of York Road, *
@ corner of NW/S of Wight Avenue * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Wight Avenue Lot 3, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2019-191-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.

RECEIVED
JAN 09 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, 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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 13, 2019

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: 2019-0191-X

11100 York Road

Sw/s of York Road at the corner of the Nw/s of Wight Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Wight Avenue, Lot 3, LLC

Special Exception for a fuel service station in the ML-IM zone; for such other and further relief as the Administrative Law Judge may require.

Hearing: Tuesday, March 19, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., FEBRUARY 27, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Wednesday, February 27, 2019 - Issue

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0191-X

11100 York Road

Sw/s of York Road at the corner of the Nw/s of Wight Avenue

8th Election District – 3rd Councilmanic District

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Mike Mohler

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 2019-0191-X
Property Address: 11100 York Rd
Property Description: SW Side of York Road @ Corner of NW Side of Wight Avenue
Legal Owners (Petitioners): Wight Avenue Lot 3, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA LUKASOVICH
Company/Firm (if applicable): VENABLE LLP
Address: 210 W. Penn Ave, Ste 500
Towson, MD 21204
Telephone Number: 410 494 6200

1. The first part of the paper discusses the importance of the study of the history of the United States.

2. The second part of the paper discusses the importance of the study of the history of the United States.

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

No. **177771**

Date: **12/14/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME ORN
 12/14/2018 12/14/2018 10:15:41 1

REC NSOI WALKIN LJR
 >RECEIPT 824879 12/14/2018 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct
------	------	------	----------	-----------------	--------------	------	-----	---------

Amount 5 528 ZINING VERIFICATION

001	806	0000		6150				

500.00
 Rec'd Tot \$ 500.00
 500.00 CK .00 CA
 Baltimore County, Maryland

Total: **500.00**

Rec From: **Wight Avenue Lot 3, LLC**

For: **Special Exception - 11100 York Road**
2019-0191-X (WIGHT AVENUE LOT 3, LLC)

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 13, 2019

Adam M Rosenblatt Esquire
210 W. Pennsylvania Ave Suite 500
Towson MD 21204

RE: Case Number: 2019-0191-X, 11100 York Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 14, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/7/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-191

INFORMATION:

Property Address: 11100 York Road
Petitioner: Wight Avenue Lot 3, LLC
Zoning: ML IM
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel service station.

A site visit was conducted on January 23, 2019.

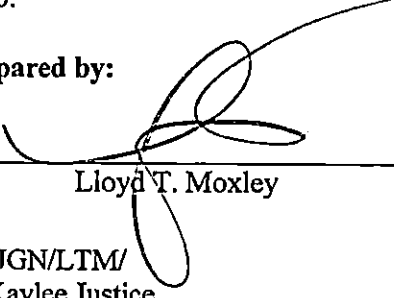
The site is within the Hunt Valley/Timonium Master Plan (HV/T) as adopted by the Baltimore County Council on October 19, 1998. As stated goal of the HV/T Plan area is "to protect and enhance the HV/T area as an important employment and retail area of Baltimore County, without producing adverse impacts on neighboring residential communities, and improving the area's quality of life and environment."

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

- There shall be no temporary signage, banners or advertising flags displayed on the property or on the grass area. All signage shall conform with Section 450 of the BCZR.
- All landscaping areas are subject to maintenance requirements of Section 405.4.C.3.
- The gross floor area of the convenience store located in the parking tabulation chart on the site plan differs from the provided dimensions of the convenience store shown on the plan. Please confirm gross floor area calculation.

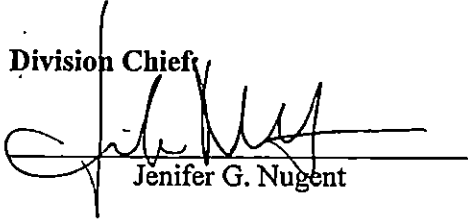
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief



Jenifer G. Nugent

JM/JGN/LTM/

c: Kaylee Justice

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0191-X

DATE: Feb 15, 2019

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 retaining wall proposed along Wight Ave. shall be located away from the right-of-way a distance equal to or greater than the height of the wall.

Dimension the travel way on the east side of the site from the rear of the stacked car to the proposed curb. Lanes for 2-way travel shall be a minimum of 22-foot wide.

* * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 3/7/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-191



INFORMATION:

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Petitioner: Wight Avenue Lot 3, LLC
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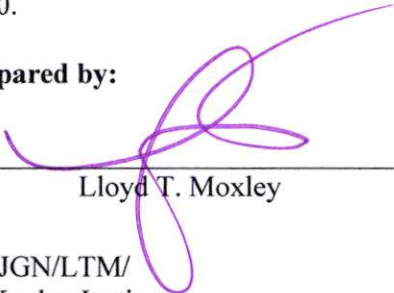
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- The gross floor area of the convenience store located in the parking tabulation chart on the site plan differs from the provided dimensions of the convenience store shown on the plan. Please confirm gross floor area calculation.

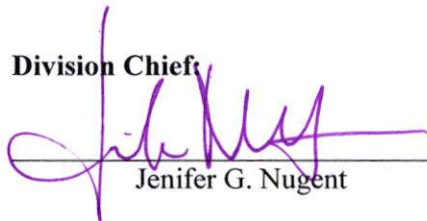
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Kaylee Justice

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

Adam M. Rosenblatt, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

3-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0191-X
Address 11100 York Road
(Rissling Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

January 17, 2019

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

Dear Ms. Lewis:

Thank you for the opportunity to review the site plan to accompany the petition for a special exception to allow a proposed Wawa convenience store & fuel station on the subject property. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

Wawa – 11100 York Road
Site Plan Review for Special Exception
Case No. 2019-0191-X
SHA Tracking No. 19APBA003XX
MD 45 (west side) 625' north of Wight Avenue
Mile Post 8.80
Baltimore County

The existing entrance to this site on MD 45 is adequate to serve this use however, given the significant increase in traffic that will be generated by this proposed use, the MDOT SHA requests the opportunity to review a traffic impact study to determine the developmental traffic impacts to the surrounding road network. We require four (4) hard copies of the TIS and a CD for our review. The submittal can be made directly to Ms. Wendy Wolcott at the District 4 Office, 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Richard Zeller. Please utilize the above SHA tracking number when making that submission.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only), 1-866-998-0367 (x2332) or by email at (rzeller@sha.state.md.us).

Sincerely,



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

Ms. Kristen Lewis
Wawa – 11100 York Road MD 45
Case 2019-00191 - X
SHA Tracking No. 19APBA003XX
January 17, 2019
Page 2

cc: Bohler Engineering / 901 Dulaney Valley Road, Suite 801, Towson, MD 21204
Wawa, Inc. / 260 West Baltimore Pike, Wawa, PA 19063
Wight Avenue Lot 3, LLC / 304 S. Tollgate Road, Bel Air, MD 21914
Mr. Kimon Johnson, MDOT SHA District 4 Traffic

[illegible]

DATE _____

2019-191-X

3-19-2019

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2019-

0191-X

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

2/15

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

Comment

1/15

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

NO Comment

3/7

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO obs
w/ conditions

1/17

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

Comment

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/27/19

SIGN POSTING (1st)

Date:

2/27/19

by

SSG Black

SIGN POSTING (2nd)

Date:

3-18-19

by

" "

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Homestead Application Status: No Application

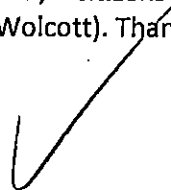
Homeowners' Tax Credit Application Information

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

Debra Wiley

From: John E. Beverungen
Sent: Wednesday, March 20, 2019 3:54 PM
To: Debra Wiley
Subject: 2019-191-X
Attachments: 2019-0191-X.docx

Attached is the final order. Can you stamp my signature and send out to Rosenblatt, 3 citizens who signed in, and the SHA (their letterhead is tabbed in the file, I guess send it to attention of Wendy Wolcott). Thanks.



Case No.:

2019-191-X

Exhibit Sheet

Petitioner/Developer

Protestant

193-24-19

193-21-19

No. 1	Site plan	
No. 2	Aerial photo	
No. 3	ESRI Map re: driving time	
No. 4	Stine resume	
No. 5	Photos w/ plans (1-19)	
No. 6	Renderings	
No. 7	Landscape exhibit	
No. 8	Cornelius CV	
No. 9	Traffic Group study	
No. 10	Edward Steere CV	
No. 11	Economic Analysis	
No. 12		



Total employees within 4 min. drive - 29,263.

Total employees within the polygon - 19,977 - 68% of total 4 min. empl.

4 min. drive
time from the
site (in green)

4 minutes

Site - York Rd. and Weight Ave.

Portion of Metropolitan
Industrial Park within 4
min. drive time (in red) -
polygon.

2km
1mi

Source: ©2018 Esri

March 18, 2019



Business Summary

2-6 Wight Ave
2-6 Wight Ave, Cockeysville, Maryland, 21030
Drive Time (Mon 12:00 PM): 4 minute radii

Prepared by Esri
Latitude: 39.48982
Longitude: -76.64775

Data for all businesses in area

	4 minutes
Total Businesses:	1,115
Total Employees:	29,263
Total Residential Population:	3,887
Employee/Residential Population Ratio (per 100 Residents)	753

by SIC Codes

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	11	1.0%	169	0.6%
Construction	77	6.9%	1,697	5.8%
Manufacturing	65	5.8%	9,884	33.8%
Transportation	14	1.3%	77	0.3%
Communication	9	0.8%	268	0.9%
Utility	4	0.4%	42	0.1%
Wholesale Trade	51	4.6%	997	3.4%
Retail Trade Summary	222	19.9%	4,663	15.9%
Home Improvement	15	1.3%	475	1.6%
General Merchandise Stores	7	0.6%	366	1.3%
Food Stores	18	1.6%	736	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	23	2.1%	466	1.6%
Apparel & Accessory Stores	15	1.3%	239	0.8%
Furniture & Home Furnishings	23	2.1%	283	1.0%
Eating & Drinking Places	58	5.2%	1,268	4.3%
Miscellaneous Retail	62	5.6%	829	2.8%
Finance, Insurance, Real Estate Summary	171	15.3%	3,009	10.3%
Banks, Savings & Lending Institutions	26	2.3%	260	0.9%
Securities Brokers	36	3.2%	625	2.1%
Insurance Carriers & Agents	57	5.1%	1,339	4.6%
Real Estate, Holding, Other Investment Offices	53	4.8%	785	2.7%
Services Summary	421	37.8%	8,100	27.7%
Hotels & Lodging	11	1.0%	589	2.0%
Automotive Services	43	3.9%	297	1.0%
Motion Pictures & Amusements	26	2.3%	666	2.3%
Health Services	54	4.8%	1,340	4.6%
Legal Services	19	1.7%	140	0.5%
Education Institutions & Libraries	12	1.1%	430	1.5%
Other Services	256	23.0%	4,637	15.8%
Government	9	0.8%	329	1.1%
Unclassified Establishments	61	5.5%	30	0.1%
Totals	1,115	100.0%	29,263	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

March 18, 2019



Business Summary

2-6 Wight Ave
2-6 Wight Ave, Cockeysville, Maryland, 21030
Drive Time (Mon 12:00 PM): 4 minute radii

Prepared by Esri
Latitude: 39.48982
Longitude: -76.64775

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	1	0.1%	11	0.0%
Construction	84	7.5%	1,799	6.1%
Manufacturing	64	5.7%	9,805	33.5%
Wholesale Trade	51	4.6%	990	3.4%
Retail Trade	158	14.2%	3,357	11.5%
Motor Vehicle & Parts Dealers	19	1.7%	442	1.5%
Furniture & Home Furnishings Stores	11	1.0%	93	0.3%
Electronics & Appliance Stores	10	0.9%	184	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	15	1.3%	475	1.6%
Food & Beverage Stores	17	1.5%	724	2.5%
Health & Personal Care Stores	13	1.2%	139	0.5%
Gasoline Stations	4	0.4%	24	0.1%
Clothing & Clothing Accessories Stores	19	1.7%	256	0.9%
Sport Goods, Hobby, Book, & Music Stores	8	0.7%	246	0.8%
General Merchandise Stores	7	0.6%	366	1.3%
Miscellaneous Store Retailers	28	2.5%	212	0.7%
Nonstore Retailers	7	0.6%	195	0.7%
Transportation & Warehousing	12	1.1%	50	0.2%
Information	33	3.0%	698	2.4%
Finance & Insurance	121	10.9%	2,257	7.7%
Central Bank/Credit Intermediation & Related Activities	26	2.3%	260	0.9%
Securities, Commodity Contracts & Other Financial	37	3.3%	630	2.2%
Insurance Carriers & Related Activities; Funds, Trusts &	58	5.2%	1,366	4.7%
Real Estate, Rental & Leasing	59	5.3%	721	2.5%
Professional, Scientific & Tech Services	150	13.5%	2,517	8.6%
Legal Services	23	2.1%	182	0.6%
Management of Companies & Enterprises	3	0.3%	20	0.1%
Administrative & Support & Waste Management & Remediation	41	3.7%	599	2.0%
Educational Services	21	1.9%	514	1.8%
Health Care & Social Assistance	72	6.5%	2,392	8.2%
Arts, Entertainment & Recreation	12	1.1%	553	1.9%
Accommodation & Food Services	71	6.4%	1,875	6.4%
Accommodation	11	1.0%	589	2.0%
Food Services & Drinking Places	61	5.5%	1,286	4.4%
Other Services (except Public Administration)	94	8.4%	746	2.5%
Automotive Repair & Maintenance	35	3.1%	266	0.9%
Public Administration	9	0.8%	329	1.1%
Unclassified Establishments	61	5.5%	30	0.1%
Total	1,115	100.0%	29,263	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

March 18, 2019



Business Summary

Polygon 39
Area: 1.59 square miles

Prepared by Esri

Data for all businesses in area

Total Businesses:	712
Total Employees:	19,977
Total Residential Population:	222
Employee/Residential Population Ratio (per 100 Residents)	8,999

by SIC Codes

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	8	1.1%	119	0.6%
Construction	55	7.7%	1,303	6.5%
Manufacturing	45	6.3%	7,422	37.2%
Transportation	10	1.4%	44	0.2%
Communication	6	0.8%	221	1.1%
Utility	3	0.4%	33	0.2%
Wholesale Trade	37	5.2%	642	3.2%
Retail Trade Summary	132	18.5%	3,256	16.3%
Home Improvement	9	1.3%	302	1.5%
General Merchandise Stores	4	0.6%	298	1.5%
Food Stores	8	1.1%	496	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	15	2.1%	325	1.6%
Apparel & Accessory Stores	10	1.4%	101	0.5%
Furniture & Home Furnishings	15	2.1%	221	1.1%
Eating & Drinking Places	33	4.6%	883	4.4%
Miscellaneous Retail	37	5.2%	629	3.1%
Finance, Insurance, Real Estate Summary	109	15.3%	2,023	10.1%
Banks, Savings & Lending Institutions	16	2.2%	178	0.9%
Securities Brokers	21	2.9%	435	2.2%
Insurance Carriers & Agents	37	5.2%	815	4.1%
Real Estate, Holding, Other Investment Offices	36	5.1%	595	3.0%
Services Summary	263	36.9%	4,621	23.1%
Hotels & Lodging	9	1.3%	482	2.4%
Automotive Services	29	4.1%	167	0.8%
Motion Pictures & Amusements	16	2.2%	517	2.6%
Health Services	29	4.1%	519	2.6%
Legal Services	12	1.7%	104	0.5%
Education Institutions & Libraries	7	1.0%	111	0.6%
Other Services	162	22.8%	2,721	13.6%
Government	7	1.0%	275	1.4%
Unclassified Establishments	37	5.2%	19	0.1%
Totals	712	100.0%	19,977	100.0%

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Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

March 18, 2019



Business Summary

Polygon 39
Area: 1.59 square miles

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	1	0.1%	9	0.0%
Construction	59	8.3%	1,360	6.8%
Manufacturing	43	6.0%	7,349	36.8%
Wholesale Trade	36	5.1%	636	3.2%
Retail Trade	97	13.6%	2,362	11.8%
Motor Vehicle & Parts Dealers	13	1.8%	309	1.5%
Furniture & Home Furnishings Stores	7	1.0%	75	0.4%
Electronics & Appliance Stores	7	1.0%	143	0.7%
Bldg Material & Garden Equipment & Supplies Dealers	9	1.3%	302	1.5%
Food & Beverage Stores	7	1.0%	491	2.5%
Health & Personal Care Stores	8	1.1%	99	0.5%
Gasoline Stations	2	0.3%	15	0.1%
Clothing & Clothing Accessories Stores	12	1.7%	114	0.6%
Sport Goods, Hobby, Book, & Music Stores	5	0.7%	194	1.0%
General Merchandise Stores	4	0.6%	298	1.5%
Miscellaneous Store Retailers	17	2.4%	160	0.8%
Nonstore Retailers	5	0.7%	161	0.8%
Transportation & Warehousing	8	1.1%	29	0.1%
Information	23	3.2%	545	2.7%
Finance & Insurance	76	10.7%	1,455	7.3%
Central Bank/Credit Intermediation & Related Activities	16	2.2%	178	0.9%
Securities, Commodity Contracts & Other Financial	22	3.1%	439	2.2%
Insurance Carriers & Related Activities; Funds, Trusts &	38	5.3%	839	4.2%
Real Estate, Rental & Leasing	43	6.0%	585	2.9%
Professional, Scientific & Tech Services	96	13.5%	1,211	6.1%
Legal Services	14	2.0%	112	0.6%
Management of Companies & Enterprises	2	0.3%	17	0.1%
Administrative & Support & Waste Management & Remediation	26	3.7%	315	1.6%
Educational Services	12	1.7%	167	0.8%
Health Care & Social Assistance	41	5.8%	1,379	6.9%
Arts, Entertainment & Recreation	7	1.0%	421	2.1%
Accommodation & Food Services	42	5.9%	1,365	6.8%
Accommodation	9	1.3%	482	2.4%
Food Services & Drinking Places	33	4.6%	884	4.4%
Other Services (except Public Administration)	57	8.0%	478	2.4%
Automotive Repair & Maintenance	23	3.2%	144	0.7%
Public Administration	7	1.0%	275	1.4%
Unclassified Establishments	37	5.2%	19	0.1%
Total	712	100.0%	19,977	100.0%

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Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

March 18, 2019

RESUME

Andrew G. Stine, P.E.
Senior Project Manager

EDUCATION:

Bachelor of Science in Civil Engineering, Bucknell University, Lewisburg, PA

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Review Boards, Hearing Examiners, and related municipal entities in Maryland.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes sixteen (16) years within the industry and over eleven (11) years of design and project management with Bohler. Primarily responsible for client and project management for various commercial and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, lighting photometric studies/design, signage compliance, landscape design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes, banks, warehouses, and other related projects in various municipalities within Maryland.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Fuel Service Station Projects (SMO, Wawa)
- Multiple Pharmacy Projects (CVS)
- Multiple Bank Projects (PNC Bank, Baltimore County Savings Bank)
- Sparrows Point
- Towson Row

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #37687
- National Association of Industrial & Office Properties (NAIOP) Developing Leaders
- Maryland Building Industry Association (MBIA) Baltimore Chapter

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



1



2

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



3



4

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



5



6

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901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



7



8

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9



10

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MICKEY A. CORNELIUS, P.E., PTOE
Senior Vice President



Merging Innovation and Excellence

"A Leader in Sustainable Transportation Solutions"

Mickey Cornelius, proudly one of the first certified Professional Traffic Operations Engineers (PTOE) in the nation, is Senior Vice President of the firm, responsible for managing various aspects of the firm's traffic engineering and transportation planning studies. He is experienced in many aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, geometric design, traffic signals and signal systems evaluation/design, traffic safety, parking and circulation, traffic calming, and transportation systems management.

As a registered Professional Engineer, Mr. Cornelius has over 35 years' experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has provided him with a broad range of expertise in his field. Mr. Cornelius has conducted over 2,000 traffic engineering studies and regularly evaluates traffic safety as part of these studies. This includes crash evaluations, signing, marking, and operational improvement plans, pedestrian/bicycle facility safety evaluations, and safe routes to school evaluations. His educational and professional background has qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland, as well as in Pennsylvania, New Jersey and New York.

Job History

1987 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

1984 - 1987

Traffic Engineering Consultant

1982 - 1984

Civil Engineer, Highway Construction

Educational Background

- **B.S. in Civil Engineering with emphasis in Transportation**
Pennsylvania State University
- **Traffic Engineering Courses**
 - Northwestern University Traffic Institute
 - Polytechnic Institute of New York

Affiliations

- Certified Professional Traffic Operations Engineer (PTOE)
- Registered Professional Engineer (P.E.) - DE, MD, ND, PA, VA
- Institute of Transportation Engineers (I.T.E.)
- National Society of Professional Engineers (N.S.P.E.)
- County Engineers Association of Maryland (CEAM)

Examples of places where Mr. Cornelius has testified as an expert witness

MARYLAND

- City of Annapolis - City Council
- Anne Arundel County - Board of Appeals; Zoning Hearing Examiner
- City of Baltimore - City Council; Planning Commission
- Baltimore County - County Review Group, Zoning Commissioner, Board of Appeals; Circuit Court; District Court
- Town of Bel Air - Planning Board; Town Commissioners; Zoning Hearing Examiner
- Carroll County - Board of Appeals; County Commissioners; Planning Board
- City of Bowie - Planning Advisory Board; Mayor and City Council
- Cecil County - Technical Advisory Committee
- Charles County - Board of Appeals
- Dorchester County - Board of Appeals
- Frederick County - Planning Board; County Commissioners; Board of Appeals
- Harford County - Zoning Hearing Examiner
- Howard County - Planning Board; Zoning Board; Board of Appeals; Hearing Examiner
- Town of Indian Head - Planning Commission
- Montgomery County - Planning Board; Zoning Hearing Examiner; Board of Appeals
- Town of North East - Planning Commission
- Prince George's County - Planning Board; County Council; Hearing Examiner

The Traffic Group, Inc. □ 9900 Franklin Square Drive □ Suite H □ Baltimore, Maryland 21236
410-931-6600 □ Fax: 410-931-6601 □ www.trafficgroup.com

(2/17)

MICKEY A. CORNELIUS, P.E., PTOE
Senior Vice President

- Washington County - Board of Appeals
- City of Westminster - Mayor and Common Council
- Wicomico County - Board of Zoning Appeals

NEW JERSEY

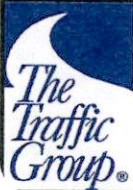
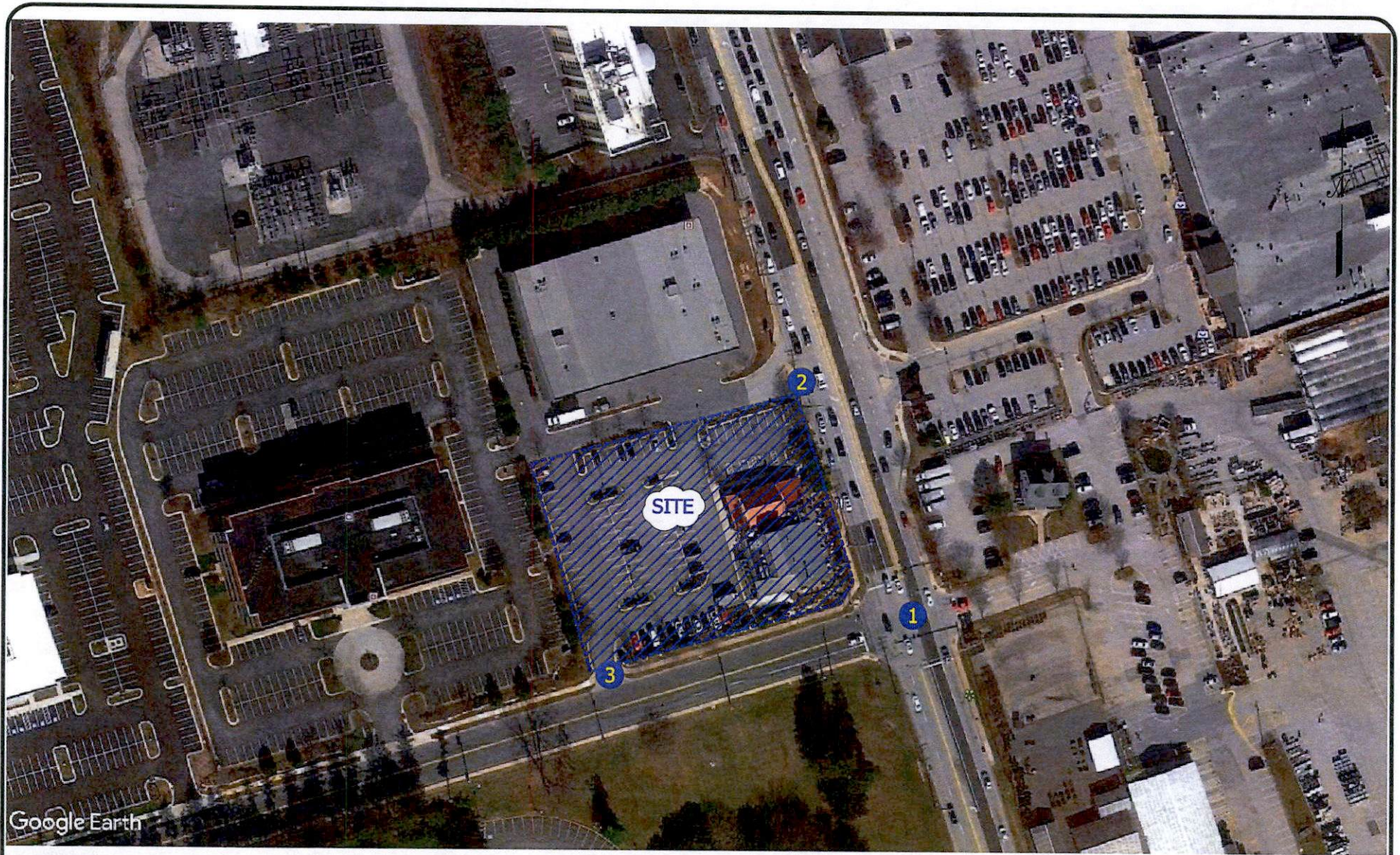
- State Court of Administrative Law
- Cumberland County - Manchester Township
Zoning Hearing Board
- City of Millville - Planning Commission

PENNSYLVANIA

- York County - Manchester Township Zoning Hearing Board
- Shrewsbury Borough - Planning Commission

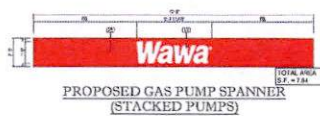
NEW YORK

- Town of East Hampton - Planning Commission



Study Intersection

EXHIBIT 1
SITE LOCATION MAP



SHEET TITLE: GOVERNANCE PLAN
SHEET NUMBER: 1

EXHIBIT 2
SITE PLAN

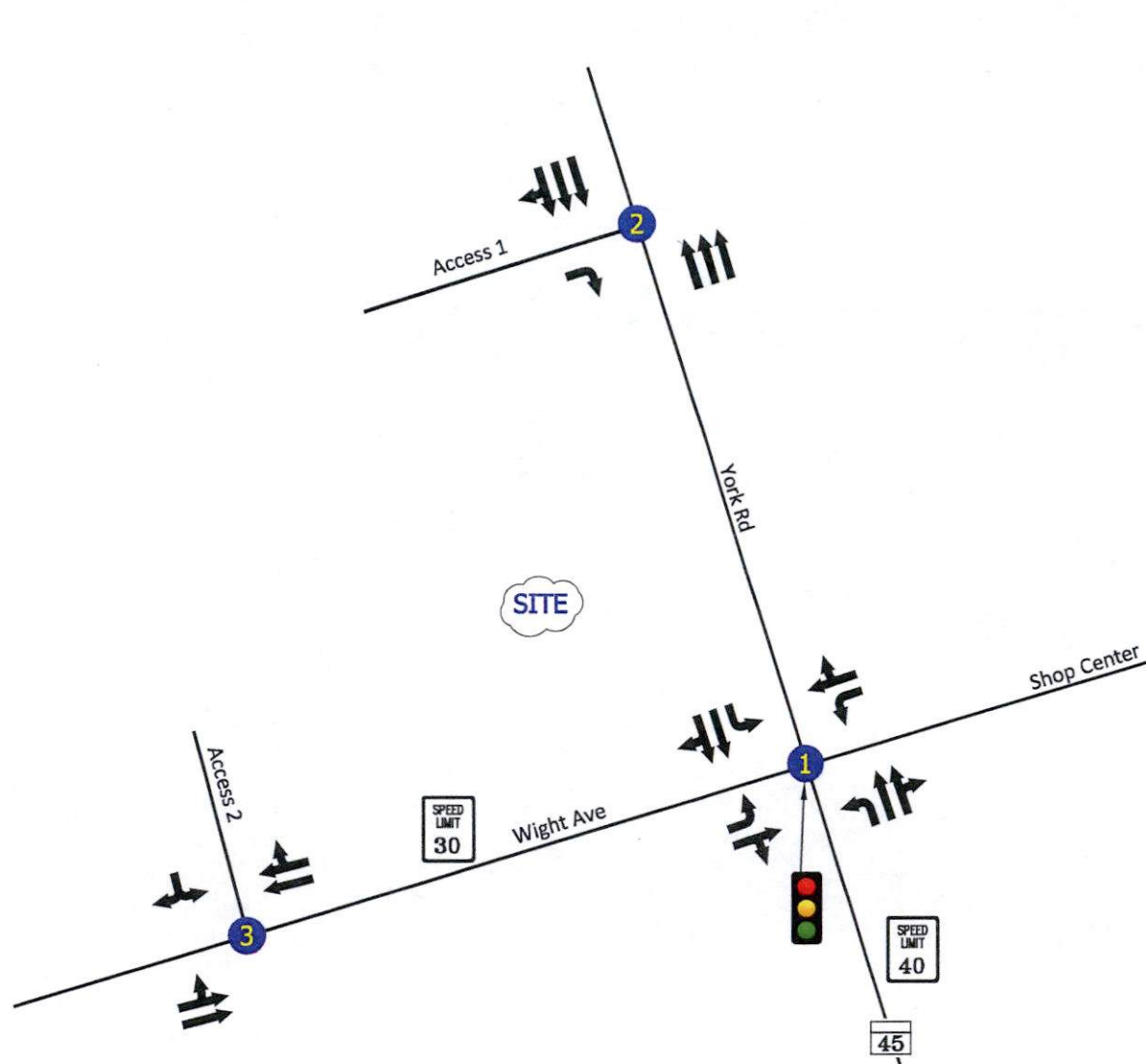
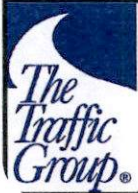
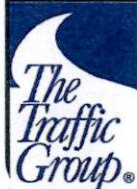


EXHIBIT 3
EXISTING LANE USE





00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

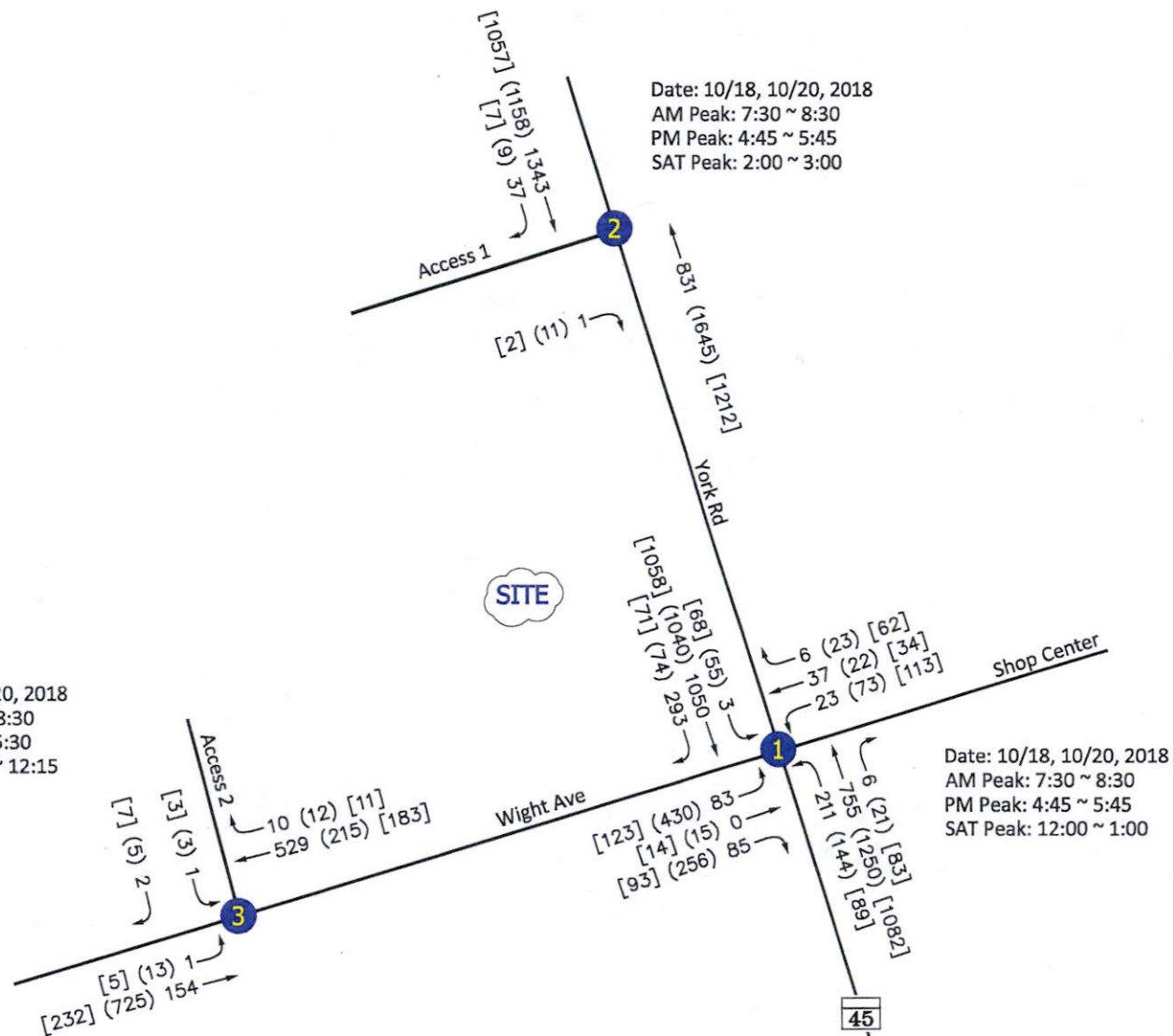


EXHIBIT 4
2018 EXISTING PEAK HOUR
TRAFFIC VOLUMES

Time	IN			Out		Total		
	From East Right In	From West Left In	From North Right In	Wight Ave	York Rd	In	Out	In & Out
AM Peak Hour								
7:00 - 7:15	0	0	0	0	0	0	0	0
7:15 - 7:30	1	0	0	1	0	1	1	2
7:30 - 7:45	2	1	1	0	1	4	1	5
7:45 - 8:00	1	0	0	1	0	1	1	2
8:00 - 8:15	2	0	0	1	0	2	1	3
8:15 - 8:30	5	0	0	1	0	5	1	6
8:30 - 8:45	0	0	0	0	0	0	0	0
8:45 - 9:00	1	1	2	2	1	4	3	7
1 Hour Total								
7:00 - 8:00	4	1	1	2	1	6	3	9
7:15 - 8:15	6	1	1	3	1	8	4	12
7:30 - 8:30	10	1	1	3	1	12	4	16
7:45 - 8:45	8	0	0	3	0	8	3	11
8:00 - 9:00	8	1	2	4	1	11	5	16
Peak Hour								
7:30 - 8:30	10	1	1	3	1	12	4	16
PM Peak Hour								
4:00 - 4:15	0	2	1	1	2	3	3	6
4:15 - 4:30	0	1	2	1	1	3	2	5
4:30 - 4:45	2	2	1	3	2	5	5	10
4:45 - 5:00	5	5	3	5	5	13	10	23
5:00 - 5:15	4	3	6	0	4	13	4	17
5:15 - 5:30	1	3	6	0	2	10	2	12
5:30 - 5:45	5	5	5	4	1	15	5	20
5:45 - 6:00	3	5	9	6	3	17	9	26
1 Hour Total								
4:00 - 5:00	7	10	7	10	10	24	20	44
4:15 - 5:15	11	11	12	9	12	34	21	55
4:30 - 5:30	12	13	16	8	13	41	21	62
4:45 - 5:45	15	16	20	9	12	51	21	72
5:00 - 6:00	13	16	26	10	10	55	20	75
Peak Hour								
5:00 - 6:00	13	16	26	10	10	55	20	75

Traffic Count Date: 10/18/2018

Existing Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	IN	Out	Total
Restaurant	12	4	16	55	20	75



RH,F:\2018\2018-0918_Wawa_York_Rd_Wight_Ave\ENG\INITIAL\Trip GenAMPM,12/13/2018

EXHIBIT 5A
TRIP GENERATION FOR
EXISTING LAND USE
(AM, PM PEAK HOUR)

Time	IN			Out		Total		
	From East Right In	From West Left In	From North Right In	Wight Ave	York Rd	In	Out	In & Out
AM Peak Hour								
11:00-11:15	0	1	0	1	0	1	1	2
11:15-11:30	4	2	3	2	0	9	2	11
11:30-11:45	4	1	6	6	1	11	7	18
11:45-12:00	3	1	3	1	2	7	3	10
12:00-12:15	0	1	6	1	1	7	2	9
12:15-12:30	4	0	3	4	3	7	7	14
12:30-12:45	6	1	8	3	2	15	5	20
12:45-1:00	5	3	4	4	2	12	6	18
1:00-1:15	4	3	7	3	3	14	6	20
1:15-1:30	6	1	4	4	3	11	7	18
1:30-1:45	6	0	6	8	4	12	12	24
1:45-2:00	1	0	2	3	2	3	5	8
2:00-2:15	2	3	3	4	3	8	7	15
2:15-2:30	2	2	3	10	6	7	16	23
2:30-2:45	3	2	4	11	6	9	17	26
2:45-3:00	5	1	2	6	2	8	8	16
1 Hour Total								
11:00-12:00	11	5	12	10	3	28	13	41
11:15-12:15	11	5	18	10	4	34	14	48
11:30-12:30	11	3	18	12	7	32	19	51
11:45-12:45	13	3	20	9	8	36	17	53
12:00-1:00	15	5	21	12	8	41	20	61
12:15-1:15	19	7	22	14	10	48	24	72
12:30-1:30	21	8	23	14	10	52	24	76
12:45-1:45	21	7	21	19	12	49	31	80
1:00-2:00	17	4	19	18	12	40	30	70
1:15-2:15	15	4	15	19	12	34	31	65
1:30-2:30	11	5	14	25	15	30	40	70
1:45-2:45	8	7	12	28	17	27	45	72
2:00-3:00	12	8	12	31	17	32	48	80
Peak Hour								
12:45-1:45	21	7	21	19	12	49	31	80

Traffic Count Date: 10/20/2018

Existing Land Use	Midday Sat Peak Hour		
	In	Out	Total
Restaurant	49	31	80



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EXHIBIT 5B
TRIP GENERATION FOR
EXISTING LAND USE
(MIDDAY SATURDAY)

Trip Generation Rates

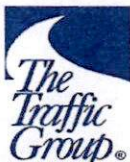
Formula/Rate	Directional Distribution					
	AM Peak Hour		PM Peak Hour		Mid. Sat. Peak Hour	
	IN	OUT	IN	OUT	IN	OUT
Super Convenience Market/Gas Station (GFA, VFP, ITE-960)						
Morning Trips = $16.1 \times \text{VFP} + 135 \times \text{GFA} - 483$	50%	50%	50%	50%	50%	50%
Evening Trips = $11.5 \times \text{VFP} + 82.9 \times \text{GFA} - 226$						
Midday Sat. Trips = $63.8 \times \text{GFA}$						

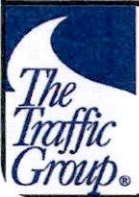
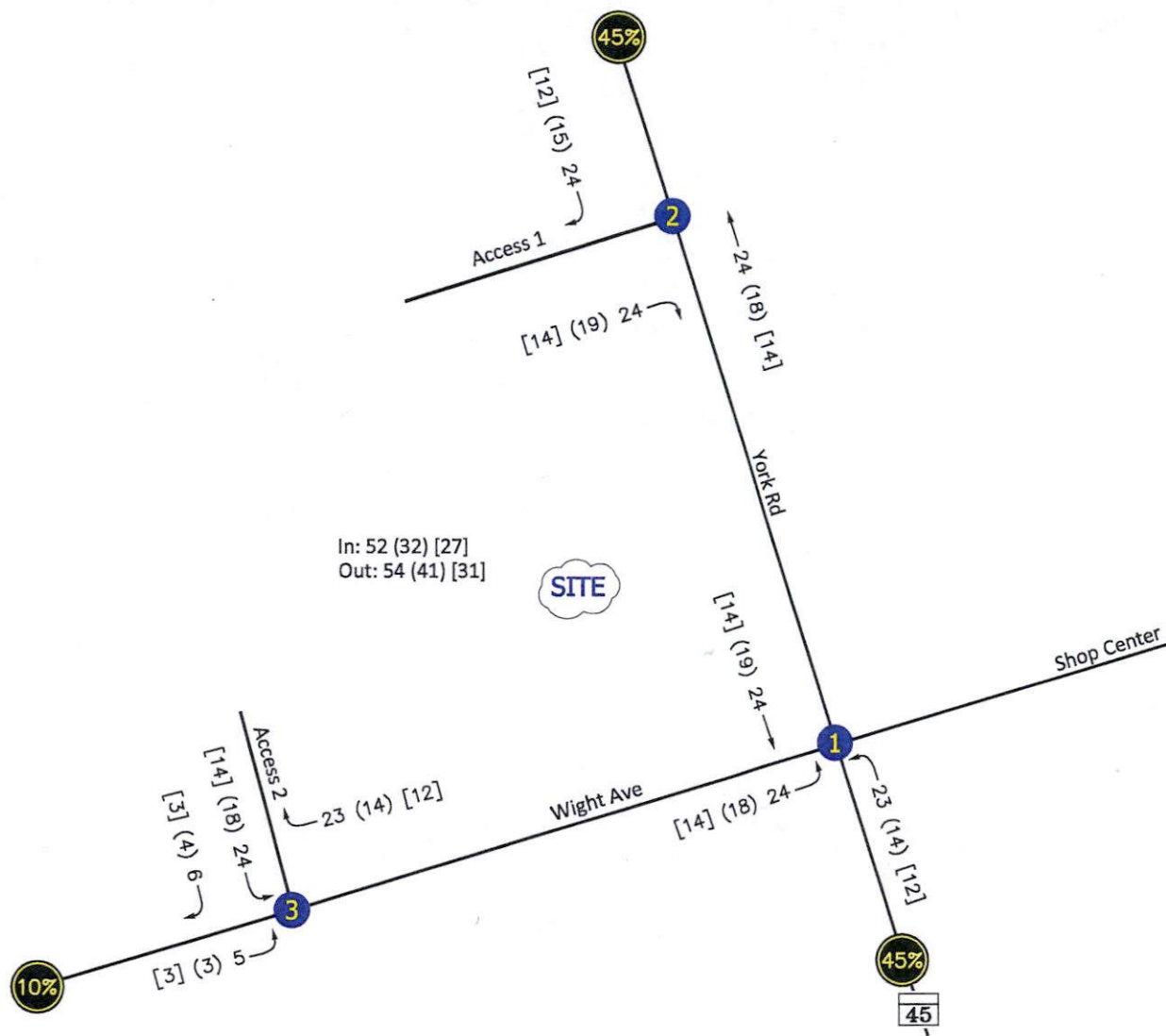
** ITE Trip Generation Manual 10th Edition, 2017.

Trip Generation for Subject Site

Land Use	Size		AM Peak Hour			PM Peak Hour			Mid. Sat. Peak Hour		
	VFP	GFA	In	Out	Total	In	Out	Total	In	Out	Total
Existing Land Use											
Silver Spring Mining Company			12	4	16	55	20	75	49	31	80
Proposed New Land Use											
Wawa	16	5,052	228	229	457	188	189	377	161	161	322
Additional Trips for Proposed New Land Use			216	225	441	133	169	302	112	130	242
Pass-by Trips (76%)			-164	-171	-335	-101	-128	-229	-85	-99	-184
Total External Trips			52	54	106	32	41	73	27	31	58

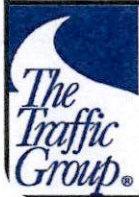
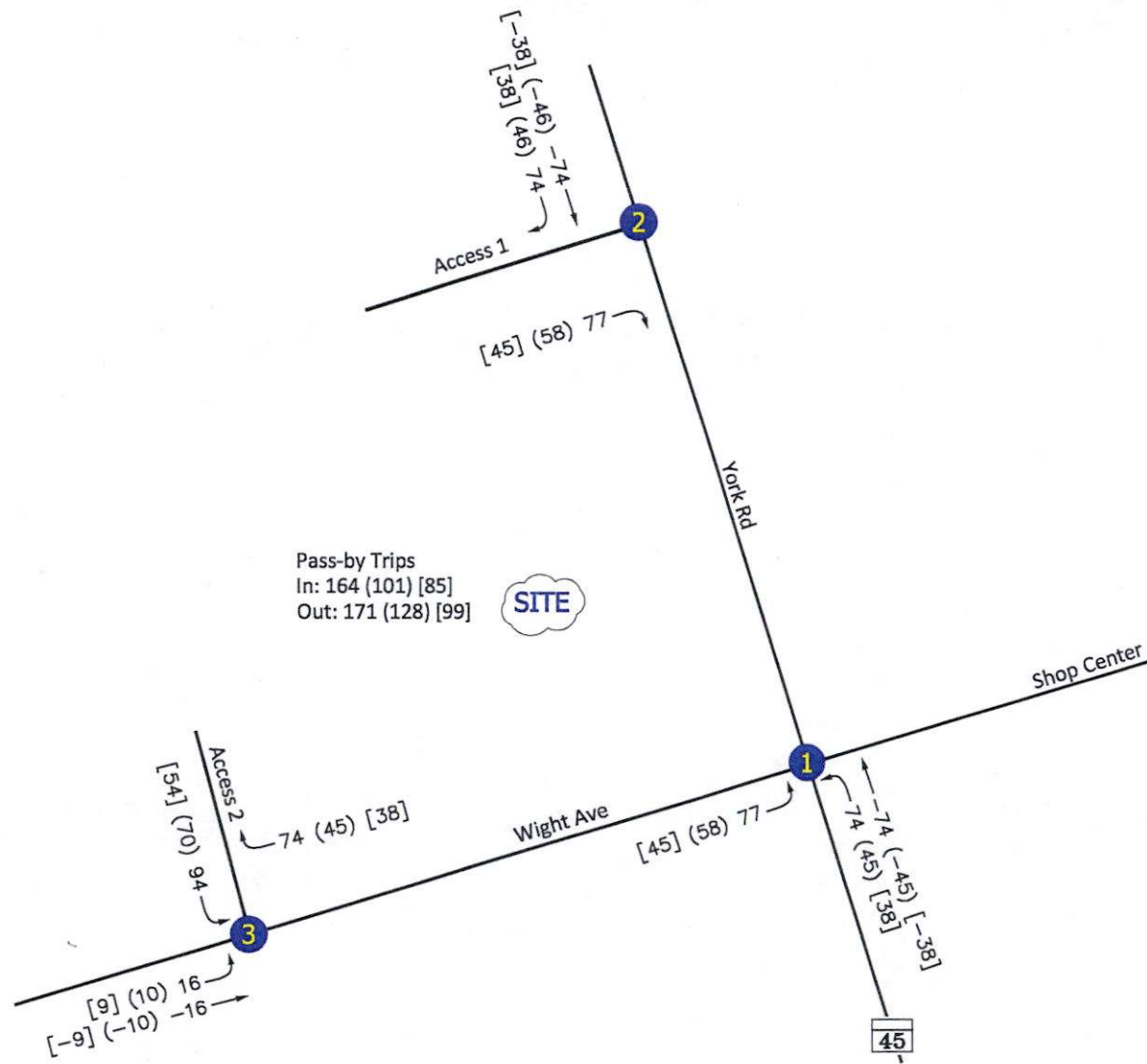
Note: Pass-by trip rate for Super Convenience Market/Gas Station obtained from ITE Trip Generation Handbook 3rd Edition, Sep 2017.





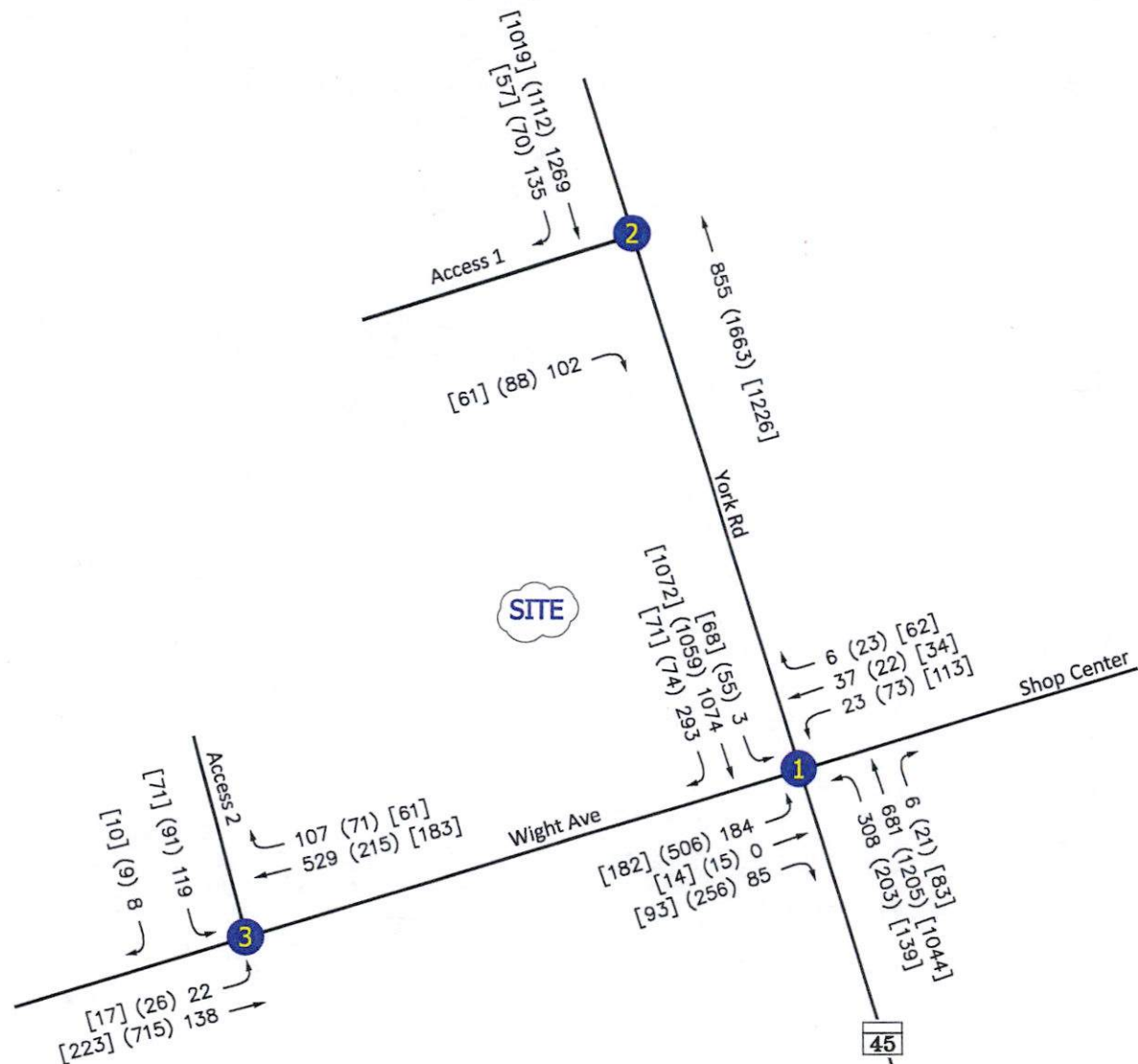
00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

EXHIBIT 7
TRIP ASSIGNMENT
FOR SUBJECT SITE



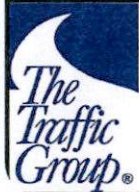
00 - MORNING PEAK HOUR
 (00) - EVENING PEAK HOUR

EXHIBIT 8
 PASS-BY TRIP ASSIGNMENT
 FOR SUBJECT SITE



00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

EXHIBIT 9
TOTAL PEAK HOUR
TRAFFIC VOLUMES



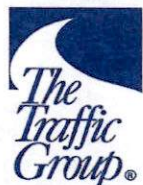
CLV	Existing Traffic	Total Traffic
Morning Peak Hour Traffic	LOS / CLV	LOS / CLV
1. MD 45 (York Rd) & Wight Ave	B / 1076	C / 1287
2. MD 45 (York Rd) & Access 1	A / 553	A / 664
3. Wight Ave & Access 2	A / 300	A / 499
Evening Peak Hour Traffic		
1. MD 45 (York Rd) & Wight Ave	C / 1232	D / 1377
2. MD 45 (York Rd) & Access 1	A / 478	A / 561
3. Wight Ave & Access 2	A / 421	A / 522
Midday Saturday Peak Hour Traffic		
1. MD 45 (York Rd) & Wight Ave	A / 930	B / 1046
2. MD 45 (York Rd) & Access 1	A / 428	A / 491
3. Wight Ave & Access 2	A / 141	A / 232



EXHIBIT 10
SUMMARY OF INTERSECTION
CAPACITY ANALYSIS (CLV)

HCM 6

Intersection	Control Type	Existing Traffic			Total Traffic		
		AM Peak	PM Peak	Mid. Sat. Peak	AM Peak	PM Peak	Mid. Sat. Peak
		LOS/Delay					
1. MD 45 (York Rd) & Wight Ave	Signal	B/12.0	C/26.4	B/13.8	C/24.5	C/30.8	B/15.7
EB		C/28.5	C/33.3	C/21.8	D/38.3	D/50.5	C/23.1
WB		C/27.0	C/26.1	C/21.8	C/33.2	C/26.6	C/21.7
NB		A/7.7	C/24.4	B/12.3	B/16.6	C/23.4	B/13.8
SB		B/12.4	C/24.8	B/12.5	C/27.2	C/27.4	B/14.9
2. MD 45 (York Rd) & Access 1	Stop						
EB/R		C/16.5	B/14.8	B/14.0	C/22.7	C/17.6	C/15.7
3. Wight Ave & Access 2	Stop						
EB/LT		A/8.7	A/7.8	A/7.6	A/9.1	A/8.0	A/7.8
SB/LR		B/11.5	B/11.3	A/9.4	C/22.2	C/20.2	B/11.8



Simtraffic 95th Queue (ft)		Existing Traffic			Total Traffic		
Intersection	Distance to Access Point (ft)	AM Peak	PM Peak	Mid. Sat. Peak	AM Peak	PM Peak	Mid. Sat. Peak
		95th Queue (ft)					
1. MD 45 (York Rd) & Wight Ave							
EB/L	230'	102	270	121	224	245	179
EB/TR	230'	64	198	78	72	211	86
SB/T	210'	229	226	207	224	216	220
SB/TR	210	220	223	174	281	247	199
2. MD 45 (York Rd) & Access 1							
EB/R	---	<25	<25	<25	123	42	<25
3. Wight Ave & Access 2							
SB/LR	---	<25	26	30	115	233	58

Note: 95th Queue numbers shown are the average number of 10 simulation runs.



Qualifications of Edward M. Steere, MSRE, AICP
Managing Director – Planning and Market Analysis
Valbridge Property Advisors | Baltimore Washington Metro



Independent Valuations for a Variable World

Education

MS —
Johns Hopkins University
Real Estate

BFA—
Syracuse University
Maxwell School of Citizenship
& Public Affairs, Geography

AICP—
American Planning Association
American Institute of Certified
Planners

Contact Details

443-333-5521 (direct)
443-333-5445 (fax)

Valbridge Property Advisors |
Baltimore Washington Metro
11100 Dovedale Court
Marriottsville, MD 21104

ESTeere@Valbridge.com
www.valbridge.com

Background

Valbridge Property Advisors (October 2017-Present)
Lipman Frizzell & Mitchell LLC (2016-2017)
EMSPlanning LLC, Aberdeen, MD (2009-2015)
Frederick Ward Associates, Bel Air, MD (2003-2009)
Lipman Frizzell & Mitchell LLC, Columbia, MD (2001-2003)
Harford County Planning & Zoning, Bel Air, MD (1990-2001)
Chester County Planning Commission, West Chester, PA (1988-1990)
Fairfax County Public Works, Fairfax, VA (1987-1988)

Expert Witness

Before Maryland public administrative bodies, zoning hearing examiners and/or boards of appeals: Montgomery County, Prince Georges County, Baltimore County, Carroll County, Cecil County, Harford County, City of Laurel, City of Aberdeen, City of Havre de Grace, Town of Bel Air, Town of Elkton, Town of North East, Town of Perryville.

Membership/Affiliations

American Planning Association, American Institute of Certified Planners
Lambda Alpha International Land Economics Society (Baltimore), Member
Economic Development Advisory Board for Harford County, MD
Friends School of Harford Board of Trustees
Habitat for Humanity Susquehanna Resource Development Committee Member

Experience

Steere's experience has spanned nearly three decades as a professional in land planning, real estate research, marketing, development, appraisal and public policy across the Mid-Atlantic region. His experience includes both public- and private-sector land planning and zoning; feasibility and site design for development projects including institutional, residential, commercial and industrial; market and financial feasibility analyses for major real estate projects, including mixed use; due diligence research and project entitlement; and advising clients concerning development strategies.



Valbridge
PROPERTY ADVISORS

Economic Analysis

Proposed Fuel Service Station
11100 York Road
Cockeysville, Maryland

FOR
Wight Avenue Lot 3 LLC
11100 York Road
Cockeysville, MD 21030

Valbridge Property Advisors |
Baltimore Washington Metro

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valbridge.com

BW01-19-0006



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valbridge.com

February 14, 2019

Mr. Gary Rissling
Wight Avenue Lot 3, LLC
11100 York Road
Cockeysville, Maryland 21030

**Subject: Proposed Fuel Service Station and Convenience Store
Cockeysville, Baltimore County, MD - Need Analysis**

Dear Mr. Rissling:

Enclosed please find Valbridge Property Advisor's (Valbridge) economic analysis for the proposed fuel service station and convenience store to be located in the 11100 York Road (MD-45) in the Cockeysville area of Baltimore County, Maryland. The analysis has been conducted in connection with your petition for a special exception to permit a new fuel service station and convenience store on that property.

We find that the proposed Wawa fuel service and convenience store will primarily serve the industrial uses and related activities in its surrounding industrial area. The enclosed report summarizes our reasoning process.

It has been a pleasure working with you on this project. Please call me at (443) 333-5521 should you have any questions or comments.

Respectfully submitted,
Valbridge Property Advisors |
Baltimore Washington Metro

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

Edward M. Steere, AICP
Managing Director

PROPOSED FUEL SERVICE STATION ECONOMIC ANALYSIS *Executive Summary*

Valbridge Property Advisors has been engaged by Wight Avenue Lot 3 LLC in connection with its petition to the Baltimore County Office of Administrative Hearings for a special exception permitting the development of a fuel station and convenience store at the property located on the west side of York Road (MD-45) at its intersection with Wight Avenue, in the unincorporated Cockeysville area of Baltimore County, Maryland.

Scope of Work

Valbridge Property Advisors has been engaged to examine evidence of the demand for an fuel service station at this location. Section 253.2 of the Baltimore County Zoning Regulations requires a finding that the use will "primarily serve the industrial uses and related activities in the surrounding industrial area."

Wawa Fuel Service Station and Convenience Store

The proposed Wawa is located at the signalized intersection of York Road (MD-45) and Wight Avenue on a corner lot totaling approximately 1.54 acres. The property is presently in use as a family restaurant, the Silver Spring Mining Co. The fuel service station site has frontage on both York Road and Wight Avenue, and shares a single access point on both roads with the adjacent lots. The site will be adjacent and connected to the remaining commercial/industrial area of the Hunt Valley business park. The site is zoned ML-IM: Manufacturing Light zone – Industrial Major District. The automotive or fuel service use is permitted by special exception.

MD-45 is an arterial route between Baltimore and York, PA as well and is documented by the State as having a traffic load of 27,022 AADT in 2017 just north of this location. The state number is an average measured over the year. The Traffic Group counted approximately 31,720 trips on York Road at Ashland Road only in peak hours on September 18, 2018.

The proposed improvements include a fuel service station with eight multi-product dispensers (MPD's) under a single canopy, in addition to a convenience store of approximately 5,000 sq.ft. Diesel fuel will also be offered.

York Road spans four lanes with dedicated left turn lanes and a concrete median in this location. The site will use existing directional access to York Road and a reconstructed full access location on Wight Avenue. Access is shared with the two adjacent uses.

The site location provides a unique opportunity for the thousands of employees in the Hunt Valley business/industrial park to access fuel and convenience goods without leaving the business park and contributing to traffic congestion on York Road.

The auto-oriented convenience services offered by the proposed Wawa fuel service station and convenience store are, therefore, supportive of existing development nearby and transient traffic, given the role the adjacent highway network plays as a major commuter route.

Supply/Demand Issues

- **Trade Area** – The subject's primary trade area is defined as the area centered on the Hunt Valley Business Park and industrial lands south of Hunt Valley, and York Road (MD-45) corridor, between Padonia Road and the north side of Hunt Valley Towne Centre and I-83. This area is nearly entirely commercial and industrial in use types, with a significant daytime population and commuter traffic. Specifically the trade area is shaped and limited at its extremes by the north side of Hunt Valley Towne Centre where the commercial area ends in a significant terrain change; I-83 to the West, where the land use changes from industrial to rural; West Padonia Road to the South where the uses become mixed with residential; and the east side of York Road, generally between the commercial parcels and the suburban residential communities. A significant market is derived from pass-through traffic – in this case mostly heading to points south, such as the Towson or Baltimore market. The data derived from Census is therefore very conservative.

The MD-45 corridor between Padonia Road and Shawan Road has the highest concentration of commercial services in the area surrounding Hunt Valley. The commercial services of the York Road corridor serve the bulk of northern Baltimore County. This is both a service center and a major employment center in the County. The subject site is well located within the trade area.

The trade area is located near a critical crossroads of the northern Baltimore County highway network for commuters and consumers. It is served by MD-45 (York Road) running north from Baltimore City, through Towson, more or less parallel to I-83 to York, Pennsylvania. The MDOT Baltimore Light RailLink lies between York Road and I-83 as well, with a terminal stop at Hunt Valley Towne Centre. There are several east-west crossings with interstate access at Shawan Road in the North, Warren Road in the middle and Padonia Road in the South. Further south is Timonium Road and then the Baltimore Beltway (I-695). This corridor is a critical collector spine between Baltimore and York.

- **Trade Area Demand** – The primary customer base for this fuel service station and convenience store will be the commercial and industrial tenants, vendors and customers in the trade area. We estimate total non-residential demand available to fuel service stations within the Cockeysville trade area to be in the range of 14.8 million gallons per year. Although the residents of Cockeysville trade area will account for additional demand in the millions of gallons, we believe the non-residential demand is significant due to the local employment

centers of York Road, the Hunt Valley business park and Hunt Valley Towne Centre, as well as commuters traveling through. Additionally, within the defined trade area the daytime workforce population is large and mostly commuting from points south. This is a major regional employment center, with a large demand for fuel from the workforce and the commercial population. Valbridge finds, therefore, that the share of trade area demand represented by the subject's surrounding industrial area is over one-half (59.5%) of total demand.

Cockeysville Commercial Trade Area Annual Demand	
Workforce	8.8 mgal/yr
Commercial	3.0 mgal/yr
Pass-Through	3.0 mgal/yr
Total	14.8 mgal/yr

- Competitive Supply – We find that there is notable competition within the defined Cockeysville trade area for the available consumer demand for gasoline and diesel:
 - Fuel Opportunities – Only two of the ten other gas stations identified in the Cockeysville Trade Area along the MD-45 corridor between Shawan Road and Padonia Road represent the most direct competition for the subject due to their location within the Hunt Valley Business Park industrial/commercial community. Those two stations uniquely serve the employees, patrons and vendors of the business park. All but three of nearby stations are older and functionally obsolete, having limited convenience store functions and being located on land parcels which are typically smaller than one acre, resulting in generally “tight” sites with automobile movements around the pumps and properties being somewhat constricted. The bulk of the daytime employment in the corridor is located in the Hunt Valley business/industrial park and there are only two key station sites that are accessible within the park: Royal Farms and Highs. All the other sites require customers to leave the business park and contribute to traffic congestion on York Road for fuel.
 - Current Performance – Based on the determination that the business park generates approximately 8.8 million gallons per year of demand, and there are only two gas stations within the park, we have calculated an unmet demand inside the business park in excess of four million gallons per year. We judge that local consumer demand for gasoline within the trade area is shaped by other factors, including the arterial road network, commuters and travelers along the MD-45/I-83 corridor and the availability of convenience services in a well-lit modern environment. Performance data and traffic generation models prove that the modern convenience store will generate more than double the customer traffic of the traditional and smaller gas stations.

- Need – It is evident that the concentration of vehicles that need fuel and convenience services in this trade area are located within the Hunt Valley business park, where there are only two opportunities for fuel and convenience goods. This site is located on one of the entrance roads into the business park and offers this pool of customers an option for fuel that limits their exposure to the congestion and traffic of York Road.

Conclusions

Valbridge finds that the proposed Wawa convenience store serves a Cockeysville Trade Area with strong employment demand. We have calculated above that more than one-half (59.5%) of total demand typically available within the PMA is likely to be drawn from within the defined ML-IM industrial zone.

In order for the proposed Wawa convenience store to “serve primarily the industrial uses and related activities in the surrounding industrial area,” it must capture at least 51% of its fuel sales from within its surrounding industrial area. We judge that the subject will draw its sales from the industrial area and from other portions of its trade area in proportion to the demand generated by each.

Valbridge, therefore, concludes that the proposed Wawa convenience store will primarily serve the industrial uses and related activities in its surrounding industrial area.

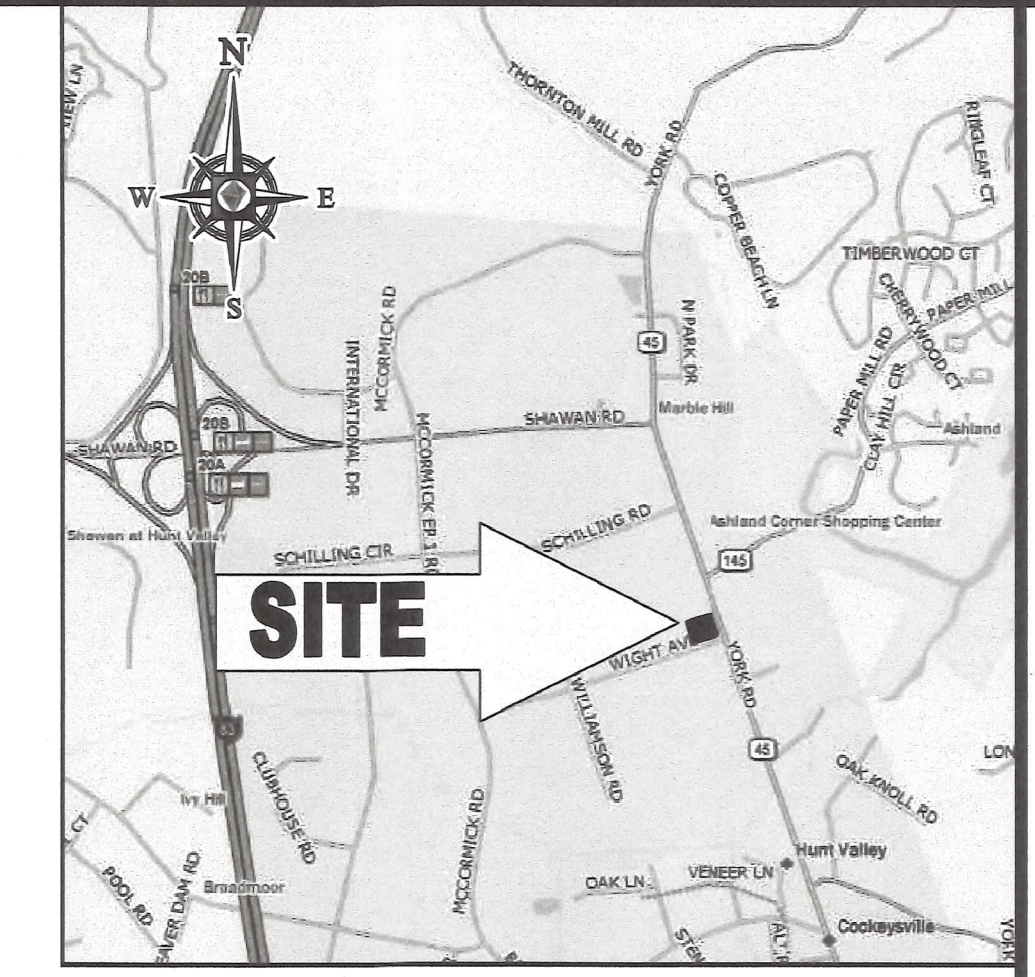
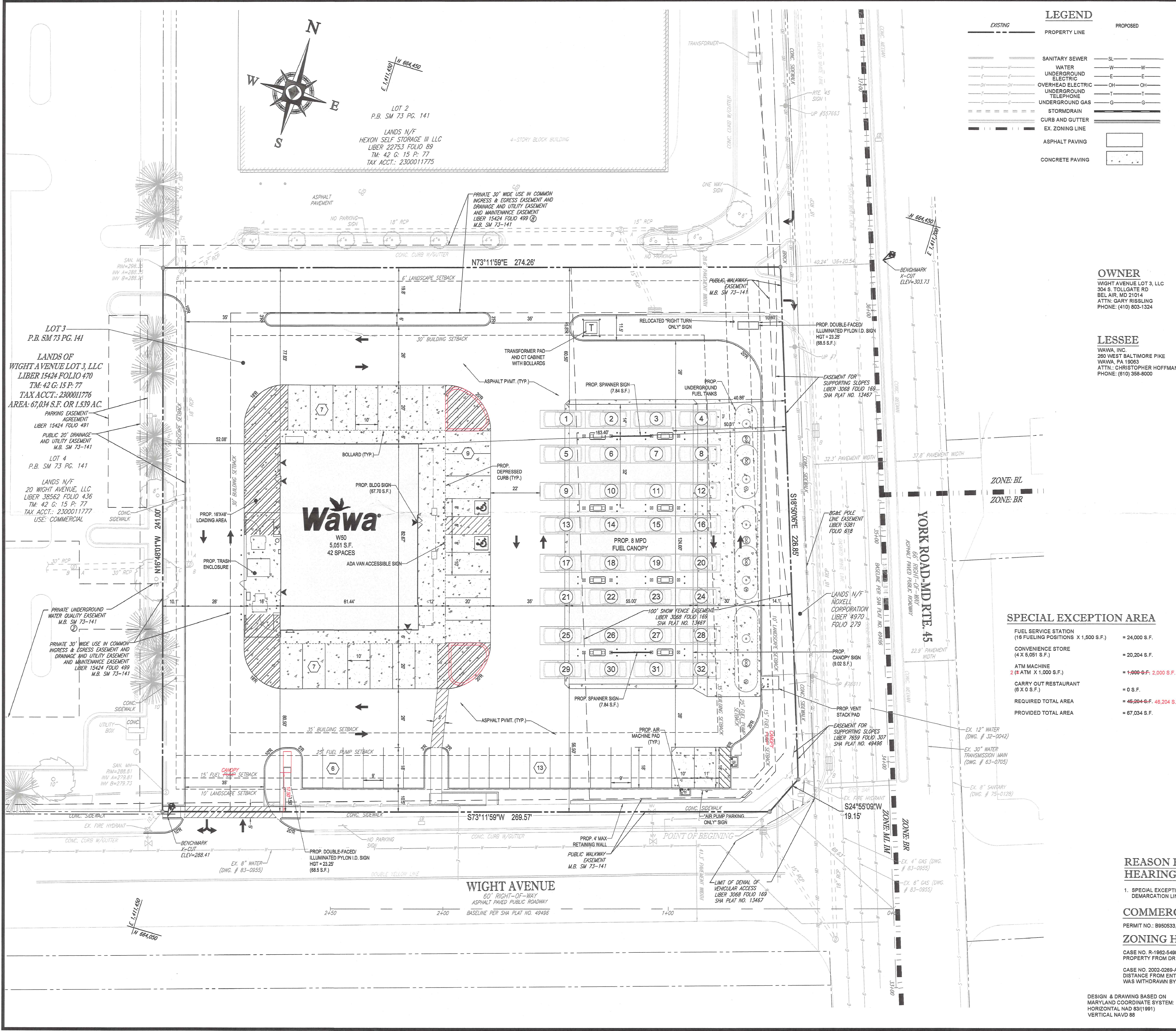
11100 York Road



2019-0191-X



2014-1191-X



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

OWNER
WIGHT AVENUE LOT 3, LLC
304 S. TOLLGATE RD
BEL AIR, MD 21014
ATTN: GARY RISBLING
PHONE: (410) 853-1324

LESSEE
WAWA, INC.
280 WEST BALTIMORE PIKE
WAWA, PA 19065
ATTN: CHRISTOPHER HOFFMANN
PHONE: (610) 358-8000

GENERAL NOTES

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 11100 YORK RD., COCKEYSVILLE, MD
 - SITE AREA: 67,034 S.F. ±, 1.54 AC. ±
 - ELECTION DISTRICT: 8
 - COUNCILMANIC DISTRICT: 3
 - ADC MAP: 446022
 - CENSUS TRACT: 408400
 - TAX MAP: 0042
 - PARCEL: 0077
 - TAX ACCOUNT NO.: 08-2300011776
- ZONING: ML-IM
- ZONING MAP REFERENCE: 042B3
- FLOOR AREA RATIO:

PERMITTED = 2.0
PROVIDED = 0.075 (5,051 S.F. / 67,034 S.F.)
- EXISTING LAND USE: RESTAURANT
PROPOSED LAND USE: CONVENIENCE STORE WITH GASOLINE
- SETBACKS: (TO PROPERTY LINE)

REQUIRED	PROVIDED	
FRONT ALONG MULTILANE ROADS	35'	163.40'
FRONT ALONG OTHER RIGHT-OF-WAYS	35'	80.50'
SIDE	30'	77.83'
REAR	30'	52.08'
CANOPY	15'	48.86'
FUEL PUMPS ISLAND	25'	50.31'
- LANDSCAPE SETBACKS:

REQUIRED	PROVIDED
ALONG YORK ROAD	10'
ALONG WIGHT AVENUE	10'
ALONG ADJOINING COMMERCIAL SITES	6'
- HEIGHT REQUIREMENTS: HEIGHT UNLIMITED.
PROPOSED BUILDING HEIGHT: C-STORE = 33'-0" CANOPY = 25'-0"
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN AS DEPICTED ON "FIRM MAP 2400100235F PANEL 235.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS (WATER, SEWER, TRAFFIC) AS DESIGNATED ON THE BASIC SERVICES MAPS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- ANY FUTURE 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.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3 BCZR).
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

PARKING TABULATION CHART
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
CONVENIENCE STORE W/ GASOLINE	5,051	5/1,000 S.F.	26
MAXIMUM # EMPLOYEES ON SHIFT			
ATM			2
AIR		1/AIR	2
TOTAL PARKING REQUIRED			
TOTAL PARKING PROVIDED (INCLUDE TWO HANDICAP SPACE)			
			42

REASON FOR SPECIAL EXCEPTION AND SPECIAL HEARING

1. SPECIAL EXCEPTION TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITHIN THE URBAN-RURAL DEMARCATION LINE IN ZONE ML-IM, PURSUANT TO BCZR SECTIONS 405.2.B.1, 405.3, AND 405.4.D.2

COMMERCIAL PERMIT HISTORY

PERMIT NO.: B950533, B817207, B478564, B945042

ZONING HISTORY

CASE NO. R-1982-5498 - ORDER GRANTED A REZONING OF THE PROPERTY FROM DR 2 (R-20) TO ML ON MARCH 26, 1982.

CASE NO. 2002-0269-A - A VARIANCE REQUEST FROM BCZR 409.7 FOR DISTANCE FROM ENTRANCE OF THE BUILDING TO OFF-SITE PARKING WAS WITHDRAWN BY PETITIONER ON FEBRUARY 28, 2002.

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

THESE PLANS ARE FOR SPECIAL EXCEPTION AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD182085
DRAWN BY: DSH
CHECKED BY: AGS
DATE: 12/14/18
SCALE: 1"=20'
CAD ID: SED

SITE PLAN EXHIBIT FOR WAWA

LOCATION OF SITE
11100 YORK ROAD
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY

BOHLER ENGINEERING

801 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

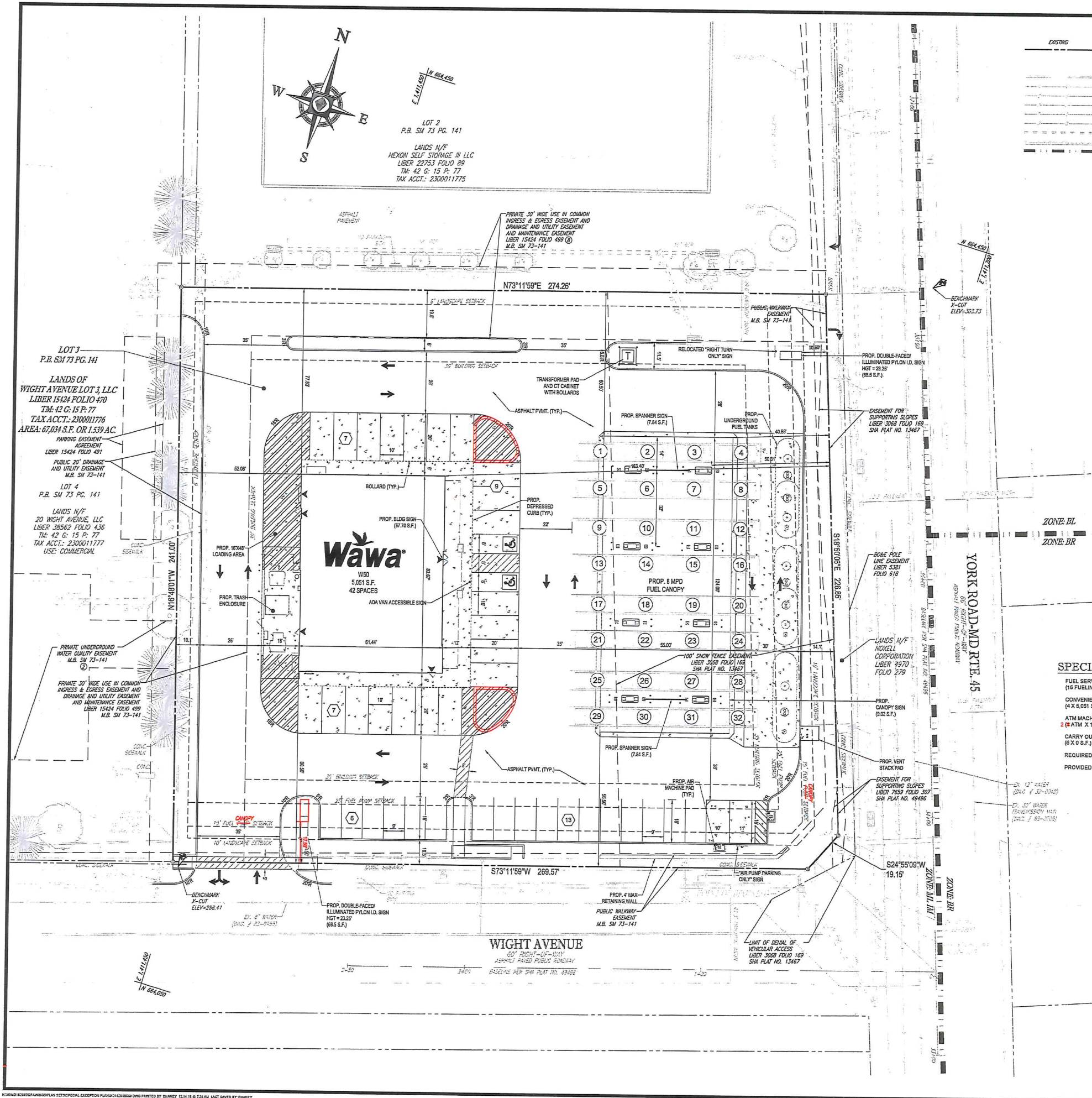
ANDREW G. STINE

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 37867
PROFESSIONAL CERTIFICATION
ANDREW G. STINE HEREBY CERTIFIES 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. 37867, EXPIRATION DATE: 7/12/19

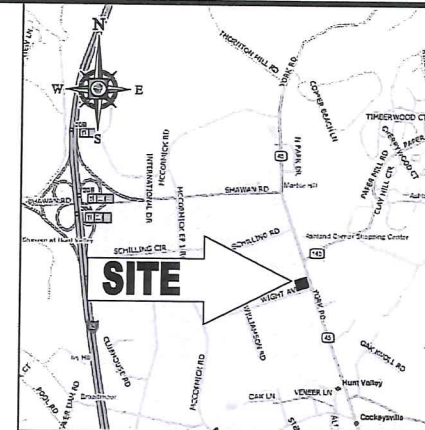
SHEET TITLE: **PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION**

SHEET NUMBER: **1**

PETITIONER'S EXHIBIT



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	SL
SANITARY SEWER	W
WATER	W
UNDERGROUND ELECTRIC	CH
OVERHEAD ELECTRIC	CH
UNDERGROUND TELEPHONE	T
UNDERGROUND GAS	G
STORMDRAIN	C
CURB AND GUTTER	EX. ZONING LINE
ASPHALT PAVING	CONCRETE PAVING



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT NO. 20602153-S
SCALE: 1"=100'

OWNER
WIGHT AVENUE LOT 3, LLC
304 S. TOLLGATE RD
BEL AIR, MD 21014
ATTN: GARY RISSLING
PHONE: (410) 803-1324

LESSEE
WAWA, INC.
280 WEST BALTIMORE PIKE
WAWA, PA 19063
ATTN: CHRISTOPHER HOFFMANN
PHONE: (610) 355-8000

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 11100 YORK RD., COCKEYSVILLE, MD
 - B. SITE AREA: 67,034 S.F. ±, 1.54 AC. ±
 - C. ELECTION DISTRICT: 8
 - D. COUNCILMANIC DISTRICT: 3
 - E. ADC MAP: 446222
 - F. CENSUS TRACT: 405400
 - G. TAX MAP: 0042
 - H. PARCEL: 0077
 - I. TAX ACCOUNT NO.: 08-2800011776
- ZONING: ML-M
- ZONING MAP REFERENCE: 04283
- FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.075 (5,051 S.F. / 67,034 S.F.)
- EXISTING LAND USE: RESTAURANT
- PROPOSED LAND USE: CONVENIENCE STORE WITH GASOLINE
- SETBACKS (TO PROPERTY LINE):
 - FRONT ALONG MULTILANE ROADS: REQUIRED 35', PROVIDED 163.40'
 - FRONT ALONG OTHER RIGHT-OF-WAYS: REQUIRED 30', PROVIDED 80.50'
 - SIDE: REQUIRED 30', PROVIDED 77.83'
 - REAR: REQUIRED 30', PROVIDED 52.08'
 - CANOPY: REQUIRED 15', PROVIDED 40.86'
 - FUEL PUMPS ISLAND: REQUIRED 25', PROVIDED 50.31'
- LANDSCAPE SETBACKS: REQUIRED 10', PROVIDED 10'
- HEIGHT REQUIREMENTS: HEIGHT UNLIMITED.
PROPOSED BUILDING HEIGHT: C-STORE = 33'-0", CANOPY = 25'-2"
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN AS DEPICTED ON "FIRM MAP 2400100235F" PANEL 235.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS (WATER, SEWER, TRAFFIC) AS DESIGNATED ON THE BASIC SERVICES MAPS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- ANY FUTURE 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 420.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3 BCZR).
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (16 FUELING POSITIONS X 1,500 S.F.)	= 24,000 S.F.
CONVENIENCE STORE (4 X 5,051 S.F.)	= 20,204 S.F.
ATM MACHINE (2 X ATM X 1,000 S.F.)	= 2,000 S.F.
CARRY OUT RESTAURANT (6 X 0 S.F.)	= 0 S.F.
REQUIRED TOTAL AREA	= 46,204 S.F.
PROVIDED TOTAL AREA	= 67,034 S.F.

PARKING TABULATION CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 405.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 405.6A
CONVENIENCE STORE W/ GASOLINE	5,051	51,000 S.F.	26
MAXIMUM # EMPLOYEES ON SHIFT			
ATM			8
AIR		1/AIR	2
TOTAL PARKING REQUIRED			38
TOTAL PARKING PROVIDED (INCLUDE TWO HANDICAP SPACE)			42

REASON FOR SPECIAL EXCEPTION AND SPECIAL HEARING

1. SPECIAL EXCEPTION TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITHIN THE URBAN-RURAL DEMARCATION LINE IN ZONE ML-M, PURSUANT TO BCZR SECTIONS [405.2.B.1, 405.3, AND 405.4.D.2]

COMMERCIAL PERMIT HISTORY

PERMIT NO.: B950533, B817207, B478564, B945042

ZONING HISTORY

CASE NO. R-1962-5489 - ORDER GRANTED A REZONING OF THE PROPERTY FROM DR 2 (R-20) TO ML ON MARCH 26, 1962.

CASE NO. 2002-0269-A - A VARIANCE REQUEST FROM BCZR 405.7 FOR DISTANCE FROM ENTRANCE OF THE BUILDING TO OFFSITE PARKING WAS WITHDRAWN BY PETITIONER ON FEBRUARY 28, 2002.

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

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
ARE NOT TO BE UTILIZED
FOR CONSTRUCTION

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

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BEFORE YOU DIG
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NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD182085
DRAWN BY: DSH
CHECKED BY: AGS
DATE: 12/11/18
SCALE: 1" = 20'
CAD I.D.: SED

SITE PLAN EXHIBIT

FOR WAWA

LOCATION OF SITE
11100 YORK ROAD
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY

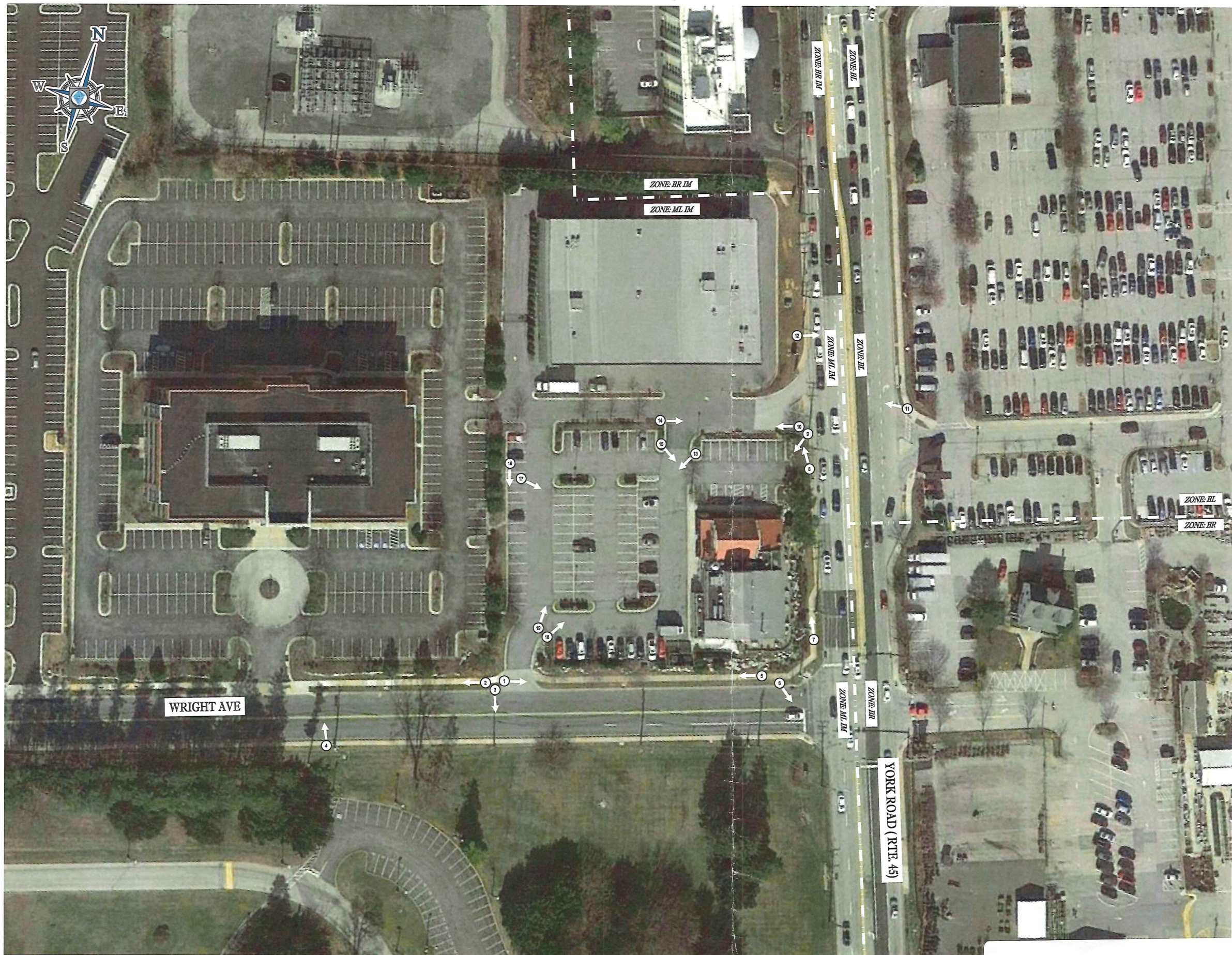
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

ANDREW G. STINE

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 2187
PROFESSIONAL CERTIFICATION
I, ANDREW G. STINE, 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. 2187, EXPIRATION DATE 7/31/19

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SHEET NUMBER:
1



BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND DEVELOPMENT
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG.
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

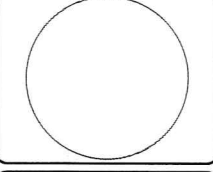
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DRAWN BY:	CAR
CHECKED BY:	AGS
DATE:	1/2/19
SCALE:	1" = 40'
CAD LID:	EXD

PROJECT:
EXHIBIT
FOR
WAWA

LOCATION OF SITE
11100 YORK ROAD
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY

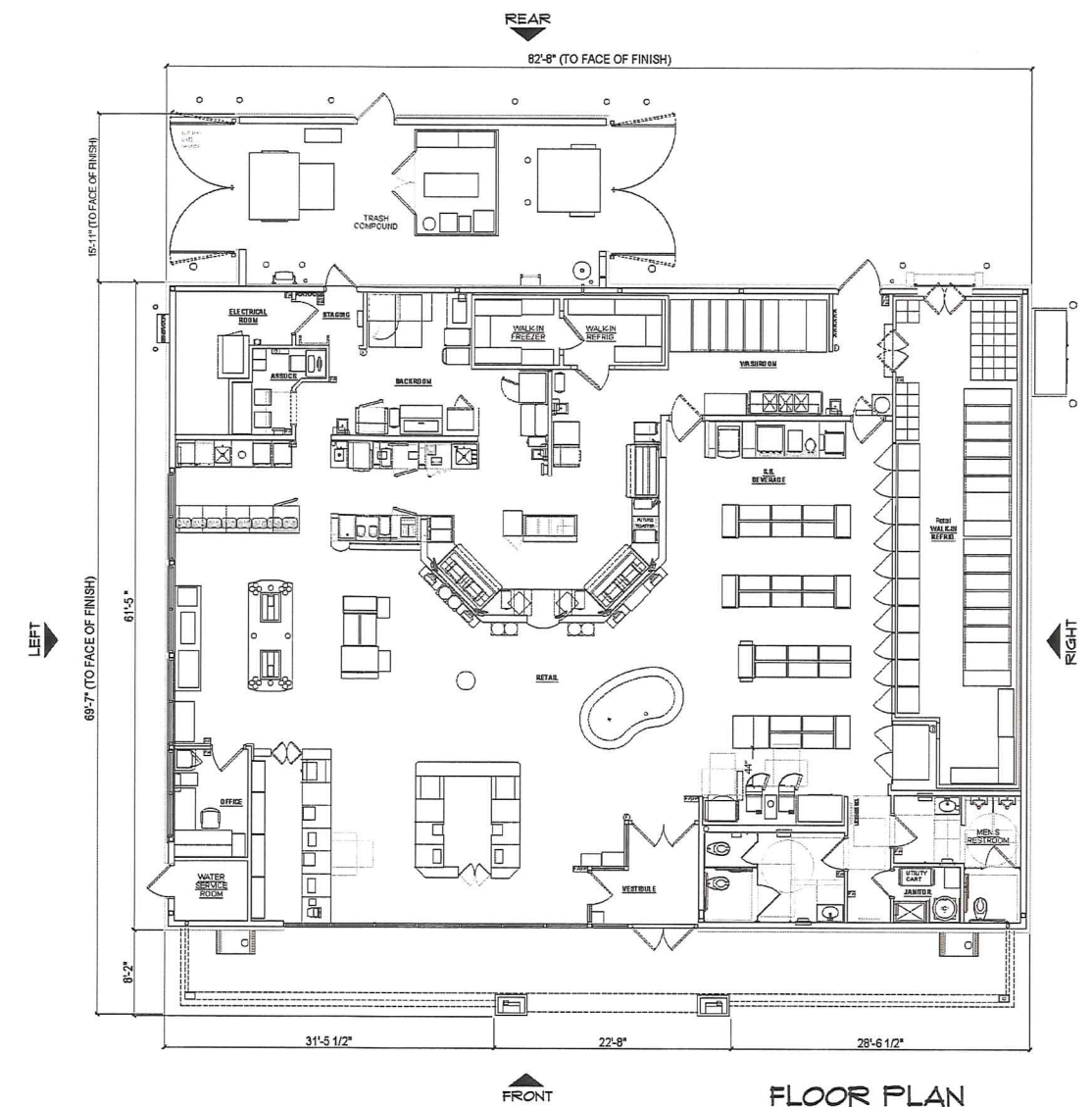
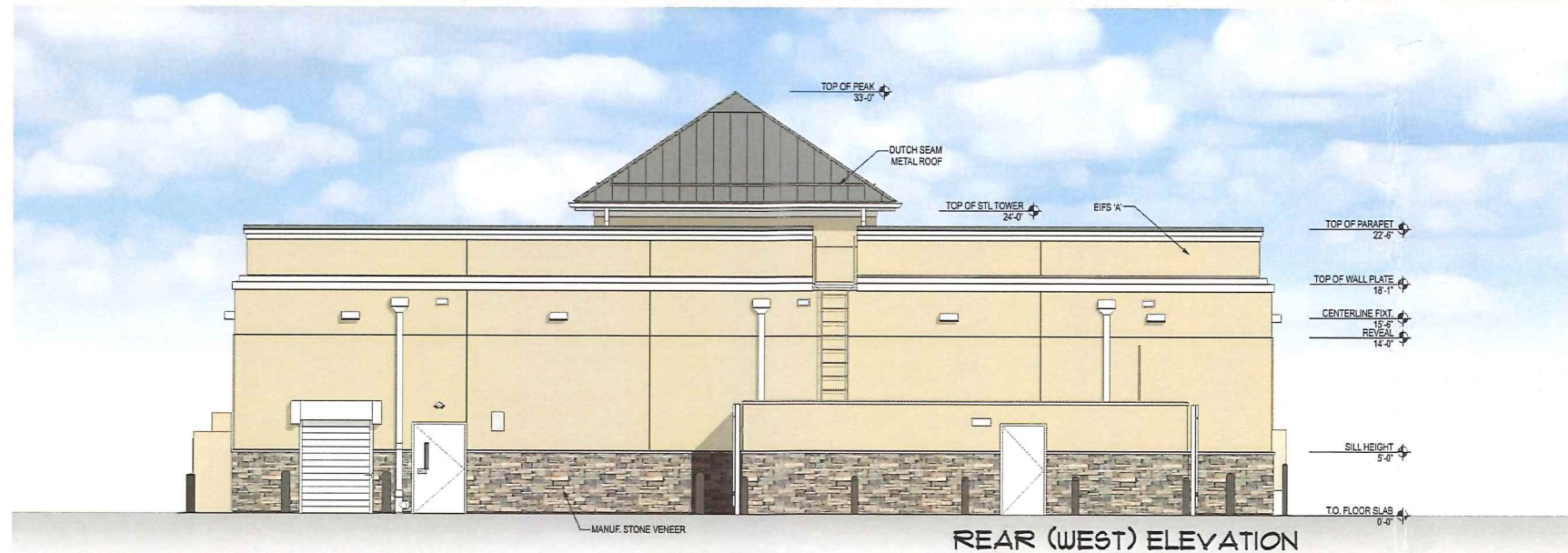
BOHLER
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



SHEET TITLE:
**PHOTO
LOCATION
MAP**

SHEET NUMBER:
1



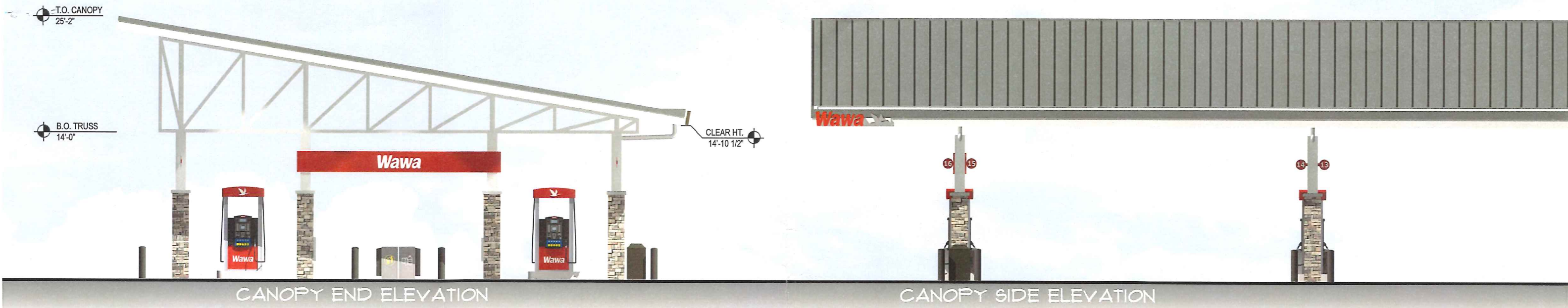


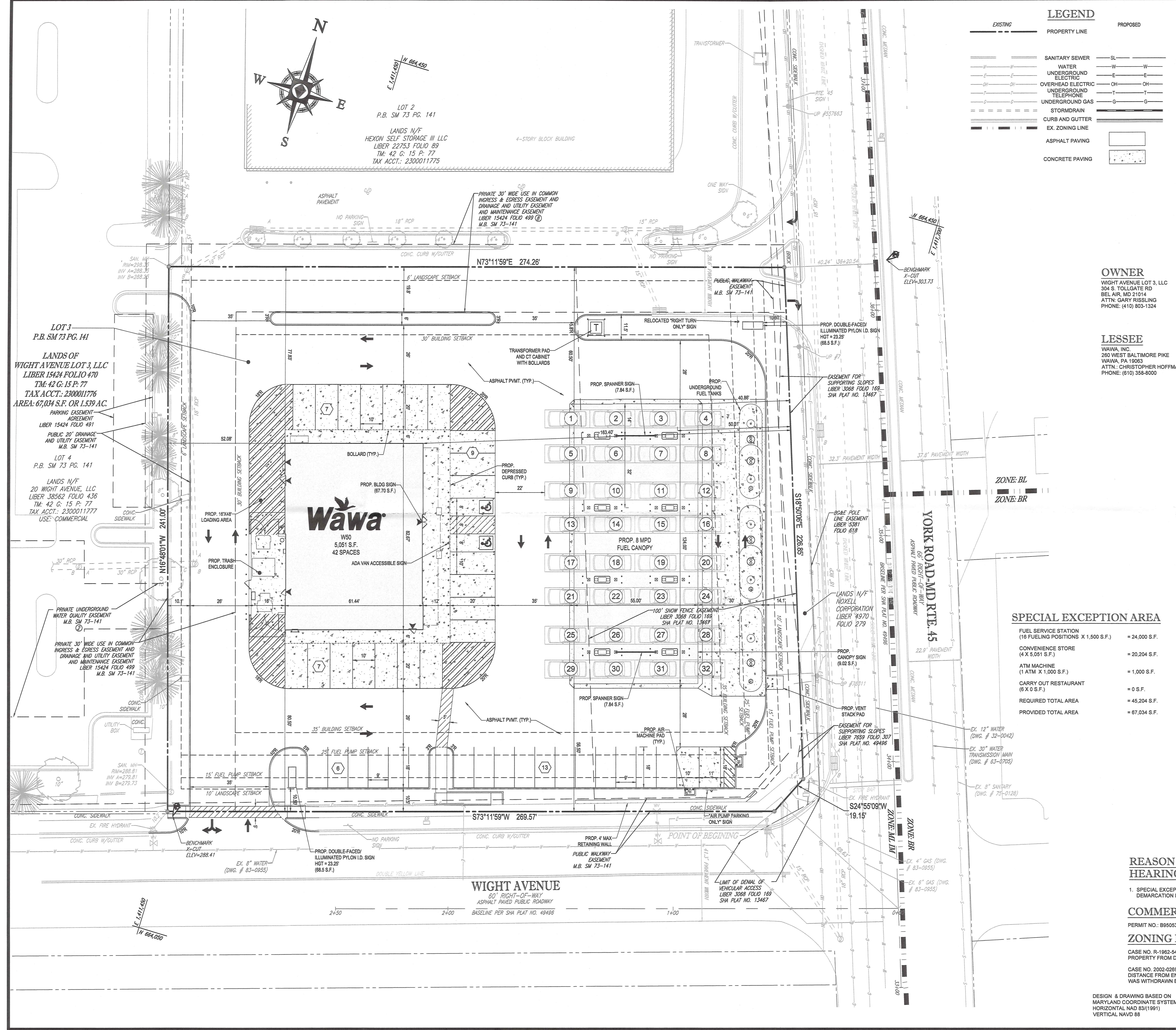
11100 YORK ROAD
BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT 7



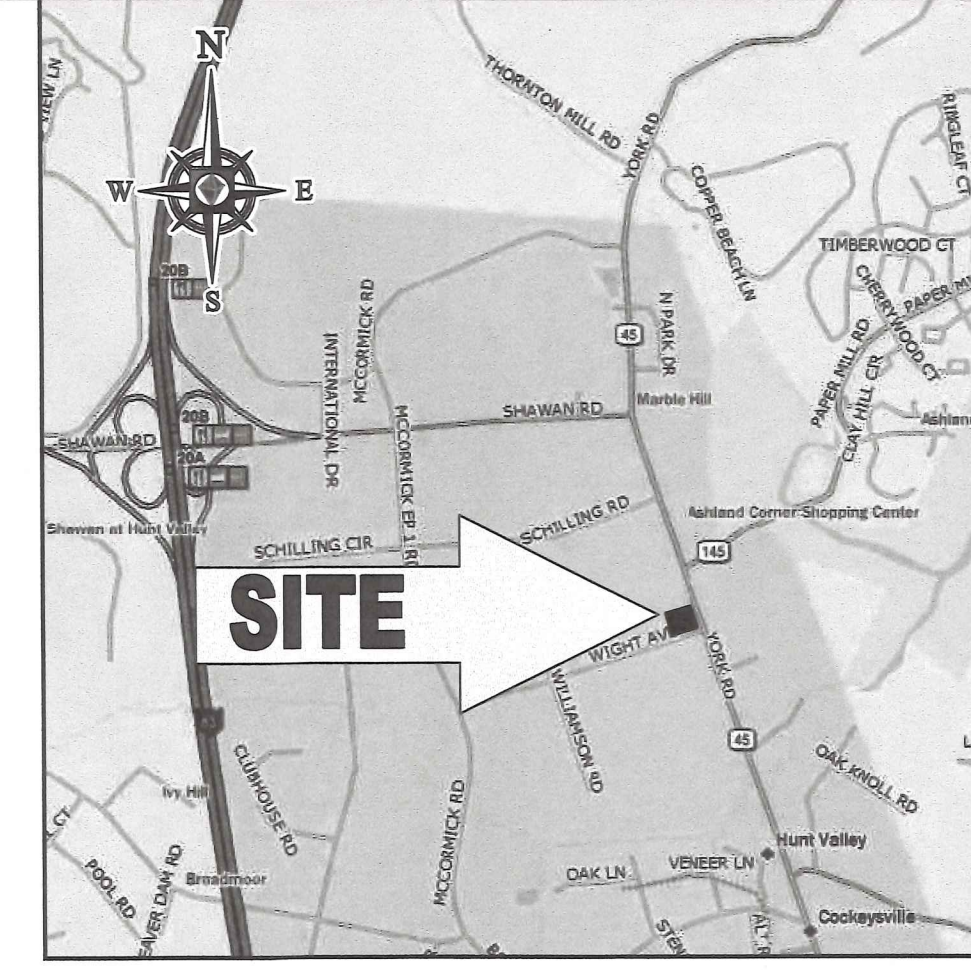
BOHLERTM
ENGINEERING





LEGEND

EXISTING	PROPOSED
PROPERTY LINE	SL
SANITARY SEWER	W
WATER	E
UNDERGROUND ELECTRIC	OH
OVERHEAD ELECTRIC	T
UNDERGROUND TELEPHONE	G
UNDERGROUND GAS	STORMDRAIN
CURB AND GUTTER	EX. ZONING LINE
ASPHALT PAVING	CONCRETE PAVING



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 11100 YORK RD., COCKEYSVILLE, MD
 - B. SITE AREA: 67,034 S.F. ±, 1.54 AC. ±
 - C. ELECTION DISTRICT: 8
 - D. COUNCILMANIC DISTRICT: 3
 - E. ADC MAP: 448002
 - F. CENSUS TRACT: 408400
 - G. TAX MAP: 0042
 - H. PARCEL: 0077
 - I. TAX ACCOUNT NO.: 08 -2300011776
- ZONING: ML-IM
- ZONING MAP REFERENCE: 042B3
- FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.075 (5,051 S.F. / 67,034 S.F.)
- EXISTING LAND USE: RESTAURANT
PROPOSED LAND USE: CONVENIENCE STORE WITH GASOLINE
- SETBACKS: (TO PROPERTY LINE)
 - FRONT ALONG MULTILANE ROADS: REQUIRED 35', PROVIDED 163.40'
 - FRONT ALONG OTHER RIGHT-OF-WAYS: REQUIRED 35', PROVIDED 80.50'
 - SIDE: REQUIRED 30', PROVIDED 77.83'
 - REAR: REQUIRED 30', PROVIDED 52.00'
 - CANOPY: REQUIRED 15', PROVIDED 40.89'
 - FUEL PUMPS ISLAND: REQUIRED 25', PROVIDED 50.31'
- LANDSCAPE SETBACKS: REQUIRED 10', PROVIDED 10'
- HEIGHT REQUIREMENTS: HEIGHT UNLIMITED.
PROPOSED BUILDING HEIGHT: C-STORE = 33'-0", CANOPY = 25'-2"
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN AS DEPICTED ON "FIRM MAP 2400100235F" PANEL 235.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS (WATER, SEWER, TRAFFIC) AS DESIGNATED ON THE BASIC SERVICES MAPS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- 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.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE (SECTION 405.3 BCZR).
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (16 FUELING POSITIONS X 1,500 S.F.)	= 24,000 S.F.
CONVENIENCE STORE (4 X 5,051 S.F.)	= 20,204 S.F.
ATM MACHINE (1 ATM X 1,000 S.F.)	= 1,000 S.F.
CARRY OUT RESTAURANT (6 X 0 S.F.)	= 0 S.F.
REQUIRED TOTAL AREA	= 45,204 S.F.
PROVIDED TOTAL AREA	= 67,034 S.F.

PARKING TABULATION CHART
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
CONVENIENCE STORE W/ GASOLINE	5,051	51,000 S.F.	26
MAXIMUM # EMPLOYEES ON SHIFT			
ATM			2
AIR		1/AIR	2
TOTAL PARKING REQUIRED			
TOTAL PARKING PROVIDED (INCLUDE TWO HANDICAP SPACE)			

REASON FOR SPECIAL EXCEPTION AND SPECIAL HEARING

1. SPECIAL EXCEPTION TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITHIN THE URBAN-RURAL DEMARCATION LINE IN ZONE ML-IM, PURSUANT TO BCZR SECTIONS 405.2.B.1, 405.5, AND 405.4.D.2)

COMMERCIAL PERMIT HISTORY

PERMIT NO.: B95053, B817207, B478564, B645042

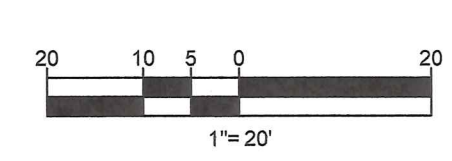
ZONING HISTORY

CASE NO. R-1962-5498 - ORDER GRANTED A REZONING OF THE PROPERTY FROM DR 2 (R-20) TO ML ON MARCH 26, 1962.

CASE NO. 2002-0269-A - A VARIANCE REQUEST FROM BCZR 409.7 FOR DISTANCE FROM ENTRANCE OF THE BUILDING TO OFFSITE PARKING WAS WITHDRAWN BY PETITIONER ON FEBRUARY 28, 2002.

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

THESE PLANS ARE FOR SPECIAL EXCEPTION AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.: MD182085
DRAWN BY: DSH
CHECKED BY: AGS
DATE: 12/14/18
SCALE: 1"=20'
CAD I.D.: SED

PROJECT: **WAWA**
FOR **WAWA**

LOCATION OF SITE
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COCKEYSVILLE, MD 21030
BALTIMORE COUNTY

BOHLER ENGINEERING
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ANDREW G. STINE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 3785
I, ANDREW G. STINE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3785, EXPIRATION DATE 7/21/21

SHEET TITLE: **PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION**
SHEET NUMBER: **1**
2019-0191-X