

IN THE MATTER OF
TRADE POINT ATLANTIC - LEGAL OWNER AND
TWO FARMS INC. - PETITIONER FOR VARIANCE
ON THE PROPERTY LOCATED AT
1600 SPARROWS POINT BOULEVARD
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 19-365-A

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by People's Counsel for Baltimore County, Appellant, from a decision of the Administrative Law Judge dated August 23, 2019 in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a letter from David H. Karceski, Esquire on behalf of Petitioners requesting that the Petition for Variance that is the subject matter of this appeal be withdrawn and dismissed without prejudice (a copy of which is attached hereto and made a part hereof.)

IT IS THEREFORE ORDERED this 7th day of July, 2020 by the Board of Appeals of Baltimore County that, in accordance with Board of Appeals Rules of Practice and Procedure, Rule 3.b.2, the Petition for Variance filed in Case No.: 19-365-A be and the same is hereby **WITHDRAWN AND DISMISSED** without prejudice.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


William A. McCormas, Chair

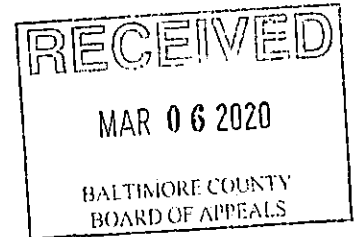
March 6, 2020

David H. Karceski

T 410.494.6285
F 410.821.0147
DKarceski@Venable.com

HAND-DELIVERED

Attention: Krysundra L. Cannington
Jefferson Building, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204



Re: *In the Matter of Tradepoint Atlantic, LLC Two Farms, Inc.*
Case No. 2019-365-A
1600 Sparrows Point Blvd.
Southside of Sparrows Point Blvd., north of Warehouse Road
15th Election District; 7th Councilmanic District

Dear Ms. Cannington:

This firm represents the Applicant/Petitioner Two Farms, Inc. in the above-referenced matter. An appeal was filed by People's Counsel for Baltimore County from the Administrative Law Judge's decision in Case No. 2019-365-A, which granted a variance related to a freestanding enterprise sign. A public hearing before the Board of Appeals was set for November 19, 2019. On October 28, 2019, the hearing was postponed indefinitely to allow for settlement negotiations, and there currently is no hearing date scheduled.

The Petitioner will be installing a freestanding enterprise sign on the property, which does not require a height variance. The zoning relief requested in Case No. 2019-365-A is not needed at this time, and Petitioner, by way of this letter, withdraws its Petition for Variance, without prejudice.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Karceski", written over a horizontal line.

David H. Karceski

CC: People's Counsel for Baltimore County ✓



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

July 7, 2020

Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, Maryland 21204

David H. Karcesksi, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Re: In the matter of: *TradePoint Atlantic, LLC – Legal Owner*
Two Farms, Inc. – Petitioner
Case No.: 19-365-A

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,


Krysundra "Sunny" Cannington
Administrator

KLC/taz
Enclosure
Duplicate Original Cover Letter

c: Eric Gilbert, Chief Development Officer/TradePoint Atlantic, LLC
Josh Wolfe, Chief Financial Officer/Two Farms, Inc.
Francis Taylor
Ed Crizer
Paul M. Mayhew, Managing Administrative Law Judge
C. Pete Gutwald, Director/Department of Planning
Michael D. Mallinoff, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law

March 6, 2020

David H. Karceski

T 410.494.6285
F 410.821.0147
DKarceski@Venable.com

HAND-DELIVERED

Attention: Krysundra L. Cannington
Jefferson Building, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204



Re: *In the Matter of Tradepoint Atlantic, LLC Two Farms, Inc.*
Case No. 2019-365-A
1600 Sparrows Point Blvd.
Southside of Sparrows Point Blvd., north of Warehouse Road
15th Election District; 7th Councilmanic District

Dear Ms. Cannington:

This firm represents the Applicant/Petitioner Two Farms, Inc. in the above-referenced matter. An appeal was filed by People's Counsel for Baltimore County from the Administrative Law Judge's decision in Case No. 2019-365-A, which granted a variance related to a freestanding enterprise sign. A public hearing before the Board of Appeals was set for November 19, 2019. On October 28, 2019, the hearing was postponed indefinitely to allow for settlement negotiations, and there currently is no hearing date scheduled.

The Petitioner will be installing a freestanding enterprise sign on the property, which does not require a height variance. The zoning relief requested in Case No. 2019-365-A is not needed at this time, and Petitioner, by way of this letter, withdraws its Petition for Variance, without prejudice.

Sincerely,

David H. Karceski

CC: People's Counsel for Baltimore County ✓



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

February 26, 2020

David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of People's Counsel for Baltimore County
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, MD 21204

Re: In the matter of: TradePoint Atlantic, LLC - Legal Owner
Two Farms, Inc. - Lessee
Case No: 19-365-A

Dear Counsel:

The above referenced matter was assigned for hearing in November of 2019 and postponed to allow time for settlement negotiations. To date, we have not heard from anyone with regard to this matter.

We kindly request the status of this matter.

Thank you, in advance, for your prompt response.

Very truly yours,

A handwritten signature in cursive script that reads "Sunny Cannington".

Krysundra Cannington
Administrator

Duplicate original



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

October 28, 2019

NOTICE OF POSTPONEMENT

IN THE MATTER OF:

19-365-A

TradePoint Atlantic, LLC – Legal Owner
Two Farms, Inc. – Lessee
1600 Sparrows Point Blvd.
Southside of Sparrows Point Blvd., north of Warehouse Road
15th Election District; 7th Councilmanic District

Re: Petition for Variance pursuant to § 450.4 Attachment 1.5(b)(VII) of the BCZR to allow a sign height of 35 ft. in lieu of the permitted 25 ft.

8/23/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Variance was GRANTED, with conditions.

This matter was assigned for November 19, 2019 and has been postponed. By request of Counsel, we will hold this matter to allow time for settlement negotiations. This matter will be rescheduled, if necessary, at a later date.

LOCATION:

Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.
- Parties must file one (1) original and three (3) copies of all Motions, Memoranda, and exhibits with the Board unless otherwise requested. Said Motions, Memoranda and exhibits must be in MDEC compliant formats pursuant to the Maryland Rules, unless otherwise requested.
- Please contact our office for information about projection equipment. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

Notice of Postponement
In the matter of: TradePoint Atlantic, LLC - Legal Owner
Two Farms, Inc. - Lessee
Case number: 19-365-A
October 28, 2019
Page 2

For further information, including our inclement weather policy, please visit our website
www.baltimorecountymd.gov/Agencies/appeals/index.html

**Krysundra "Sunny" Cannington,
Administrator**

c.	Counsel for Petitioners	: David H. Karceski, Esquire and Christopher D. Mudd, Esquire
	Legal Owner	: TradePoint Atlantic, LLC
	Lessee	: Two Farms, Inc.
	People's Counsel for Baltimore County/Appellant	: Peter M. Zimmerman, Esquire Carole S. Demilio, Esquire

Francis Taylor
Edward Crizer

C. Pete Gutwald, Director/Department of Planning
Michael D. Mallinoff, Director/PAI
Michael E. Field, County Attorney
Nancy C. West, Assistant County Attorney
Paul M. Mayhew, Managing Administrative Law Judge

October 17, 2019

Christopher D. Mudd

T 410.494.6365
F 410.821.0147
cdmudd@venable.com

VIA HAND DELIVERY

Ms. Krysundra "Sunny" Cannington
County Board of Appeals of Baltimore County
Suite 203, Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: In the Matter of: Tradepoint Atlantic, LLC/Two Farms, Inc.
Case No. 19-365-A

Dear Ms. Cannington:

We are writing to request a postponement of the November 19, 2019 hearing date previously set by the Board of Appeals (the "Board") in the above-referenced case.

We are requesting the postponement for two reasons: (1) Jeff Bainbridge, one of our witnesses, is unavailable on the set date; and (2) we are currently working with the local community in hopes of reaching a resolution that could obviate the need for a hearing. As such, a brief postponement to allow Mr. Bainbridge to be available and to give our discussions with the community time to develop is respectfully requested.

Should the Board be inclined to grant our postponement request, we respectfully suggest it also delay setting a new date for the hearing. Once our discussions with the local community reach a conclusion we will write the Board to provide an update and coordinate setting a new hearing date.

Thank you for your consideration of this request.

Very truly yours,



Christopher D. Mudd
CDM

10/18/19 - per
Carole - no
objection to
postponement

Cc: Peter Max Zimmerman, Esquire ✓
Carole S. Demilio, Esquire ✓





Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 26, 2019

NOTICE OF ASSIGNMENT

IN THE MATTER OF:

19-365-A

TradePoint Atlantic, LLC – Legal Owner
Two Farms, Inc. – Lessee
1600 Sparrows Point Blvd.
Southside of Sparrows Point Blvd., north of Warehouse Road
15th Election District; 7th Councilmanic District

Re: Petition for Variance pursuant to § 450.4 Attachment 1.5(b)(VII) of the BCZR to allow a sign height of 35 ft. in lieu of the permitted 25 ft.

8/23/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Variance was GRANTED, with conditions.

ASSIGNED FOR:

NOVEMBER 19, 2019, AT 10:00 A.M.

LOCATION:

Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
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- Please contact our office for information about projection equipment. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

**Krysundra "Sunny" Cannington,
Administrator**

Notice of Assignment
In the matter of: TradePoint Atlantic, LLC - Legal Owner
Two Farms, Inc. - Lessee
Case number: 19-365-A
September 26, 2019
Page 2

c. Counsel for Petitioners
Legal Owner
Lessee

: David H. Karceski, Esquire
: TradePoint Atlantic, LLC
: Two Farms, Inc.

People's Counsel for Baltimore County/Appellant

: Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire

Francis Taylor
Edward Crizer

C. Pete Gutwald, Director/Department of Planning
Michael D. Mallinoff, Director/PAI
Michael E. Field, County Attorney
Nancy C. West, Assistant County Attorney
Paul M. Mayhew, Managing Administrative Law Judge



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

September 5, 2019

David H. Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS –**
Petition for Variance
Case No. 2019-0365-A
Property: 1600 Sparrows Point Boulevard

Dear Mr. Karceski:

Please be advised that an appeal of the above-referenced case was filed in this Office on September 4, 2019. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl".

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS/dlw

- c: ✓ Baltimore County Board of Appeals
Peter Max Zimmerman, People's Counsel for Baltimore County
Francis Taylor, 7603 Iroquois Avenue, Baltimore, Maryland 21219
Ed Crizer, 2627 Brannan Avenue, Baltimore, Maryland 21219

APPEAL

**Petition for Variance
(1600 Sparrows Point Boulevard)
15th Election District – 7th Councilmanic District
Legal Owner: TradePoint Atlantic, LLC
Lessee: Two Farms, Inc.
Case No. 2019-0365-A**

Petition for Variance (June 3, 2019)

Zoning Description of Property

Certificate of Posting – July 26, 2019 & August 12, 2019 (SSG Robert Black)

Newspaper Advertisement – (The Daily Record) – July 26, 2019

Notice of Zoning Hearing – July 18, 2019

People's Counsel Entry of Appearance – June 20, 2019

Zoning Advisory Committee Comments

Petitioner's Sign-in Sheets – 1 Sheet

Citizen's Sign-in Sheets- 1 Sheet

Petitioner(s) Exhibits –

- 1A-C. Plan
2. Taylor Resume
- 3A-C. Aerial Photos
4. Aerial Exhibit showing proposed Royal Farms #345
5. Letter dated July 16, 2019 from E. Gilbert

Miscellaneous (Not Marked as Exhibits)

Administrative Law Judge Order and Letter (GRANTED with Conditions – August 23, 2019)

Appeal Letter from Office of People's Counsel – September 4, 2019





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

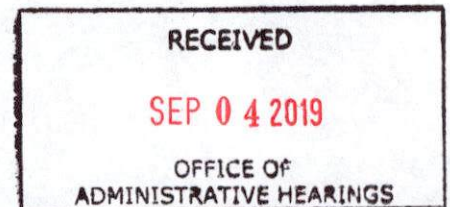
September 4, 2019

CAROLE S. DEMILIO
Deputy People's Counsel

Hand-delivered

Michael D. Mallinoff
Department of Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITION FOR VARIANCE
Tradepoint Atlantic, LLC – Legal Owner
Two Farms, Inc.-Lessee
1600 Sparrows Point Boulevard
Case No.: 2019-365-A



Dear Mr. Mallinoff:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals of the Opinion and Order dated August 23, 2019 by the Baltimore County Administrative Law Judge in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: David Karceski, Esquire
Edward Crizer
Francis Taylor

IN RE: **PETITION FOR VARIANCE**

(1600 Sparrows Point Blvd.)

15th Election District

7th Council District

TradePoint Atlantic, LLC,

Legal Owner

Two Farms, Inc.,

Lessee

Petitioners

*

*

*

*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0365-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Variance filed on behalf of TradePoint Atlantic, LLC, legal owner, and Two Farms, Inc., lessee (“Petitioners”). A Petition for Variance was filed pursuant to Section 450.4 Attachment 1.5(b)(VII) of the Baltimore County Zoning Regulations (“BCZR”) to allow a sign height of 35 ft. in lieu of the permitted 25 ft. A three-sheet site plan was marked and accepted into evidence as Petitioners’ Exhibit 1A-1C.

Jeff Bainbridge and David Taylor, Jr., landscape architect with Dewberry Engineers, Inc., appeared in support of the request. David H. Karceski, Esq. represented the Petitioner. Ed Crizer and Francis Taylor, who live nearby, opposed the request. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

This case involves the sprawling TradePoint Atlantic project which is being constructed on the grounds of the former Bethlehem Steel facility. The owner describes the project as “one of the largest and most strategically significant intermodal global logistics hubs in the country.” See Petitioners’ Exhibit 5. The overall site is 3,100+ acres in size, although the specific property at issue in this case is ±3.68 acres and zoned MH-IM. The lessee proposes to operate a Royal

ORDER RECEIVED FOR FILING

Date

8/23/19

By

Sen

Farms fuel service station and convenience store/carryout on the property, a use permitted by right in the MH-IM zone. The sole zoning request concerns the height of one of the freestanding enterprise signs.

Messrs. Crizer and Taylor, both of whom live in the adjacent residential community, oppose the variance request. They stated the proposed 35 ft. high sign would be visible from the Baltimore Beltway, and that the variance was requested to attract to the site motorists/trucks traveling on that highway. They testified the volume of truck traffic in the area has increased significantly since TradePoint has begun operations, and they believe their community would be adversely impacted if additional truck traffic was diverted from I-695 to the site. They also are concerned that overnight truck parking would be permitted, and they testified a truck stop near their neighborhood has for years been plagued with criminal activity.

VARIANCE

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

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

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

As noted by Petitioners, the property is most likely the largest contiguous parcel in Baltimore County under common ownership. As such, the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to provide a freestanding sign that would serve a "way finding" function in this extremely busy commercial/industrial hub. Finally, I find based on the proffered testimony that the variance

ORDER RECEIVED FOR FILING

Date 8/23/19
By Den

can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED this 23rd day of **August, 2019**, by this Administrative Law Judge, that the Petition for Variance pursuant to Section 450.4 Attachment 1.5(b)(VII) of the Baltimore County Zoning Regulations ("BCZR") to allow a sign height of 35 ft. in lieu of the permitted 25 ft. (for one freestanding enterprise sign), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners may not operate on the subject property a "truck stop" as that term is defined in BCZR Section 101.1.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 8/23/19

By sen



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

August 23, 2019

David H. Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2019-0365-A
Property: 1600 Sparrows Point Blvd.

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: sln
Enclosure

c: Francis Taylor, 7603 Iroquois Avenue, Baltimore, Maryland 21219
Ed Crizer, 2627 Brannan Avenue, Baltimore, Maryland 21219

CERTIFICATE OF POSTING

2019-0365-A

RE: Case No.: _____

Petitioner/Developer: _____
TradePoint Atlantic LLC
Two Farms, Inc.

August 15, 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:



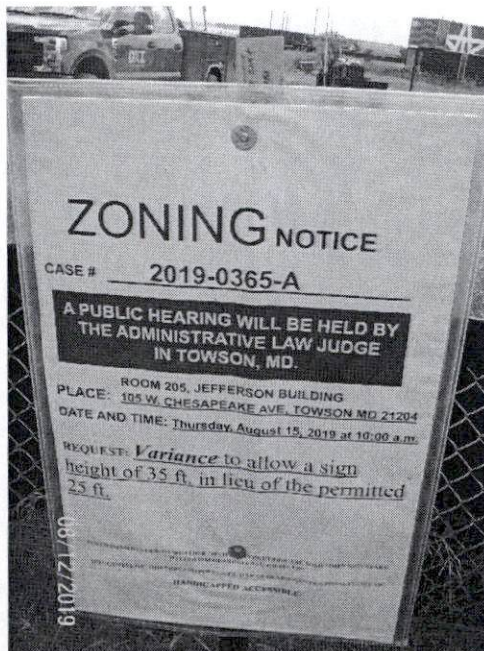
Ladies and Gentlemen:

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: _____

1600 Sparrows Point Boulevard **SIGN 1 Recertification**

July 26, 2019

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



Sincerely,

 August 12, 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

2019-0365-A

RE: Case No.: _____

Petitioner/Developer: _____
TradePoint Atlantic LLC
Two Farms, Inc.

August 15, 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: _____

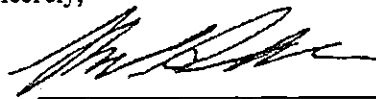
1600 Sparrows Point Boulevard **SIGN 2 Recertification**

July 26, 2019

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



Sincerely,

 August 12, 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)

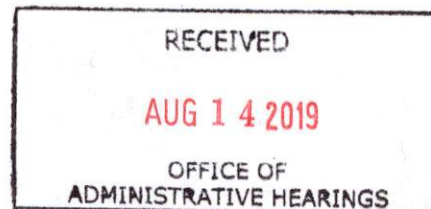
JB 8-15-19
10 AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, August 14, 2019 12:19 AM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0365-A
Attachments: Re-Cert 1 2019-0365-A.doc; Re-Cert 2 2019-0365-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 1600 Sparrows Point Boulevard. Thanks.





JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 08, 2019

David H. Karceski
210 W. Pennsylvania Ave Suite 500
Towson MD 21204

RE: Case Number: 2019-0365-A, 1600 Sparrows Point Boulevard

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 June 13, 2019. 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
Jose Wolfe 3611 Roland Avenue Baltimore MD 21211

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 6/19/19

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

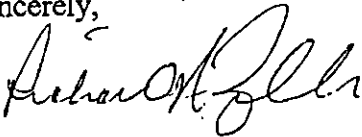
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 6/19/19. A field inspection and internal review reveals that an entrance onto MD 158 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0365-A.

*Variance
Transport Atlantic, LLC
1600 Sparrows Point Boulevard*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 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

WW/RAZ

* The MDOT SHA is currently reviewing plans for entrance and road improvements for this entire vertical site

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/10/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-365



INFORMATION:

Property Address: 1600 Sparrows Point Boulevard

Petitioner: Tradepoint Atlantic LLC – Eric Gilbert, Chief Development Officer

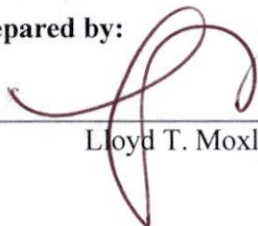
Requested Action: MH-IM

The Department of Planning has reviewed the petition for variance to allow a sign height of 35 feet in lieu of the permitted 25 feet.

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

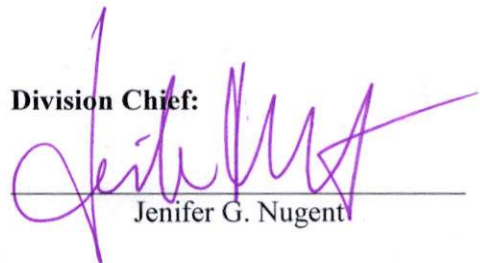
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



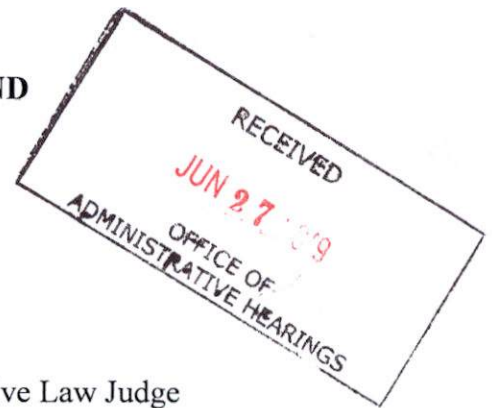
Jenifer G. Nugent

CPG/JGN/LTM/

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0365-A
Address 1600 Sparrows Point Boulevard
(TPA, LLC Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

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

Reviewer: Steve Ford

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
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:

7/26/2019

Order #: 11770693
Case #: 2019-0365-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0365-A



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 hereinaas follows:

CASE NUMBER: 2019-0365-A

1600 Sparrows Point Boulevard

Southside of Sparrows Point Blvd., north of Warehouse Road

18th Election District - 7th Councilmanic District

Legal Owners: TradePoint Atlantic LLC

Contract Purchaser/Lessee: Two Farms, Inc.

Variance to allow a sign height of 35 ft. in lieu of the permitted 25 ft.

Hearing: Thursday, August 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3808.

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

ly26

TO: THE DAILY RECORD
Friday, July 26, 2019 - Issue

Please forward billing to:

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

410-494-6285

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0365-A

1600 Sparrows Point Boulevard
Southside of Sparrows Point Blvd., north of Warehouse Road
15th Election District – 7th Councilmanic District
Legal Owners: TradePoint Atlantic LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Variance to allow a sign height of 35 ft. in lieu of the permitted 25 ft.

Hearing: Thursday, August 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 2120



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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

CERTIFICATE OF POSTING

2019-0365-A

RE: Case No.: _____

Petitioner/Developer: _____

TradePoint Atlantic LLC
Two Farms, Inc.

August 15, 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: _____

1600 Sparrows Point Boulevard

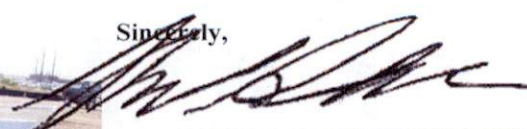
SIGN 1

July 26, 2019

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



Sincerely,

 July 26, 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

2019-0365-A

RE: Case No.: _____

Petitioner/Developer: _____

TradePoint Atlantic LLC
Two Farms, Inc.

August 15, 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: _____

1600 Sparrows Point Boulevard

SIGN 2

July 26, 2019

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



Sincerely,

 July 26, 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)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 18, 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: 2019-0365-A

1600 Sparrows Point Boulevard
Southside of Sparrows Point Blvd., north of Warehouse Road
15th Election District – 7th Councilmanic District
Legal Owners: TradePoint Atlantic LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Variance to allow a sign height of 35 ft. in lieu of the permitted 25 ft.

Hearing: Thursday, August 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Josh Wolfe, Two Farms, 3611 Roland Avenue, Baltimore 21211
Eric Gilbert, TradePoint, 1600 Sparrows Point Blvd., Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 26, 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.

RE: PETITION FOR VARIANCE
1600 Sparrows Point Blvd; S/S Bethlehem
Blvd, N of Warehouse Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Tradepoint Atlantic, LLC
Contract Purchaser(s): Two Farms, Inc.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-365-A

* * * * *

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

JUN 20 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 20th day of June, 2019, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 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



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 1600 Sparrows Point Boulevard which is presently zoned MH-IM
 Deed References: 35478-379 10 Digit Tax Account # 1502024000
 Property Owner(s) Printed Name(s) TradePoint Atlantic, 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
3. ☒ a **Variance** from Section(s) 450.4 Attachment 1.5(b)(VII) to allow a sign height of 35 feet in lieu of the permitted 25 feet.

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:

Two Farms, Inc.
 By: Jose Wolfe Title: CFO
 Name- Type or Print Jose Wolfe
 Signature [Signature]
 3611 Roland Avenue, Baltimore, Maryland
 Mailing Address City State
 21211 / 410-889-0200 /
 Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire
 Name- Type or Print [Signature]
 Signature Venable LLP
 210 W. Pennsylvania Ave., Ste. 500 Towson MD
 Mailing Address City State
 21204 / 410-494-6285 / dhkarceski@venable.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

TradePoint Atlantic, LLC
 By: [Signature] Title: Chief Development Officer
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 Signature #2
 1600 Sparrows Point Blvd., Baltimore, Maryland
 Mailing Address City State
 21219 / 410-709-1286 /
 Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire
 Name - Type or Print [Signature]
 Signature Venable LLP
 210 W. Pennsylvania Ave., Ste. 500 Towson MD
 Mailing Address City State
 21204 / 410-494-6285 / dhkarceski@venable.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0365-A Filing Date 6/13/19

Do Not Schedule Dates:

Reviewer RT

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 8/23/19

By Den

ZONING PROPERTY DESCRIPTION

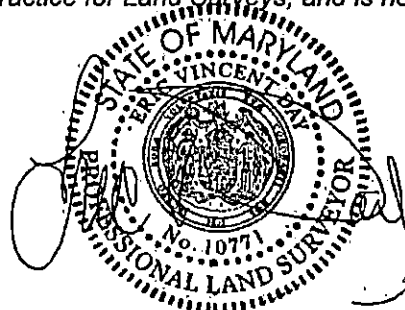
LAND OF TWO FARMS, INC. - LIBER 37934 FOLIO 466
BALTIMORE COUNTY, MD

ZONING PROPERTY DESCRIPTION FOR: Property situated at Bethlehem Boulevard
and Peninsula Expressway

Beginning at a point lying on the southerly line of the anticipated future right-of-way line for Bethlehem Boulevard (variable width) situated on the interior of the land described in Book 39817 at Page 430, said point lying at the end of a line drawn South 58° 35' 52" West, 112.54 feet from the point of intersection between the centerline of Bethlehem Boulevard and Peninsula Expressway, thence running with the anticipated truncation of right-of-way between said roads

- (1) South 45° 23' 07" East, 51.95 feet to a point; thence running with the anticipated westerly right-of-way line of Peninsula Expressway
- (2) South 06° 22' 26" East, 224.32 feet to a point; thence leaving Peninsula Boulevard
- (3) South 84° 10' 02" West, 446.14 feet to a point; thence
- (4) North 05° 49' 58" West, 283.88 feet to a point; thence
- (5) North 70° 58' 34" West, 125.07 feet to a point; thence
- (6) North 19° 01' 26" East, 128.23 feet to a point; thence
- (7) North 64° 58' 44" East, 7.47 feet to a point on the aforementioned future right-of-way line of Bethlehem Boulevard; thence running with said line
- (8) 48.38 feet along the arc of a curve deflecting to the left having a radius of 5,063.67 feet and a chord bearing and distance of South 70° 26' 17" East, 48.38 feet to a non-tangent line; thence
- (9) South 70° 26' 44" East, 177.75 feet to a non-tangent curve; thence
- (10) 275.87 feet along the arc of a curve deflecting to the left having a radius of 2,096.59 feet and a chord bearing and distance of South 75° 54' 37" East, 275.67 feet to the point of beginning, containing an area of 160,548 square feet, 3.686 acres of land.

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



Expires 02/13/2020

2019-0365-A

111A1

2001

PENINSULA EXPY
PENINSULA EXPY

RAMP

I 695 I 695

I 695 I 695

RAMP

BETHLEHEM BLVD
BETHLEHEM BLVD

RAMP

BETHLEHEM BLVD

BETHLEHEM BLVD

I 695

I 695

RAMP

BETHLEHEM BLVD

RAMP

7 CD
COLD MILL RD

7001

SE 6-G
15 ED

111A2

MH IM

2018-0365-A

WAREHOUSE RD

1502024000

2006-0170-SPHX

2006-0170-SPHX

Pt. Bk. 0000031, Folio 0783
2500014690
Pt. Bk./Folio # C031784

2019-0365-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1502024000			
Owner Information					
Owner Name:		TRADEPOINT ATLANTIC LLC		Use:	INDUSTRIAL
Mailing Address:		1600 SPARROWS POINT BLVD BALTIMORE MD 21219-		Principal Residence:	NO
				Deed Reference:	//
Location & Structure Information					
Premises Address:		SPARROWS POINT BLVD BALTIMORE MD 21219-		Legal Description:	2,432.17 AC SPARROWS POINT BLVD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0111	0014	0318		0000	2018
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
	124546		2432.1700 AC	07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			2000
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2019	As of 07/01/2020	
Land:	109,157,200	93,445,200			
Improvements	11,215,400	40,048,000			
Total:	120,372,600	133,493,200	129,119,667	133,493,200	
Preferential Land:	0			0	
Transfer Information					
Seller: SPARROWS POINT TERMINAL LLC		Date: 01/12/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: //		Deed2:	
Seller: SPARROWS POINT TERMINAL LLC		Date: 10/20/2014		Price: \$110,000,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /35478/ 00379		Deed2:	
Seller: HRE SPARROWS POINT LLC		Date: 10/20/2014		Price: \$1,125,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35478/ 00350		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Status: No Application

Date:

CASE NAME 1600 Sparrows Pt. Blvd.
CASE NUMBER 2019-0365-A
DATE 8/15/19

[illegible]

CASE NAME 1600 Sparrows Pt. Blvd
CASE NUMBER 2019-0365-h
DATE 8-15-19

NAME _____

CITY, STATE, ZIP

E - MAIL

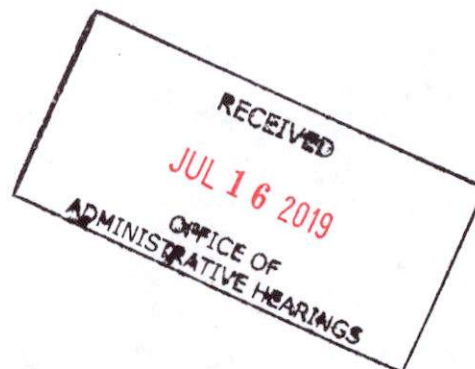
[illegible]

8-15



July 16, 2019

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204



Re: Zoning Case No. 2019-365-A
Royal Farms Store - 1600 Sparrow Point Boulevard

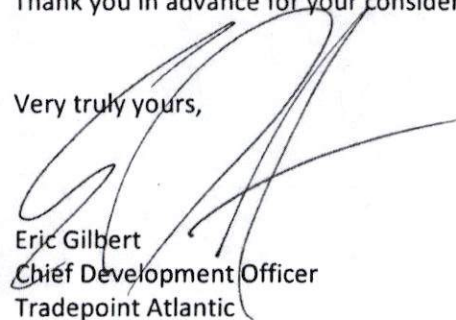
Dear Judge Beverungen:

I am writing you in my capacity as Chief Development Officer for Tradepoint Atlantic LLC to advise of our support for the requested variance in the above-referenced zoning case. Tradepoint Atlantic is the owner of the subject property, which is a 3,100+ acre site under transformation into one of the largest and most strategically significant intermodal global logistics hubs in the country. An integral part of the future of TPA is the success of retail and service-oriented land uses like this new Royal Farms store, which will serve the many users throughout our business park.

We have reviewed the site plan and zoning petition filed in Case No. 2019-365-A and have signed the zoning petition as the legal owner of the property. We understand that Royal Farms is requesting a sign height for one of its freestanding enterprise signs of 35 feet instead of the otherwise allowed 25 feet in height. This particular sign will make the presence of Royal Farms, the first retail and service-oriented establishment to be open for business within TPA, more visible for the thousands of employees and visitors across our vast project footprint. We are counting on the success that Royal Farms will have to be a springboard for the additional retail uses planned in the immediately surrounding area.

Thank you in advance for your consideration of our support for this sign variance application.

Very truly yours,


Eric Gilbert
Chief Development Officer
Tradepoint Atlantic

Pet. 5

~~CONFIDENTIAL~~



David L. Taylor, Jr. RLA

Associate Vice President; Project Manager

Mr. Taylor provides multi-disciplinary team management and leadership, with an emphasis on Total Project Consulting. He is responsible for business and operational development for surveying, engineering, landscape architecture and consulting services in the firm's Baltimore office and throughout the Mid-Atlantic.

As a manager, he has a hands-on approach and enjoys working directly with clients in all aspects of program development, feasibility, entitlements, zoning, planning, engineering and permitting. In addition to his core team in Baltimore, David coordinates professional resources across many Dewberry offices, providing surveying, geospatial, civil engineering, landscape architecture, MEP engineering, structural engineering, planning, zoning and permitting for power/energy, institutional and commercial clients.

Mr. Taylor has designed, managed, permitted and directed over 100 projects in Maryland requiring various approvals from Baltimore County, Baltimore City, MDE, SHA, CSX and the Chesapeake Bay Critical Area Commission.

EXPERIENCE HIGHLIGHTS:

Testimony before Baltimore County Administrative Law Judge, Zoning Commissioner and Board of Appeals

Testimony before Baltimore City Board of Municipal Zoning Appeals

Testimony before New Hampshire Site Evaluation Committee (SEC)

EDUCATION:

MS, Real Estate, Johns Hopkins University, 2009

BSLA, Landscape Architecture, West Virginia University, 1993

REGISTRATIONS:

Maryland License #3115

Pennsylvania License #LA002542

Ohio License #835

YEARS OF EXPERIENCE:

Dewberry: 12

Total: 26

AFFILIATIONS:

Leadership Baltimore County

PUBLICATIONS:

Land Development Handbook 3rd ed.; Chapter 8 "Subdivision Ordinances, Site Plan Regulations, and Building Codes" Published by McGraw-Hill; 2008

RELEVANT EXPERIENCE

Catonsville Plaza Sign Variance, Catonsville, Maryland

Lutherville Station Sign Variance, Lutherville, MD

Arthur Becker Property Subdivision, Cockeysville, Maryland

Walker Station Subdivision, Parkton, Maryland

Burns Property Subdivision, Lutherville, Maryland

Ruppert Farms Subdivision, Kingsville, Maryland

Arthur Tracey Property Subdivision, Freeland, Maryland

Miller / Tipper Property Subdivision, Parkton, Maryland

Bartholme Property Subdivision, Parkton, Maryland

Lee Property Subdivision, Owings Mills, Maryland

Honeygo Run Reclamation Center Southern Expansion, White Marsh, MD

Honeygo Run Reclamation Center Vertical Expansion, White Marsh, MD

AutoZone, Cockeysville, MD

Klein's Super Market, Jacksonville, Maryland

Target, Pikesville, Maryland

Sam's Club-Catonsville, Baltimore County, Maryland

Kaiser Permanente Medical Office Building HUB, Baltimore County, Maryland

Cross and Chapel Subdivision, Perry Hall, Maryland

Cillian's Crossing, Perry Hall, Maryland

Franklin Square Hospital, Baltimore County, Maryland

M&T Bank, Baltimore County, Maryland

Bank of America, Baltimore County, Maryland

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>7-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>No object.</u>
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No object but commented</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
<u>7-16</u>	<u>Eric Siebert, Chief Devel. Ofc., Transport. Atlantic</u>	<u>Supports</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-26-19</u>	by <u>Black</u>
SIGN POSTING (2 nd)	Date: <u>8-12-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



July 16, 2019

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204



Re: Zoning Case No. 2019-365-A
Royal Farms Store - 1600 Sparrow Point Boulevard

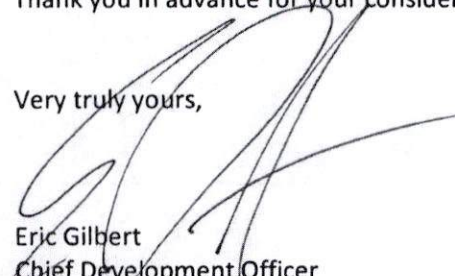
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Thank you in advance for your consideration of our support for this sign variance application.

Very truly yours,



Eric Gilbert
Chief Development Officer
TradePoint Atlantic

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1502024000			
Owner Information					
Owner Name:		TRADEPOINT ATLANTIC LLC		Use:	INDUSTRIAL
Mailing Address:		1600 SPARROWS POINT BLVD BALTIMORE MD 21219-		Principal Residence:	NO
				Deed Reference:	//
Location & Structure Information					
Premises Address:		SPARROWS POINT BLVD BALTIMORE MD 21219-		Legal Description:	2,432.17 AC SPARROWS POINT BLVD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0014	0318		0000	
					Block:
					Lot:
					Assessment Year:
					2018
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
		124546			
Property Land Area		2432.1700 AC		County Use	
				07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			
Last Major Renovation					
2000					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	109,157,200	93,445,200			
Improvements	11,215,400	40,048,000			
Total:	120,372,600	133,493,200		132,936,133	129,119,667
Preferential Land:	0				0
Transfer Information					
Seller: SPARROWS POINT TERMINAL LLC		Date: 01/12/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: //		Deed2:	
Seller: SPARROWS POINT TERMINAL LLC		Date: 10/20/2014		Price: \$110,000,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /35478/ 00379		Deed2:	
Seller: HRE SPARROWS POINT LLC		Date: 10/20/2014		Price: \$1,125,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35478/ 00350		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00/0.00		0.00/0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0368-A

**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: 2019-0365-A
Property Address: 1600 SPARROWS POINT BLVD.
Property Description: SOUTH^{OF} BETHLEHEM BLVD., NORTH OF
WAREHOUSE RD., WEST OF PENINSULA PKWY.
Legal Owners (Petitioners): TRADE POINT ATLANTIC
Contract Purchaser/Lessee: TWO FARMS / ROYAL FARMS

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID KARCESKI, ESQ.
Company/Firm (if applicable): VENABLE, LLP
Address: 201 W. PENNSYLVANIA AVE., SUITE 500
TOWSON, MD 21204

Telephone Number: 410-494-6285



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

September 5, 2019

David H. Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS –**
Petition for Variance
Case No. 2019-0365-A
Property: 1600 Sparrows Point Boulevard

Dear Mr. Karceski:

Please be advised that an appeal of the above-referenced case was filed in this Office on September 4, 2019. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,
A handwritten signature in black ink, appearing to read "L. Stahl".
LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS/dlw

c: Baltimore County Board of Appeals
Peter Max Zimmerman, People's Counsel for Baltimore County
Francis Taylor, 7603 Iroquois Avenue, Baltimore, Maryland 21219
Ed Crizer, 2627 Brannan Avenue, Baltimore, Maryland 21219

APPEAL

**Petition for Variance
(1600 Sparrows Point Boulevard)
15th Election District – 7th Councilmanic District
Legal Owner: TradePoint Atlantic, LLC
Lessee: Two Farms, Inc.
Case No. 2019-0365-A**

Petition for Variance (June 3, 2019)

Zoning Description of Property

Certificate of Posting – July 26, 2019 & August 12, 2019 (SSG Robert Black)

Newspaper Advertisement – (The Daily Record) – July 26, 2019

Notice of Zoning Hearing – July 18, 2019

People's Counsel Entry of Appearance – June 20, 2019

Zoning Advisory Committee Comments

Petitioner's Sign-in Sheets – 1 Sheet

Citizen's Sign-in Sheets- 1 Sheet

Petitioner(s) Exhibits –

- 1A-C. Plan
2. Taylor Resume
- 3A-C. Aerial Photos
4. Aerial Exhibit showing proposed Royal Farms #345
5. Letter dated July 16, 2019 from E. Gilbert

Miscellaneous (Not Marked as Exhibits)

Administrative Law Judge Order and Letter (GRANTED with Conditions – August 23, 2019)

Appeal Letter from Office of People's Counsel – September 4, 2019



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 1600 Sparrows Point Boulevard which is presently zoned MH-IM
 Deed References: 35478-379 10 Digit Tax Account # 1502024000
 Property Owner(s) Printed Name(s) TradePoint Atlantic, LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) 450.4 Attachment 1.5(b)(VII) to allow a sign height of 35 feet in lieu of the permitted 25 feet.

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:

Two Farms, Inc.
 By: Jose Wolfe Title: CEO
 Name- Type or Print Jose Wolfe
 Signature [Signature]
 3611 Roland Avenue, Baltimore, Maryland
 Mailing Address City State
 21211 / 410-889-0200 /
 Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire
 Name- Type or Print [Signature]
 Signature Venable LLP
 210 W. Pennsylvania Ave., Ste. 500 Towson MD
 Mailing Address City State
 21204 / 410-494-6285 / dhkarceski@venable.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

TradePoint Atlantic, LLC
 By: Eric Gilbert Title: Chief Development Officer
 Name #1 - Type or Print Eric Gilbert Name #2 - Type or Print
 Signature #1 [Signature] Signature #2 [Signature]
 1600 Sparrows Point Blvd., Baltimore, Maryland
 Mailing Address City State
 21219 / 410-709-1286 /
 Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire
 Name - Type or Print [Signature]
 Signature Venable LLP
 210 W. Pennsylvania Ave., Ste. 500 Towson MD
 Mailing Address City State
 21204 / 410-494-6285 / dhkarceski@venable.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0365-A Filing Date 6/13/19 Do Not Schedule Dates: ORDER RECEIVED FOR FILING Reviewer RJ

Date 8/23/19 REV. 10/4/11
 By Sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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Two Farms, Inc.
 By: Jose Wolfe Title: CEO
 Name- Type or Print

Signature Jose Wolfe
 3611 Roland Avenue, Baltimore, Maryland
 Mailing Address City State
 21211 / 410-889-0200 /
 Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire
 Name- Type or Print
 Signature Venable LLP
 210 W. Pennsylvania Ave., Ste. 500 Towson MD
 Mailing Address City State
 21204 / 410-494-6285 / dhkarceski@venable.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

TradePoint Atlantic, LLC
 By: Eric Stuber Title: Chief Development Officer
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Eric Stuber Signature #2
 1600 Sparrows Point Blvd., Baltimore, Maryland
 Mailing Address City State
 21219 / 410-709-1286 /
 Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire
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CASE NUMBER 2019-0365-A Filing Date 6/13/19

Do Not Schedule Dates: ORDER RECEIVED FOR FILING Reviewer J

Date 8/23/19 REV. 10/4/11
 By Sen

ZONING PROPERTY DESCRIPTION

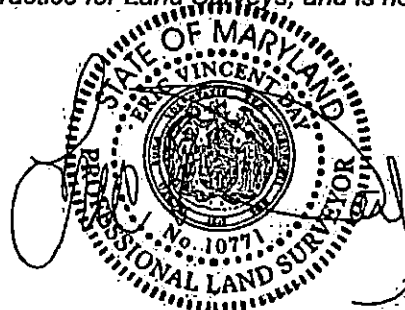
LAND OF TWO FARMS, INC. - LIBER 37934 FOLIO 466
BALTIMORE COUNTY, MD

ZONING PROPERTY DESCRIPTION FOR: Property situated at Bethlehem Boulevard
and Peninsula Expressway

Beginning at a point lying on the southerly line of the anticipated future right-of-way line for Bethlehem Boulevard (variable width) situated on the interior of the land described in Book 39817 at Page 430, said point lying at the end of a line drawn South 58° 35' 52" West, 112.54 feet from the point of intersection between the centerline of Bethlehem Boulevard and Peninsula Expressway, thence running with the anticipated truncation of right-of-way between said roads

- (1) South 45° 23' 07" East, 51.95 feet to a point; thence running with the anticipated westerly right-of-way line of Peninsula Expressway
- (2) South 06° 22' 26" East, 224.32 feet to a point; thence leaving Peninsula Boulevard
- (3) South 84° 10' 02" West, 446.14 feet to a point; thence
- (4) North 05° 49' 58" West, 283.88 feet to a point; thence
- (5) North 70° 58' 34" West, 125.07 feet to a point; thence
- (6) North 19° 01' 26" East, 128.23 feet to a point; thence
- (7) North 64° 58' 44" East, 7.47 feet to a point on the aforementioned future right-of-way line of Bethlehem Boulevard; thence running with said line
- (8) 48.38 feet along the arc of a curve deflecting to the left having a radius of 5,063.67 feet and a chord bearing and distance of South 70° 26' 17" East, 48.38 feet to a non-tangent line; thence
- (9) South 70° 26' 44" East, 177.75 feet to a non-tangent curve; thence
- (10) 275.87 feet along the arc of a curve deflecting to the left having a radius of 2,096.59 feet and a chord bearing and distance of South 75° 54' 37" East, 275.67 feet to the point of beginning, containing an area of 160,548 square feet, 3.686 acres of land.

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



Expires 02/13/2020

2019-0365-A

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BALTIMORE COUNTY, MD

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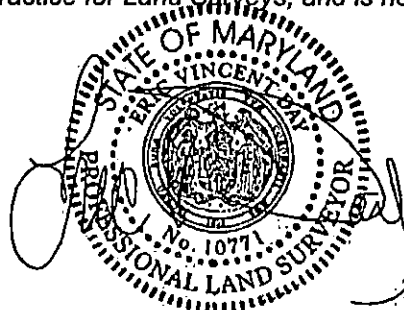
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2019-0365-A

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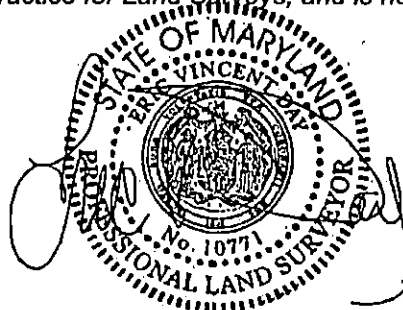
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Expires 02/13/2020

2019-0365-A

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

No. **184868**

PAID RECEIPT

Date: **6/13/2019**

BUSINESS ACTUAL TIME DRN
6/13/2019 6/13/2019 10:16:25 3

REG USD3 WALKIN CAH
 >>RECEIPT 010822 6/13/2019 DFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount	5
001	806	0000		6150					\$500.00	184868

Rept Tot \$ 500.00
 500.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$500.00**

Rec From: **VENABLE - VARIANCE**

For: **1600 SPARROWS POINT RD**

MH-IM

CASE No
2019-0365-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ROYAL FARMS - No.345
TRADEPOINT ATLANTIC

7300 BETHLEHEM BLVD
SPARROWS POINT, MARYLAND
BALTIMORE COUNTY
MAP: 0111 GRID: 0014 PARCEL: 0318

SCALE

0' 30' 60'

SCALE: 1"=30'

REVISIONS	
DRAWN BY	JDB
APPROVED BY	JMC
CHECKED BY	JMC
DATE	JUNE 3, 2019

SITE PLAN

1

SHEET NO. 1 OF 3

SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3

SITE PLAN
EXISTING CONDITIONS PLAN
SIGNAGE PLAN

1. VARIANCE TO BCZR 450.4, TABLE OF SIGN REGULATIONS TO ALLOW A FREE STANDING ENTERPRISE SIGN ALONG BETHLEHEM BOULEVARD (MD ROUTE 158), WITH A HEIGHT OF THIRTY FIVE FEET IN LIEU OF A HEIGHT OF TWENTY FIVE FEET.

_____ 210 _____	EXISTING MAJOR CONTOUR
_____ 212 _____	EXISTING MINOR CONTOUR
_____	EXISTING BOUNDARY
_____	EXISTING ADJACENT PROPERTY LINE
_____	EXISTING EDGE OF PAVEMENT
_____ ONE _____	EXISTING OVHD ELECTRIC
_____	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED PRIVACY FENCE
_____	EXISTING WATER
_____ SS _____ SS _____	EXISTING SANITARY SEWER
_____	EXISTING SANITARY SEWER EASEMENT
_____	EXISTING WATER EASEMENT
_____	MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
_____ 210 _____	PROPOSED MAJOR CONTOUR
_____ 212 _____	PROPOSED MINOR CONTOUR
_____	PROPOSED PROPERTY LINE
_____	PROPOSED ROAD CENTERLINE
_____	PROPOSED CURB
_____ W _____	PROPOSED WATER
_____	PROPOSED SANITARY SEWER
_____	PROPOSED STORM DRAIN
_____	PROPOSED TRENCH DRAIN
_____	PROPOSED LIMIT OF DISTURBANCE
_____ LOD _____ LOD _____	PROPOSED PUBLIC UTILITY EASEMENT
_____	PROPOSED STORM DRAIN EASEMENT
_____	PROPOSED SWM EASEMENT

SCALE: 1" = 1000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20610187

1. PLAN TO ACCOMPANY A PETITION FOR VARIANCE TO A FREE STANDING ENTERPRISE SIGN
2. PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219

3. PARCEL(s): P318
4. TAX ACCOUNT NUMBER: 150202400
5. ACREAGE (LEASE AREA): ±3.68 AC
SQUARE FOOTAGE: ±160,553 SF

GROSS AREA: ±160,553 SF / ±3.68 AC
PROPOSED ROW DEDICATION: 0 SF / 0 AC
PROPOSED NET AREA: ±160,553 SF / ±3.68 AC

6. DEED REFERENCE: 35478-379
7. TAX MAP: 111
8. CENSUS TRACT NUMBER: 45240
9. WATERSHED: BALTIMORE HARBOR
10. ELECTION DISTRICT: 15
11. COUNCILMANIC DISTRICT: 7
12. THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
13. COMMUNITY PLAN: GREATER DUNDALK: EDEGMERE COMMUNITY CONSERVATION PLAN.
14. REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
15. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 24001005565, DATED MAY 5, 2014.
16. SITE IS NOT LOCATED IN ANY DESIGNATED AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
17. SITE IS NOT WITHIN A CRITICAL AREA.
18. 200 SCALE TILE NUMBER: 111A2
19. ZONING HISTORY CASE NO:
CASE NO. 2016-0395-A: PETITION FOR VARIANCE TO ALLOW A FREESTANDING JOINT IDENTIFICATION SIGN WITH A SIGN FACE AREA OF 388 SQ. FT. IN LIEU OF THE ALLOWED MAXIMUM OF 75 SQ. FT. 2. TO ALLOW A FREESTANDING JOINT IDENTIFICATION SIGN WITH A HEIGHT OF 35 FT. IN LIEU OF THE MAXIMUM HEIGHT OF 12 FT. (GRANTED ON SEPTEMBER 10TH, 2016).
20. LEASE AREA IS NOT UNDER ACTIVE ZONING VIOLATIONS.
21. CURRENT ZONING - MH-MM (MANUFACTURING, HEAVY)
22. PROPOSED ZONING- PER APPROVED DRC PLAN IS BR-AS
23. SETBACKS:
PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
SIDE = 30' MIN.
REAR = 30' MIN.
PER SPECIAL REGULATION - FUEL SERVICE STATIONS
MAIN STRUCTURE = 35' MIN.FROM STREET RIGHT OF WAY
FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
CANOPY = 15' MIN. FROM STREET RIGHT OF WAY

24. EXISTING LAND USE: OPEN AREA
25. APPROVED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION, ON THIS PROPERTY, PURSUANT TO BCZR SECTION 295.5 AND SUBSECTIONS B.4.3 AND C.1 OF THIS SECTION, ENTITLED "USES OF CERTAIN LARGE TRACTS," CAR WASHES SUBJECT TO SECTION 419 AND FUEL SERVICE STATIONS AND USES IN COMBINATION PURSUANT TO SECTION 405 ARE PERMITTED BY RIGHT.
26. PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 32.3'
ROLL-OVER CAR WASH = 15.38'
GASOLINE/DIESEL CANOPY = 19'
27. PROPOSED DEVELOPMENT TO BE SERVED BY PROPOSED PUBLIC WATER AND SEWER:
28. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
29. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
30. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 404 BCZR, ALL ZONING POLICIES, AND ANY EXISTING VARIANCE GRANTED.
31. OPEN SPACE: NOT REQUIRED.
32. BUILDING FLOOR AREA:
CONVENIENCE STORE = 2,801 SF
RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
SERVICE STATION USE = 705 SF
ROLL-OVER CAR WASH = 1,248 SF
33. FLOOR AREA RATIO: 8.619 SF / 160,553 SF = 0.41 (2.0 PERMITTED)
34. SITE AREA REQUIREMENTS FOR COMBINATION USES:
20 FUELING STATIONS @ 1500 SF / EACH = 30,000 SF
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 SF = 1000 SF
4 x 2,601 = 10,404 SF SITE AREA FOR CONVENIENCE STORE USE
8 x 2,740 = 16,440 SF SITE AREA FOR RESTAURANT USE
57,844 SF SITE AREA REQUIRED < 160,553 SF SITE AREA PROVIDED
35. PARKING REQUIRED:
CONVENIENCE STORE USE
2,801 SF @ 5/1000 = 13
CARRYOUT RESTAURANT USE
2,085 SF @ 5/1000 = 11
OUTDOOR SEATING
675 SF @ 5/1000 = 4
SERVICE STATION USE (705 SF)
MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
ROLL-OVER CAR WASH
1TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 41
TOTAL PROVIDED = 79

36. PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 8' x 20'
HANDICAP SPACE = 8' x 20' WITH 'B' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12' x 20'
37. THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THE SITE.

PETITIONER'S EXHIBIT

PETITIONER'S EXHIBIT

ROYAL FARMS - No.345
TRADEPOINT ATLANTIC

7300 BETHLEHEM BLVD
SPARROWS POINT, MARYLAND
BALTIMORE COUNTY
MAP: 0111 GRID: 0014 PARCEL: 0318

SCALE

0' 30' 60'

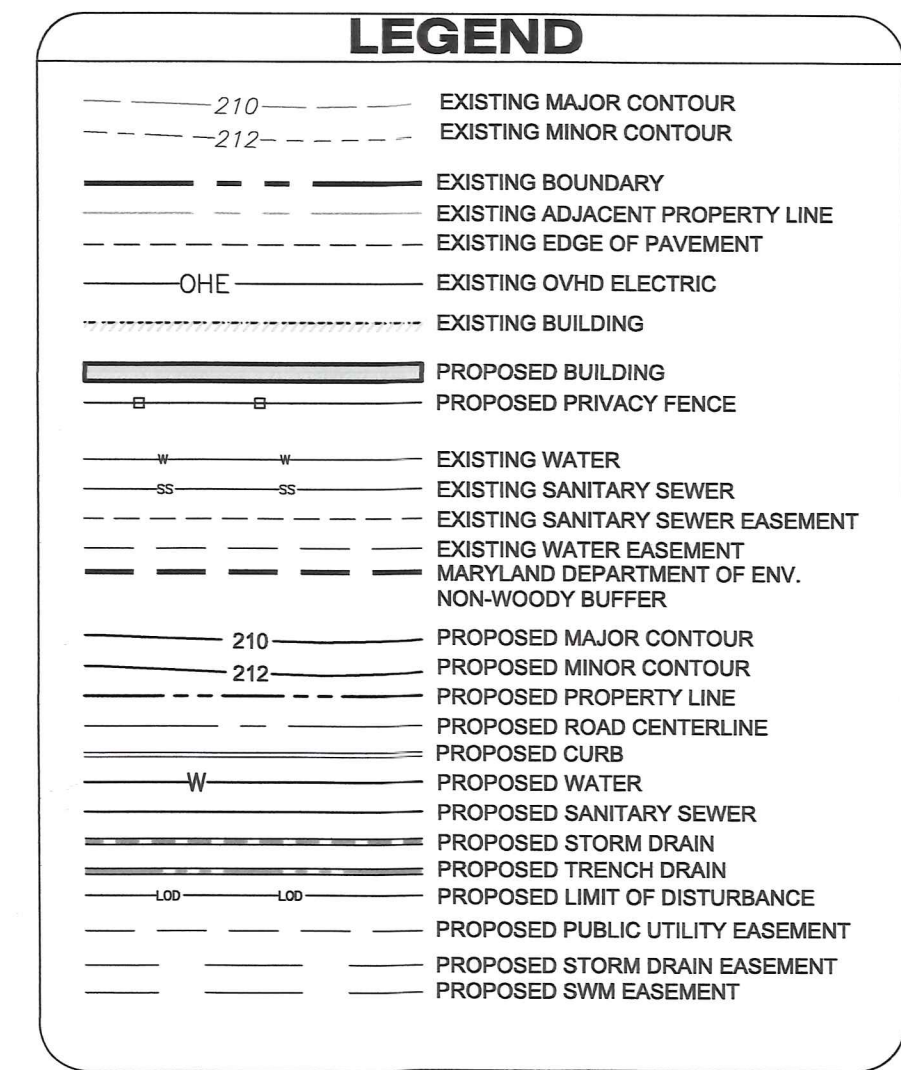
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DRAWN BY JDB
APPROVED BY JMC
CHECKED BY JMC
DATE JUNE 3, 2019

EXISTING CONDITIONS PLAN

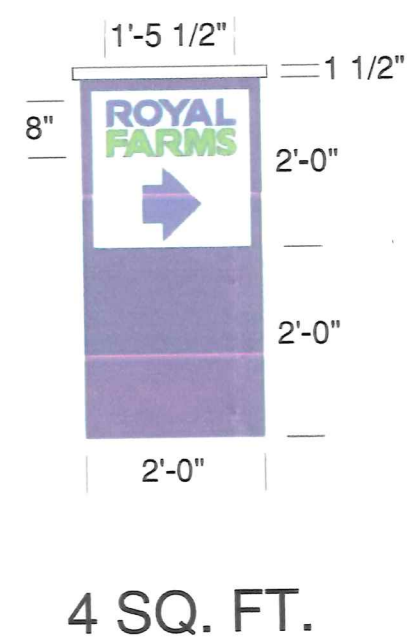
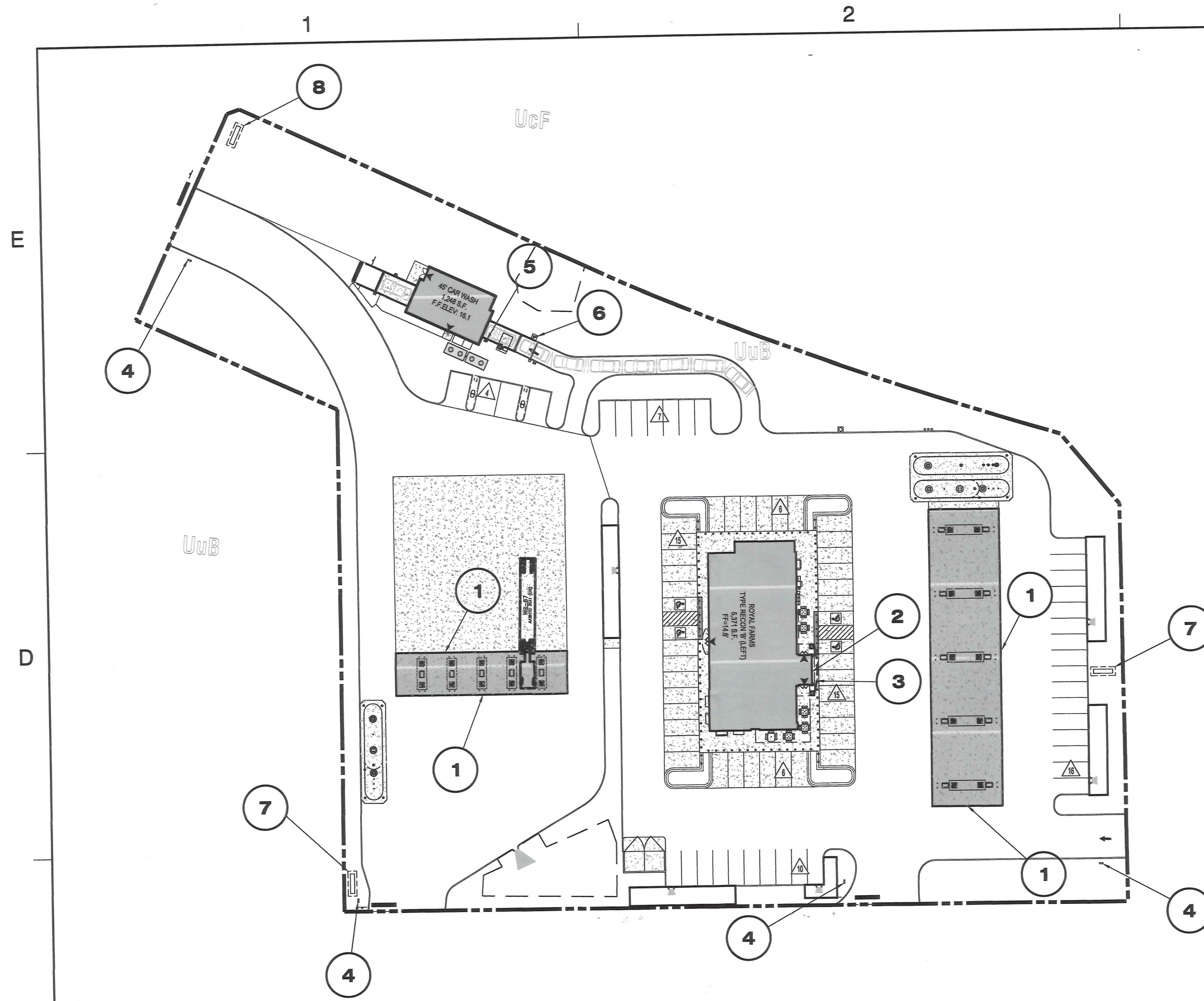
PROJECT NO. 50088810

SHEET NO. 2 OF 3



PETITIONER'S
EXHIBIT NO. 1

2



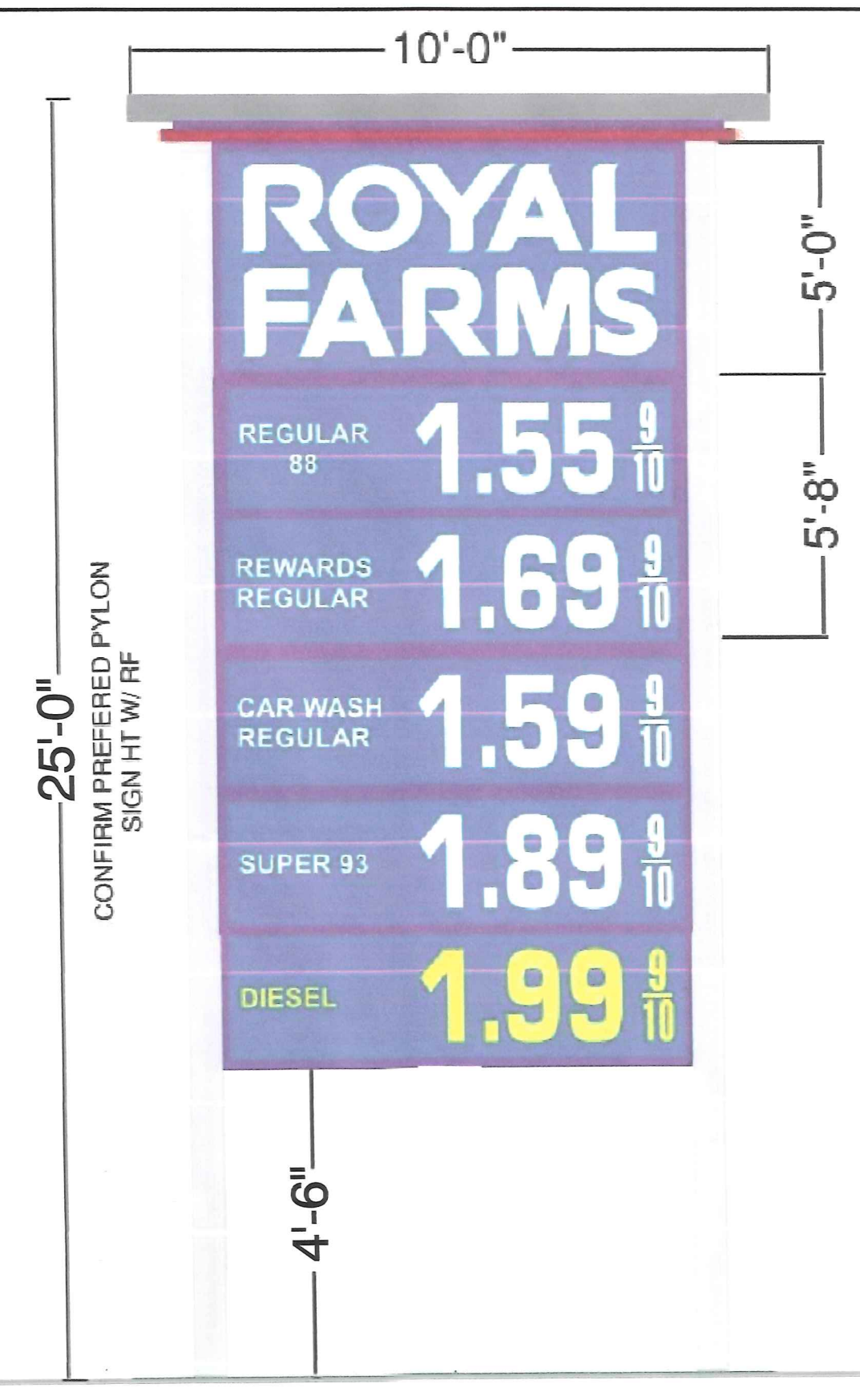
4 DIRECTIONAL ARROW SIGN
PLAN VIEW SCALE: NOT TO SCALE

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

SIGN AREAS					
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)	ALLOWED AREA (SF)
1	SERVICE STATION CANOPY	4	25	100	50
2	WALL-MOUNTED	1	25	36.75	200
3	CANOPY	1	11.75		
4	FREESTANDING	4	0.98	3.92	2.4
5	ORDER BOARD	1	3.75	3.75	50
6	ORDER BOARD	1	15	15	50
7	FREESTANDING	2	50	100	75
8	FREESTANDING	1	50	50	75

PYLON SIGN SQ. FTG.
"ROYAL FARMS" - 50 SQ. FT.

TOTAL - 50 SQ. FT.



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

7 PROPOSED PYLON SIGN - SITE
ELEVATION VIEW SCALE: NOT TO SCALE



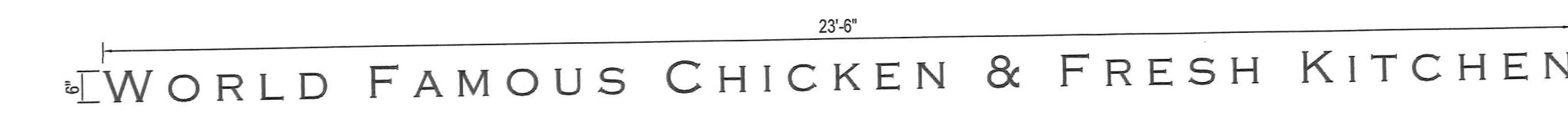
PROPOSED SQUARE FOOTAGE: 25 SQ.FT. EACH
ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

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



NOTE: INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS
TOTAL SIGN SQUARE FOOTAGE: 25 S.F.

2 BUILDING SIGN- CHANNEL LETTERS
PLAN VIEW NOT TO SCALE



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

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



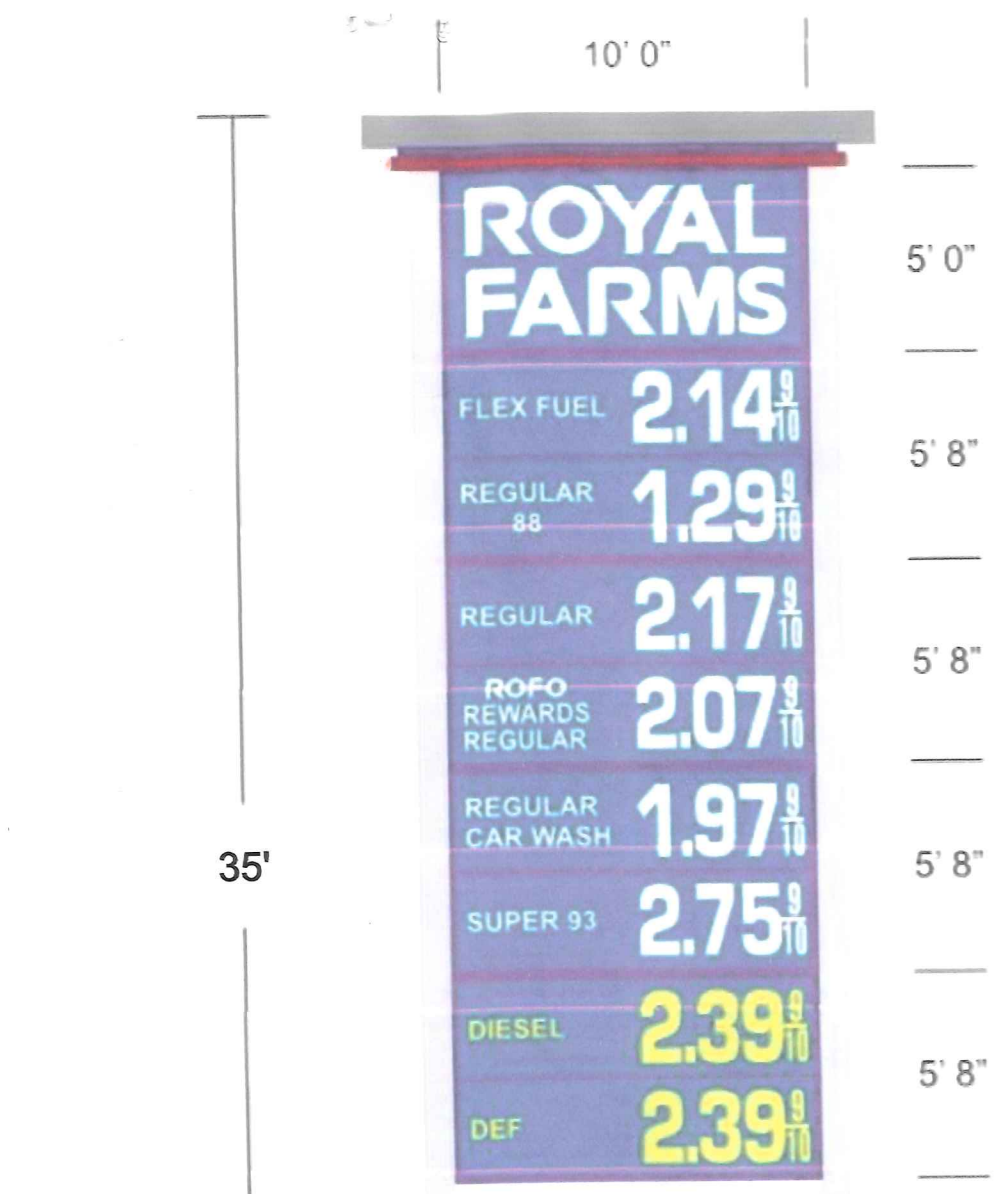
TOTAL SIGN SQUARE FOOTAGE: 3.75 S.F.

5 ORDER BOARD CAR WASH TRAFFIC CONTROL SIGN
ELEVATION VIEW SCALE: NOT TO SCALE



TOTAL SIGN SQUARE FOOTAGE: 15 S.F.

6 ORDER BOARD CAR WASH OPTIONS PRICING CHART
ELEVATION VIEW SCALE: NOT TO SCALE



"ROYAL FARMS" - 50 SQ. FT.
TOTAL - 50 SQ. FT.

8 PROPOSED HIGHWAY PYLON SIGN - SITE
ELEVATION VIEW SCALE: NOT TO SCALE

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10461 MILL RUN CIRCLE
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OWINGS MILLS MD 21117
301.683.3158
301.683.3678 (FAX)
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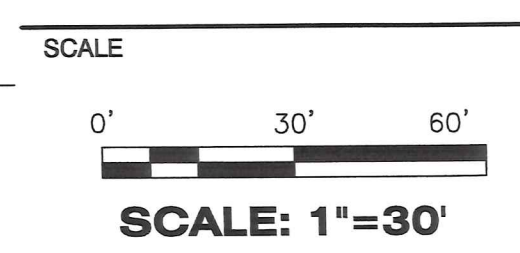
DEVELOPER/APPLICANT
ROYAL FARMS
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS - No.345
TRADEPOINT ATLANTIC

7300 BETHLEHEM BLVD
SPARROWS POINT, MARYLAND
BALTIMORE COUNTY
MAP: 0111 GRID: 0014 PARCEL: 0318



KEY PLAN



No.	DATE	BY	Description

REVISIONS

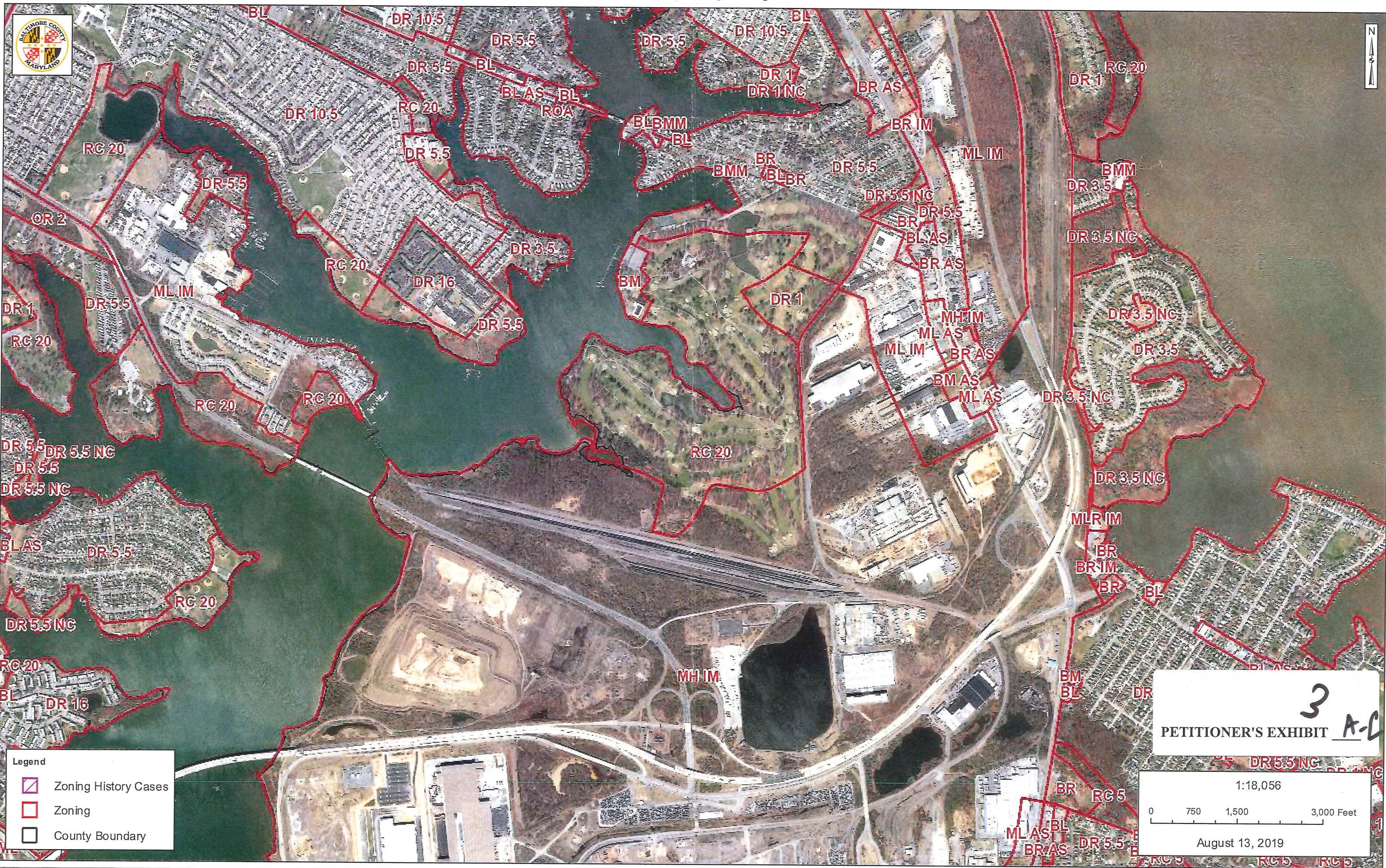
DRAWN BY	JDB
APPROVED BY	JMC
CHECKED BY	JMC
DATE	JUNE 3, 2019

TITLE
PLAN TO ACCOMPANY
VARIANCE HEARING

SIGNAGE PLAN

PROJECT NO.	50088810
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Baltimore County - My Neighborhood



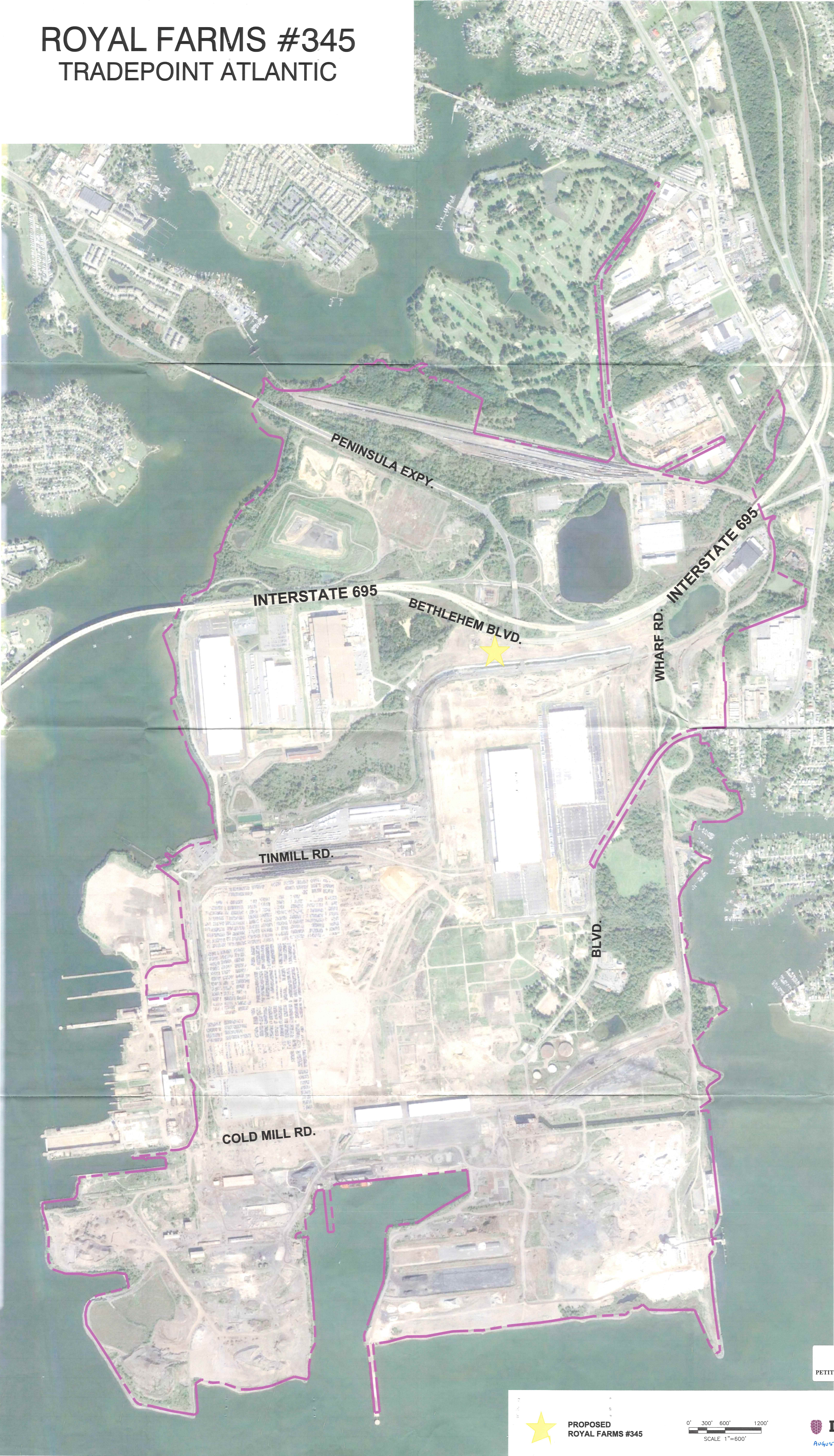
Baltimore County - My Neighborhood



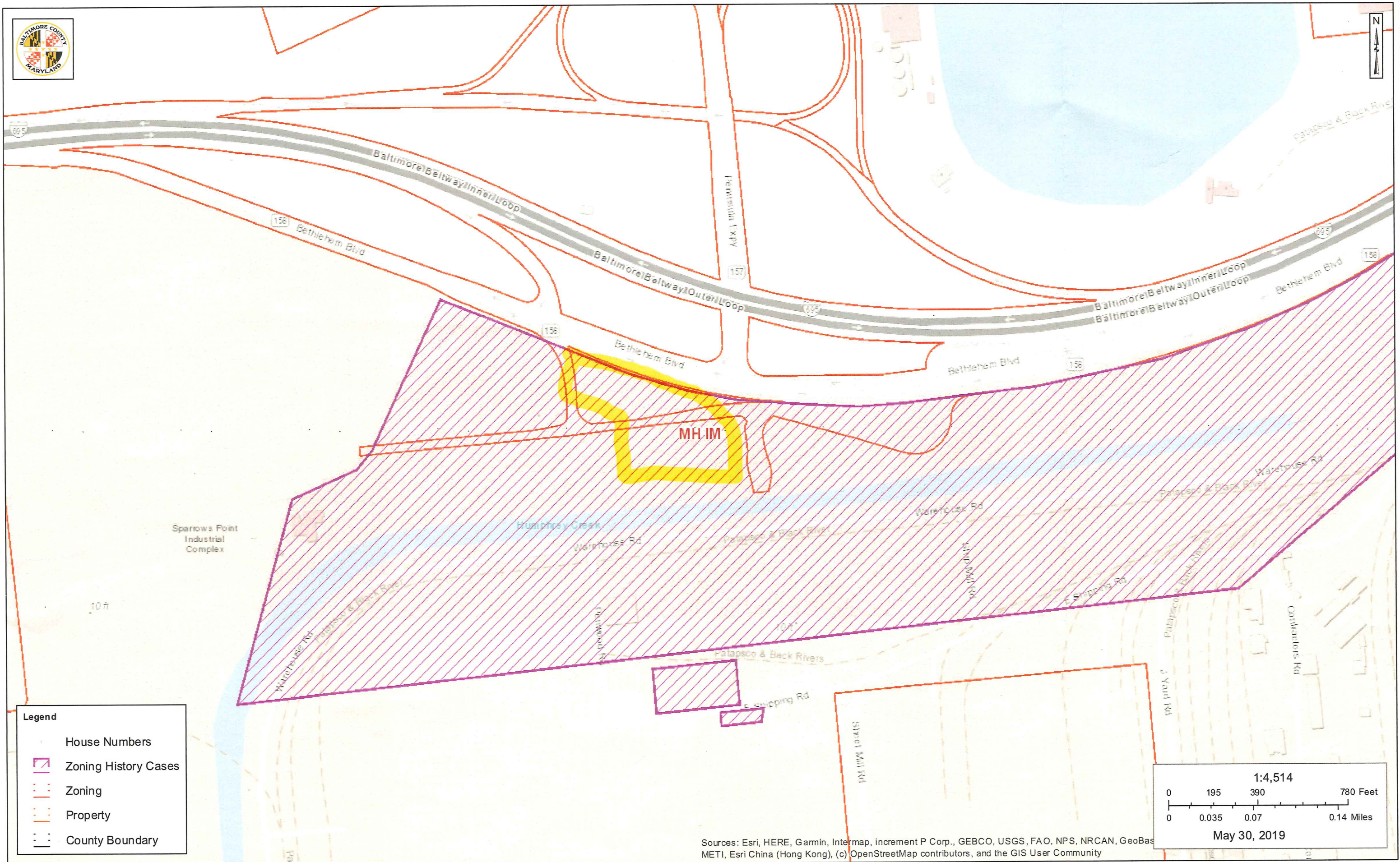
Baltimore County - My Neighborhood



ROYAL FARMS #345
TRADEPOINT ATLANTIC

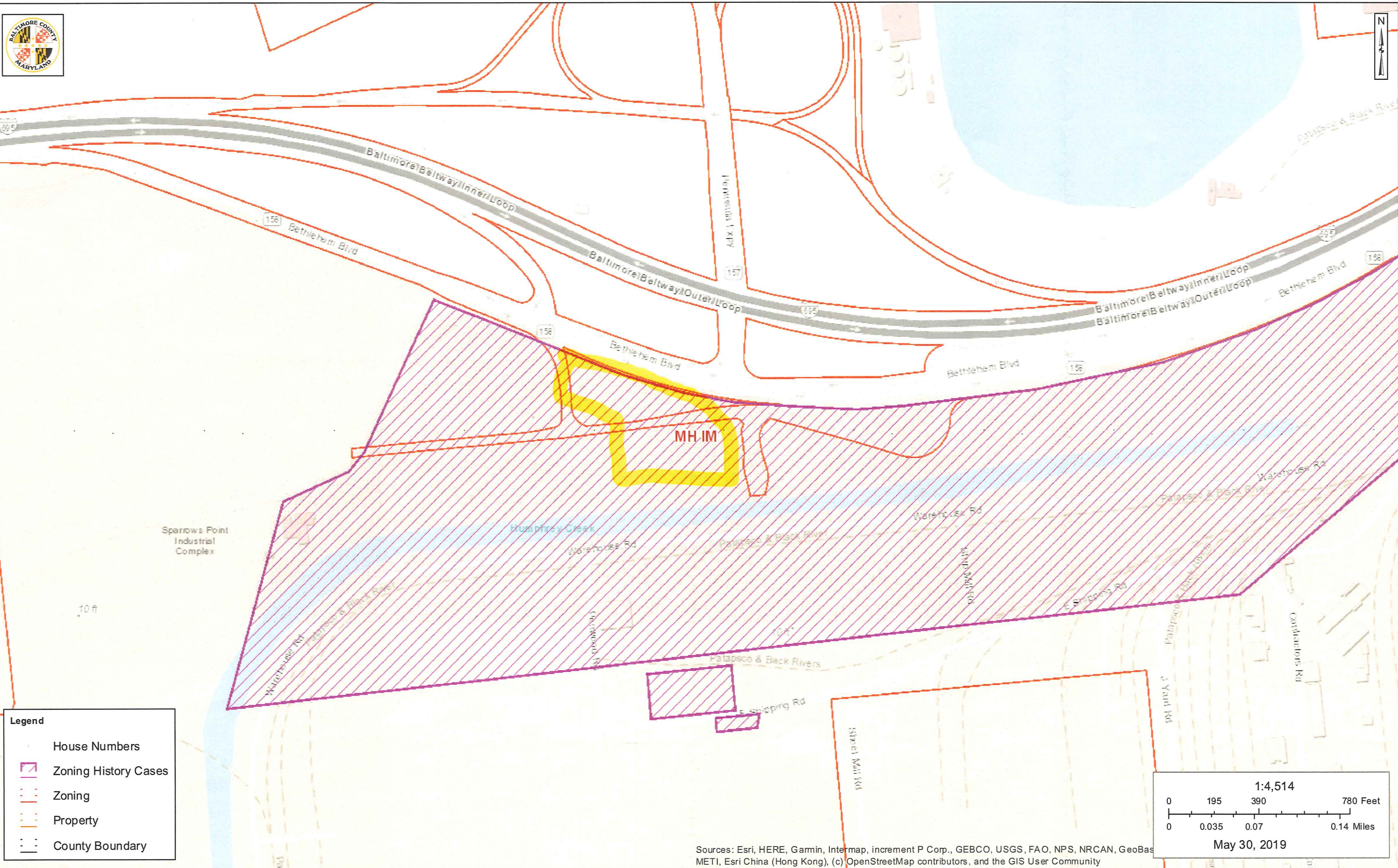


Baltimore County - My Neighborhood



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas
METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Baltimore County - My Neighborhood



Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

1:4,514

0 195 390 780 Feet

0 0.035 0.07 0.14 Miles

May 30, 2019

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas
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SHEET INDEX

SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3

SITE PLAN
EXISTING CONDITIONS PLAN
SIGNAGE PLAN

VARIANCE REQUEST

- VARIANCE TO BCZR 450.4, TABLE OF SIGN REGULATIONS TO ALLOW A FREE STANDING ENTERPRISE SIGN ALONG BETHLEHEM BOULEVARD (MD ROUTE 158) WITH A HEIGHT OF THIRTY FIVE FEET IN LIEU OF A HEIGHT OF TWENTY FIVE FEET.

LEGEND

210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
OHE	EXISTING OVERHEAD ELECTRIC
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED PRIVACY FENCE
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
210	PROPOSED MAJOR CONTOUR
212	PROPOSED MINOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED TRENCH DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED SWM EASEMENT

GENERAL NOTES

- PLAN TO ACCOMPANY A PETITION FOR VARIANCE FOR A FREE STANDING ENTERPRISE SIGN
- PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC 1600 SPARROWS POINT BLVD BALTIMORE, MD 21213
- PARCEL(S): P318
- TAX ACCOUNT NUMBER: 180202400
- ACREAGE (LEASE AREA): 23.68 AC
GROSS AREA: 1,160,553 SF / 33.08 AC
PROPOSED ROW DEDICATION: 0.5 SF / 0 AC
PROPOSED NET AREA: 1,160,553 SF / 33.08 AC
- DEED REFERENCE: 35478-379
- TAX MAP: 111
- CENSUS TRACT NUMBER: 45240
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDMERE COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2401005555, DATED MAY 5, 2014.
- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TITLE NUMBER: 111A2
- ZONING HISTORY CASE NO: CASE NO. 2018-0365-A: PETITION FOR VARIANCE TO ALLOW A FREESTANDING JOINT IDENTIFICATION SIGN WITH A SIGN FACE AREA OF 388 SQ. FT. IN LIEU OF THE ALLOWED MAXIMUM OF 75 SQ. FT. 2. TO ALLOW A FREESTANDING JOINT IDENTIFICATION SIGN WITH A HEIGHT OF 35 FT. IN LIEU OF THE MAXIMUM HEIGHT OF 12 FT. (GRANTED ON SEPTEMBER 10TH, 2018).
- LEASE AREA IS NOT UNDER ACTIVE ZONING VIOLATIONS.
- CURRENT ZONING - MH-IM (MANUFACTURING, HEAVY)
- PROPOSED ZONING - PER APPROVED DRC PLAN IS BR-AS
- SETBACKS:
PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
SIDE = 30' MIN.
REAR = 30' MIN.
PER SPECIAL REGULATION - FUEL SERVICE STATIONS
MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: OPEN AREA
- APPROVED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION. ON THIS PROPERTY, PURSUANT TO BCZR SECTION 256.5 AND SUBSECTIONS B.4.b AND J OF THIS SECTION, ENTITLED "USES OF CERTAIN LARGE TRACTS," CAR WASHES SUBJECT TO SECTION 419 AND FUEL SERVICE STATIONS AND USES IN COMBINATION PURSUANT TO SECTION 405 ARE PERMITTED BY RIGHT.
- PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 32.33'
ROLL-OVER CAR WASH = 15.38'
GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY PROPOSED PUBLIC WATER AND SEWER:
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
CONVENIENCE STORE = 2,601 SF
RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
SERVICE STATION USE = 705 SF
ROLL-OVER CAR WASH = 1,248 SF
- FLOOR AREA RATIO: 6,619 SF / 160,553 SF = 0.41 (2.0 PERMITTED)
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TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 41
TOTAL PROVIDED = 79
- PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 20'
HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12' x 20'
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THE SITE.



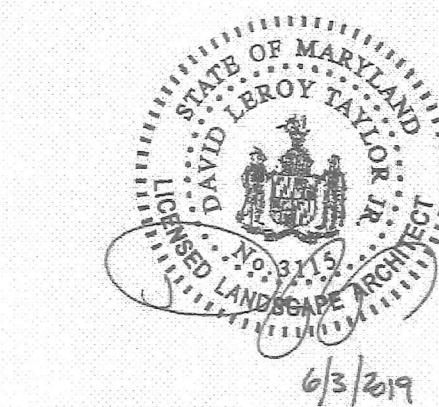
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SPARROWS POINT, MARYLAND
BALTIMORE COUNTY
MAP: 0111 GRID: 0014 PARCEL: 0318

SEAL



KEY PLAN

SCALE
0' 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description

DRAWN BY JDB
APPROVED BY JMC
CHECKED BY JMC
DATE JUNE 3, 2019

TITLE
PLAN TO ACCOMPANY
VARIANCE HEARING

SITE PLAN
PROJECT NO. 50088810

SHEET NO. 1 OF 3

1

2019-0365-A



LEGEND

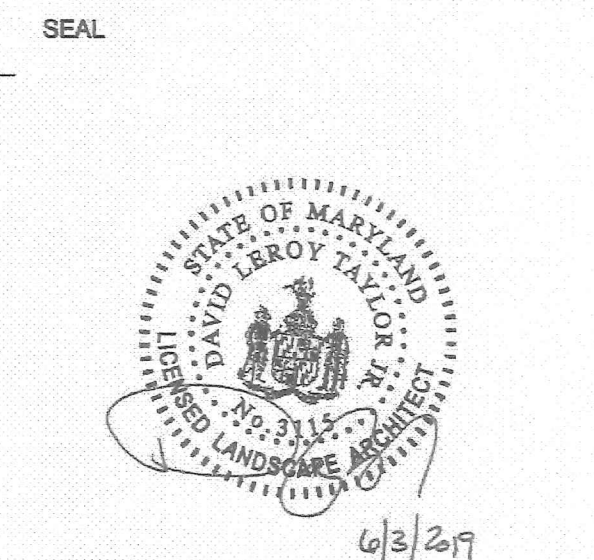
210	EXISTING MAJOR CONTOUR
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---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVHD ELECTRIC
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED PRIVACY FENCE
---	EXISTING WATER
---	EXISTING SANITARY SEWER
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KEY PLAN

SCALE
0' 30' 60'
SCALE: 1"=30'

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TITLE
**PLAN TO ACCOMPANY
VARIANCE HEARING**

EXISTING CONDITIONS PLAN
PROJECT NO. 50088810

