

M E M O R A N D U M

DATE: April 27, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0002-SPHXA – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 15, 2020. 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: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE
(201 North Point Blvd.) *
15th Election District
7th Council District
Balaji, LLC
Legal Owner
Dundalk North Point, LLC
Contract Purchaser
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2020-0002-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Balaji, LLC, legal owner, and Dundalk North Point, LLC, contract purchaser (“Petitioners”).

The Petition for Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) to determine whether a Special Exception pursuant to §§ 405.2 and 236.2 is required in order: (1) to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station; (2) to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air); (3) to determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of “Area” as provided in BCZR § 450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs; (4) to determine whether

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Date

3/16/2020

By

Sen

a variance is required for the canopy signs as shown on the Plan to Accompany Petition ; and (5) to amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA. A Petition for Variance was filed pursuant to § 238.2 for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required. If, pursuant to Special Hearing Request No. 4, the Zoning Commissioner determines that a variance is required for the canopy sign as shown on the Plan to accompany the Petition for Special Hearing, then a variance from BCZR § 450.4 for canopy signs of 96 square feet, 96 square feet, 246 square feet and 246 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted. Finally, a Petition for Special Exception was filed pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR §§405.2 and 236.2.

Appearing at the public hearing in support of the requests were the Petitioners, Michael Carp and Ed Scott. The engineers, Jennifer Leonard, and Keith Koscher of Kimley Horn also attended. Dino C. La Fiandra, Esq. represented the Petitioners. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning ("DOP"), the Bureau of Development Plans Review ("DPR"), the Department of Environmental Protection and Sustainability ("DEPS") and the State Highway Administration ("SHA").

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Record Evidence

Mr. La Fiandra proffered the following evidence. The subject property is approximately 39,976 square feet in size and is split-zoned BR-IM. An expertly prepared five sheet site plan was admitted as Petitioner's Exhibit 1. Sheet 1, showing the existing site conditions was admitted separately as Petitioner's Exhibit 1A. Sheet 2, showing the proposed conditions was admitted separately as Exhibit 1B, and Sheet 4, showing the parking stacking plan was admitted separately as Exhibit 1C. Mr. La Fiandra briefly explained the somewhat lengthy zoning history pertaining to the site and submitted the prior zoning Orders as Exhibits 2A thru 2E.

The site is at the corner of Baltimore Street and North Point Blvd. in Dundalk. There is presently a three pump Shell gas station and convenience store there with two access points on both adjoining roads. The plan proposes to raze all the existing structures and to construct: six fuel stations under a canopy; a self-service vacuum machine; and a 3010 sq. ft. 7-11 convenience store with an ATM. They will have a maximum of three employees there. In the interest of improving traffic flow the access points will be reduced from four to two – one on Baltimore Street and one on North Point Blvd. In addition, these access points will be moved farther back from the intersections than the current access points. Counsel noted that the property does not have any basic services issues. As depicted on Exhibit 1B, the plan meets or exceeds the minimum square lot area, parking, and stacking requirements. The plan also meets all setback requirements except for the rear and one side of the convenience store. A rendering depicting the store's elevations and the canopy design and signage was admitted as Exhibit 4. A schematic landscape plan was admitted as Exhibit 5.

Counsel noted that, under the Order in Case No. 90-392-SPHA (Petitioner's Exhibit 2C) there was a legally existing "gas and go" and convenience store on this site as of the effective date

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of Bill No. 172-93 (Petitioner's Exhibit 3), which Counsel proffered was January 13, 1994. Accordingly, Counsel urges that the "expansion and reconstruction" provisions of BCZR § 405.6 are applicable in this case because all of the proposed improvements will be within the site limits of that pre-existing use, and the site plan otherwise meets all the requirements of §§ 405.6 and 405.4.

Counsel further urged that the Deputy Zoning Commissioner's Order in Case No. 02-399-SPHA (Petitioner's Exhibit 2E) should also be controlling here with respect to the signage measurement issue. In that case the DZC held that the painted façade and decorative trim surrounding the word "Shell" on the sign should not be included when measuring the sign's dimensions under BCZR § 450.3 because the paint and trim are not part of the sign's "message."

Finally, in response to comments from the DOP regarding sidewalks, Counsel submitted a redlined site plan showing sidewalks along the entire site frontage on both Baltimore Street and North Point Blvd. This was admitted as Petitioner's Exhibit 8. Counsel called the engineer, Jennifer Leonard who testified that from a planning perspective a sidewalk along North Point Blvd. is not necessary and may even create an increased hazard for pedestrians who would potentially use this new sidewalk along this busy commercial highway rather than the existing sidewalk on North Point Road, which is only one block south and which currently provides connectivity for the adjacent residential area. Ms. Leonard submitted an aerial photo of the neighborhood to illustrate this point (Petitioner's Exhibit 6), as well as a series of street level photos showing that there are currently no sidewalks along North Point Blvd. in this area. (Petitioner's Exhibit 7).

Finally, Mr. La Fiandra urged that the rear and side variance requests should be granted because of the uniqueness of the property and the hardship that would otherwise result, in that they would have to reconfigure the entire site. He noted that several of the photos in Petitioner's Exhibit

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Date 3/16/2020
By Sen

7 show that there are no residential uses that would be impacted by the reduced setbacks, and that the property to the rear is a commercial trucking operation that would likewise not be adversely impacted.

In closing Mr. La Fiandra stated that he had spoken with People's Counsel about this proposal and that People's Counsel believes that the proposed site plan should be approved, if at all, as a special exception use, rather than under BCZR § 405.6.A because People's Counsel does not believe that special hearing relief has ever been granted under that section of the zoning regulations. Mr. La Fiandra urged that the Petitioner is in fact entitled to the special hearing relief requested, but alternatively, that Petitioner is also entitled to a special exception because all the factors of BCZR § 502.1 have been met, as have the elements in *Schultz v. Pritts*, 291 Md. 1 (1981).

Special Hearing

Based on the record evidence and legal argument discussed above, I find that the Petitioner is entitled to proceed with their proposed site plan under BCZR § 405.6. Specifically, I find that there was a legally existing fuel service station on this site as of January 13, 1994, the effective date of Bill No. 172-1993. I further find that this proposed renovation and expansion is permitted in this B.R. – I.M. zone, and that the site plan conforms in all respects to the requirements of BCZR § 405.4., that it has been properly reviewed by all the relevant County agencies, and that subject to various comments, these agencies do not oppose the special hearing relief. I also concur with Counsel on the issue of the signage. Under principles of *stare decisis* I believe I should follow the reasoning and decision in Case No. 2002-399-SPHA. Accordingly, I find that the background and trim on the proposed signage in this case do not contribute to the message conveyed by the “7-11” on the signage. Therefore, the background and trim of the signage should not be included in the “area” measurements under BCZR § 450.3 and no variance

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By Sen

relief is necessary for the signage. Finally, I will also grant the request to amend the previously approved site plans in Case Nos. 2002-399-SPHA, and 1990-392-SPHA.

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. As an alternative to the special hearing relief under BCZR § 405.6, I also find that the proposed site plan should be approved as a special exception.

I am satisfied that the requirements of BCZR § 502.1 are met. Specifically, I find that the revised ingress and egress points depicted on the site plan will actually improve traffic safety and flow. I further note that there are no basic services map issues associated with this site. In sum, I find that the special exception is within the spirit and intent of the BCZR and will not result in harm to the general health, safety, and welfare of the public.

Variances

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).

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The property is split-zoned and irregularly shaped and is bordered at odd angles by two roads. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to proceed with their razing and renovation plans as depicted on the site plan. I am convinced that the adjoining properties will not be adversely impacted by the two small setback variances requested. Finally, I find that the variance 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 16th day of **March, 2020** , by this Administrative Law Judge, that the Petition for Special Hearing filed to determine whether a Special Exception pursuant to §§ 405.2 and 236.2 is required in order: (1) to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station; (2) to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air); (3) to determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR § 450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs; (4) to determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition ; and (5) to amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA, be and is hereby GRANTED.

IT IS FURTHER ORDERED that, in the alternative, the Petition for Special Exception

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By Sen

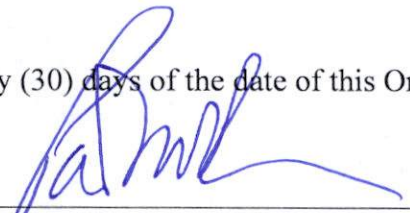
filed pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR §§405.2 and 236.2, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance filed pursuant to § 238.2 for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required 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. Prior to issuance of Permits, Petitioners must comply with ZAC comments submitted by DOP, DEPS, DPR and SHA; copies of which are attached hereto and made a part hereof.
3. With regard to sidewalks, the sidewalk as depicted on Petitioner's Exhibit 8, shall be required along Baltimore Street only. No sidewalks shall be required along North Point Blvd.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

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Date 3/16/2020
By sen



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 201 North Point Boulevard which is presently zoned BR-IM

Deed References: 26818/221 10 Digit Tax Account # 1519322370

Property Owner(s) Printed Name(s) Balaji 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

See attached.

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)

See attached.

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:

Dundalk North Point, LLC

Name- Type or Print

Michael Corp Michael Corp
Signature *Authorized Member*

901 Northpoint Pkwy, Suite 200, West Palm Beach, FL
Mailing Address City State

33407 / 561.434.1300 / mtcarp@kennedycompanies.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Dino C. La Fiandra
Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Balaji LLC

Name #1 - Type or Print

Name #2 - Type or Print

Rajiv RASWDERMAN VICE President
Signature #1 Signature #2

2318 Willow Vale Drive

Mailing Address City State

21047 / 410-408-3904 / rkmagoon@comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Dino C. La Fiandra
Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0002-SPHXA

Filing Date 1 / 3 / 20

Do Not Schedule Dates:

Date 3/10/2020 Reviewer JCM

REV. 10/4/11

By Sen

Petition for Zoning Hearing
201 North Point Boulevard
Continuation Sheet

Special Hearing:

1. To determine whether a Special Exception under BCZR, §405.2 and §236.2 is required in order to approve additional fuel service and ancillary uses permitted under BCZR, §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station, in accordance with the Plan to Accompany Petition for Zoning Hearing, specifically in this instance.
2. Pursuant to BCZR, §405.6.A, to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR, §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) as shown on the Plan to Accompany Petition for Zoning Hearing.
3. To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR, §450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs.
4. To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing.
5. To amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA.
6. Such further and other relief as the nature of this case may require.

Special Exception:

If, pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR, §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR, §405.2 and §236.2.

Variance:

1. From BCZR, §238.2 for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required.
2. If, pursuant to Special Hearing Request No. 4, the Zoning Commissioner determines that a variance is required for the canopy signs as shown on the Plan to Accompany the Petition for Special Hearing, then a variance from BCZR, §450.4 for canopy signs of 96 square feet, 96 square feet, 246 square feet, and 246 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted.

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Date 3/16/2020
By Len



ZONING PROPERTY DESCRIPTION FOR 201 POINT BLVD BALTIMORE MD 21224

Beginning at a point at the south side of Baltimore Street which is 80 feet wide at the distance 74 feet south of the centerline of the nearest improved intersecting street North Point Boulevard (East Bound) which is 150 feet wide.

Thence the following courses and distances:

(1st Point of Call-"POC")) N.83° 27' 53" E. 90.43 feet,

(2nd POC) S.70° 12' 00" E.176.52 feet,

(3rd POC) S.19° 18' 30" W. 127.00 feet,

(4th POC) N.70° 12' 00" W. 323.62 feet,

(5th POC) N.56° 35' 23" E. 108.49 feet

Back to the beginning as recorded in Deed Liber 26818 Folio 221 containing 0.78 acres (33,977-sf) more or less located in the 15th election district and the 7th council district



Keith Kal 1/2/20

ms 1511
Joh. 1007



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 201 North Point Boulevard

which is presently zoned BR-IM

Need References: 26818/221

10 Digit Tax Account # 1519322370

Property Owner(s) Printed Name(s) Balaji LLC

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

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:

Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether the Commissioner should approve

Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for



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(SELECT THE

of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
wardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If

you have 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:

Dundalk North Point, LLC

Name- Type or Print

Michael Carp Michael Carp
Signature Authorized Member

901 Northpoint Pkwy, Suite 200, West Palm Beach, FL

Mailing Address City State

33407 / 561.434.1300 / mtcarp@kennedycompanies.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Dino C. La Fiandra
Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Balaji LLC

Name #1 - Type or Print

Name #2 - Type or Print

Rakesh Rasmal Kumar VICE President
Signature #1 Signature #2

2318 Willow Vale Drive

Mailing Address City State

21047 / 410-408-3904 / rkmagoon@comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Dino C. La Fiandra
Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0002-SPHYA Filing Date 1/3/20

Do Not Schedule Dates: 3/16/2020 Reviewer sen

By sen REV. 10/4/11

Petition for Zoning Hearing
201 North Point Boulevard
Continuation Sheet

Special Hearing:

1. To determine whether a Special Exception under BCZR, §405.2 and §236.2 is required in order to approve additional fuel service and ancillary uses permitted under BCZR, §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station, in accordance with the Plan to Accompany Petition for Zoning Hearing, specifically in this instance.
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Special Exception:

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ZONING PROPERTY DESCRIPTION FOR 201 POINT BLVD BALTIMORE MD 21224

Beginning at a point at the south side of Baltimore Street which is 80 feet wide at the distance 74 feet south of the centerline of the nearest improved intersecting street North Point Boulevard (East Bound) which is 150 feet wide.

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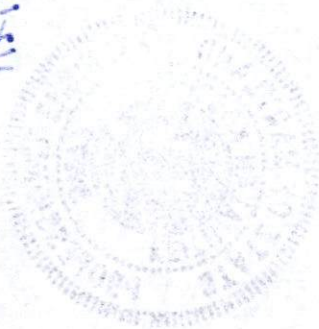
Back to the beginning as recorded in Deed Liber 26818 Folio 221 containing 0.78 acres (33,977-sf) more or less located in the 15th election district and the 7th council district



11/2/20

Keith Kosloski

02/15/11
[Signature]



CERTIFICATE OF POSTING

Date: MARCH 4, 2020

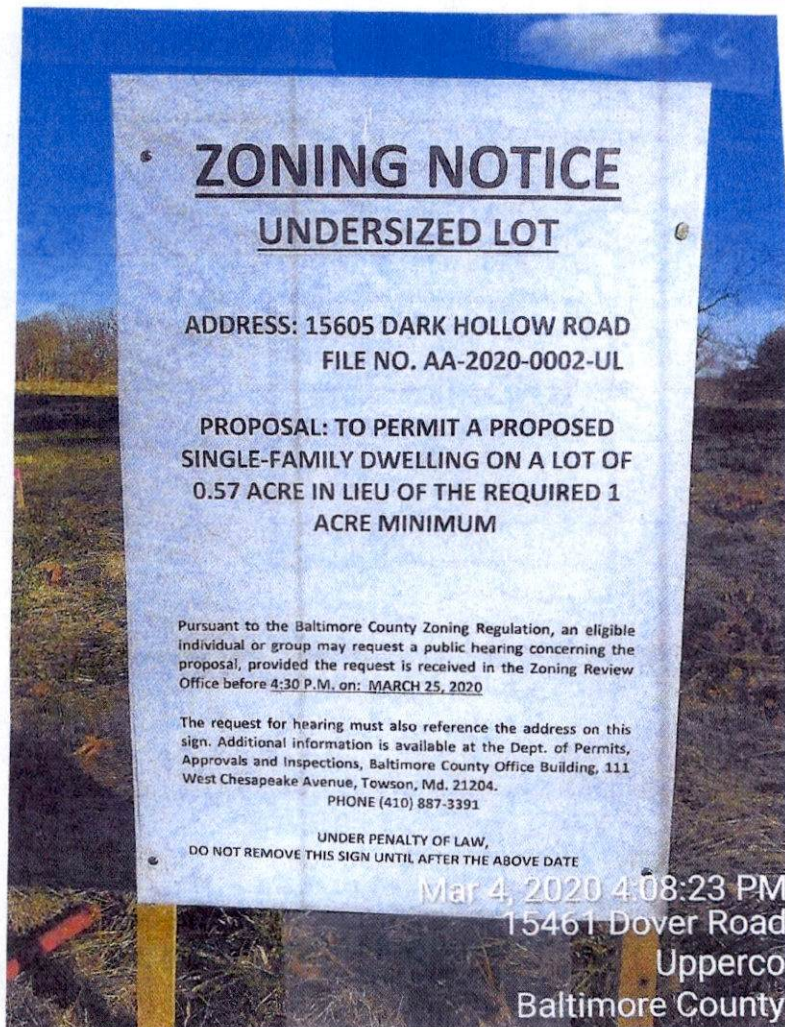
RE: Project Name: 15605 DARK HOLLOW ROAD #2
Case Number /PAI Number: UNDERSIZED LOT AA-2020-0002-UL
Petitioner/Developer: _____
Date of Hearing/Closing: MARCH 25, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 15605 DARK HOLLOW ROAD

The sign(s) were posted on _____

MARCH 4, 2020

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: MARCH 4, 2020

RE: Project Name: 15605 DARK HOLLOW ROAD #1
Case Number /PAI Number: UNDERSIZED LOT AA-2020-0002-UL
Petitioner/Developer: _____
Date of Hearing/Closing: MARCH 25, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 15605 DARK HOLLOW ROAD

The sign(s) were posted on MARCH 4, 2020

(Month, Day, Year)

ZONING NOTICE UNDERSIZED LOT

ADDRESS: 15605 DARK HOLLOW ROAD
FILE NO. AA-2020-0002-UL

PROPOSAL: TO PERMIT A PROPOSED
SINGLE-FAMILY DWELLING ON A LOT OF
0.57 ACRE IN LIEU OF THE REQUIRED 1
ACRE MINIMUM

Pursuant to the Baltimore County Zoning Regulation, an eligible individual or group may request a public hearing concerning the proposal, provided the request is received in the Zoning Review Office before 4:30 P.M. on: **MARCH 25, 2020**

The request for hearing must also reference the address on this sign. Additional information is available at the Dept. of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204
PHONE (410) 887-3391

UNDER PENALTY OF LAW,
DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

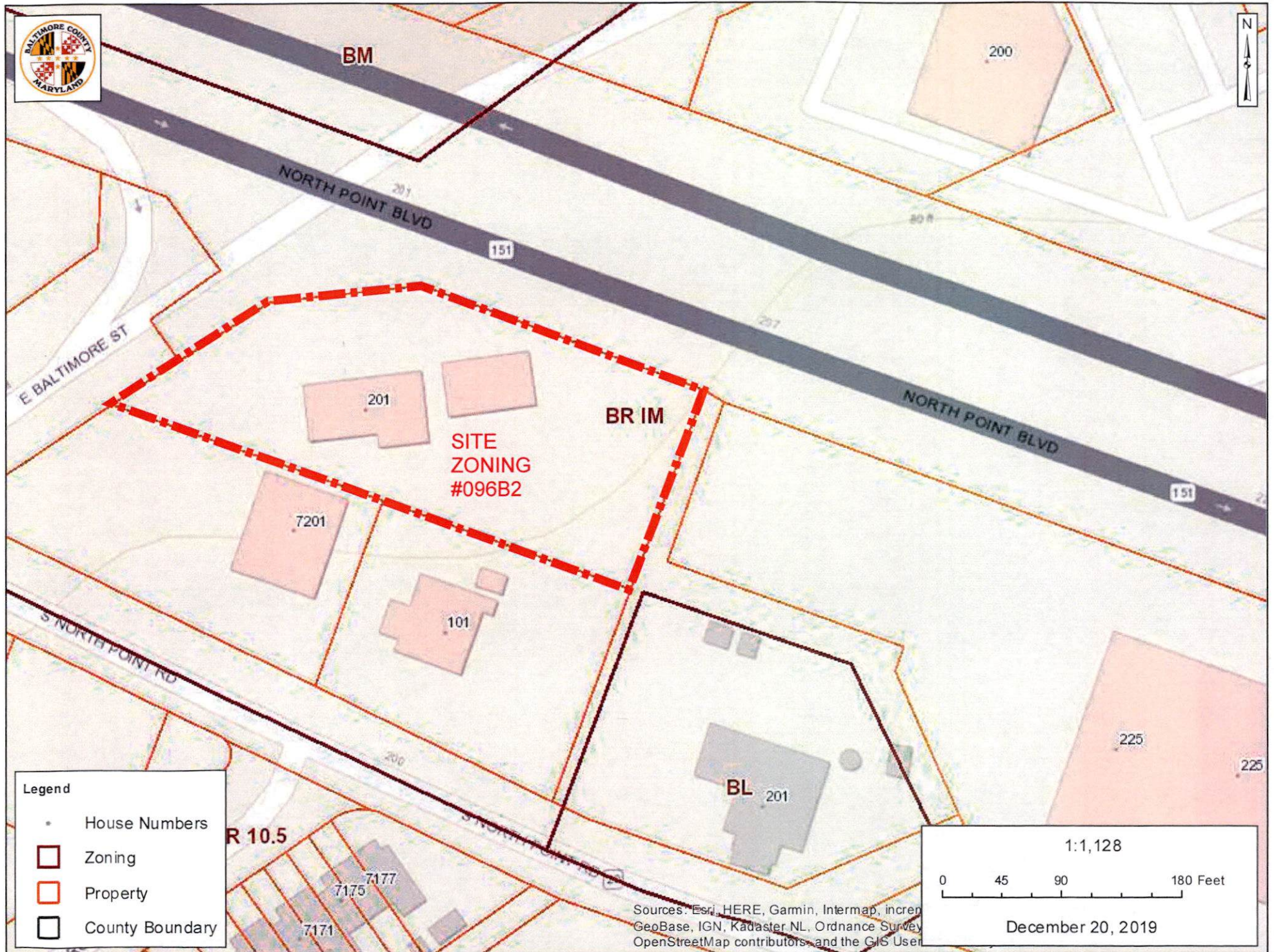
(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

Mar 4, 2020 4:27:21 PM
15221 Old Hanover Road
Upperco
Baltimore County

201 North Point Blvd



Sources: Esri, HERE, Garmin, Intermap, increment p., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox Labs, StreetMap contributors, OpenStreetMap contributors, and the GIS User Community

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:

2/26/2020

Order #: 11854253
Case #: 2020-0005-X
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0005-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: 2020-0005-X

920 Essex Avenue

North side of Essex Avenue at the distance of 151.7 west of centerline of Lee Anne Road

15th Election District - 7th Councilmanic District

Legal Owners: Boulevard Christian Church

Contract Purchaser/Lessee: Churches for Streets of Hope

Special Exception for a community care center.

Hearing: Tuesday, March 17, 2020 at 1:30 p.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 ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3888.

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

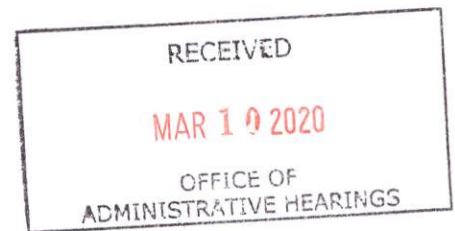
126

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, March 9, 2020 2:35 PM
To: Dino La Fiandra; Administrative Hearings
Subject: Recertification's For 2020-0002-SPHXA
Attachments: Re-Cert 1 2020-0002-SPHXA.doc; Re-Cert 2 2020-0002-SPHXA.doc; Re-Cert 3 2020-0002-SPHXA.doc; Re-Cert 4 2020-0002-SPHXA.doc; Re-Cert 5 2020-0002-SPHXA.doc; Re-Cert 6 2020-0002-SPHXA.doc; Re-Cert 7 2020-0002-SPHXA.doc; Re-Cert 8 2020-0002-SPHXA.doc; Re-Cert GROUPS 1 & 2 2020-0002-SPHXA.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 201 North Point Boulevard. Thanks.



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

**Balaji, LLC
Dundalk North Point, LLC**

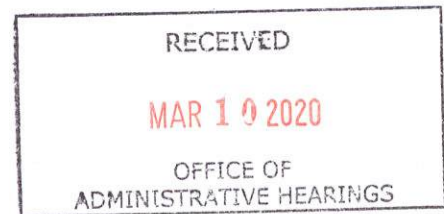
March 12, 2020

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:



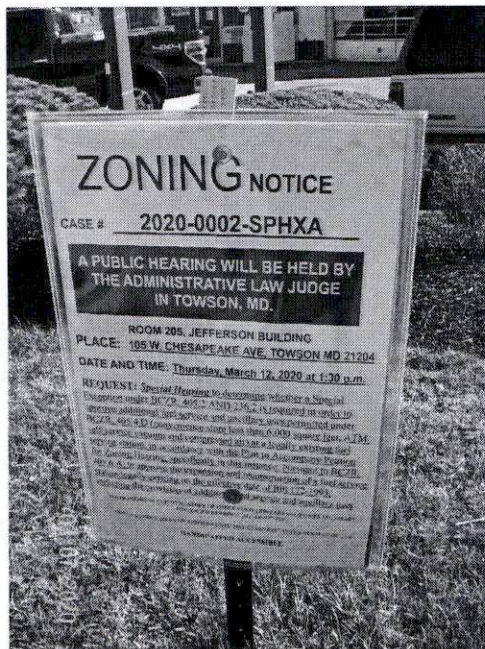
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 1 Recertification

February 21, 2020

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



Sincerely,

 **March 7, 2020**
(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

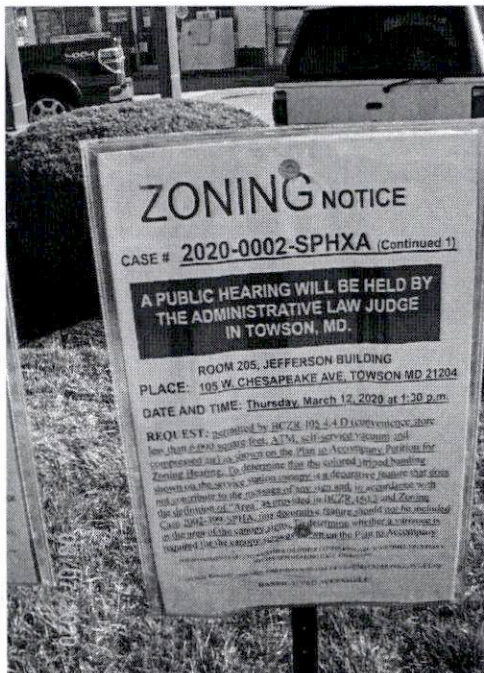
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

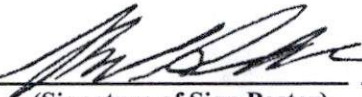
SIGN 2 Recertification

February 21, 2020

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



Sincerely,

 March 7, 2020
(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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: _____

201 North Point Boulevard

SIGN 3 Recertification

February 21, 2020

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

Sincerely,

March 7, 2020

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

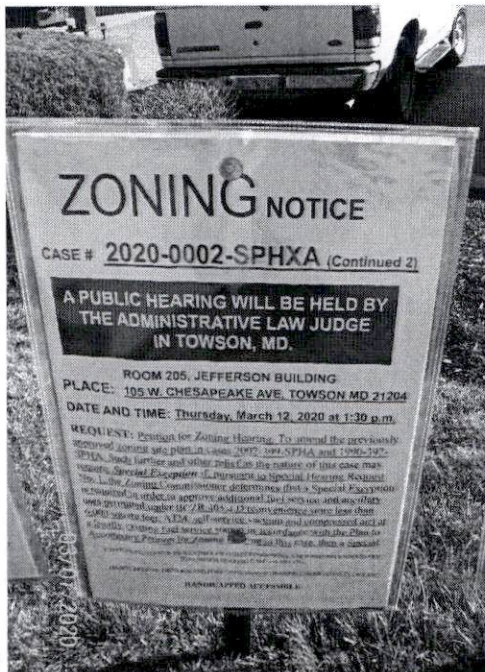
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

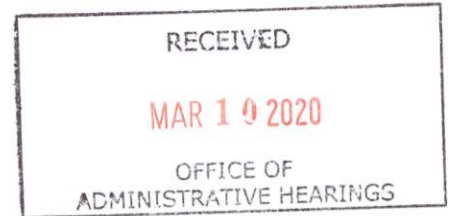
Date of Hearing/Closing: _____

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: _____

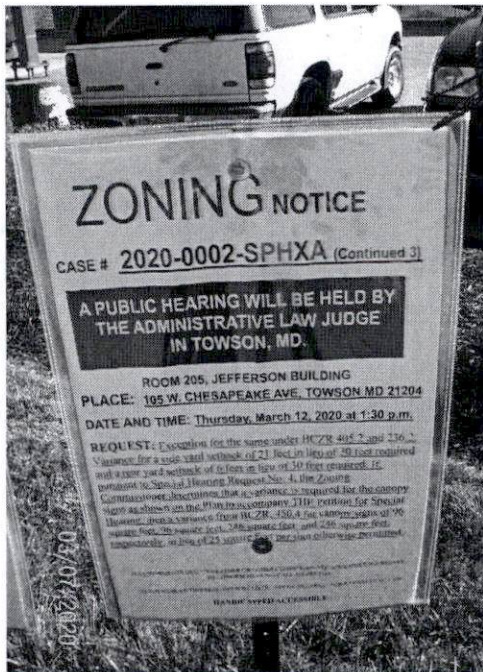


201 North Point Boulevard

SIGN 4 Recertification

February 21, 2020

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



Sincerely,

 March 7, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

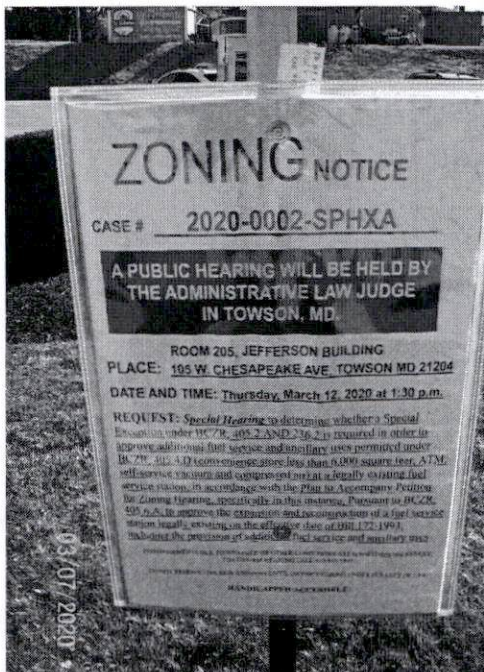
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 5 Recertification

February 21, 2020

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



Sincerely,

 March 7, 2020
(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

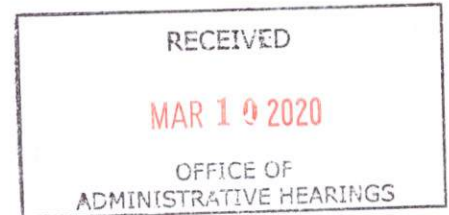
Date of Hearing/Closing: _____

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: _____

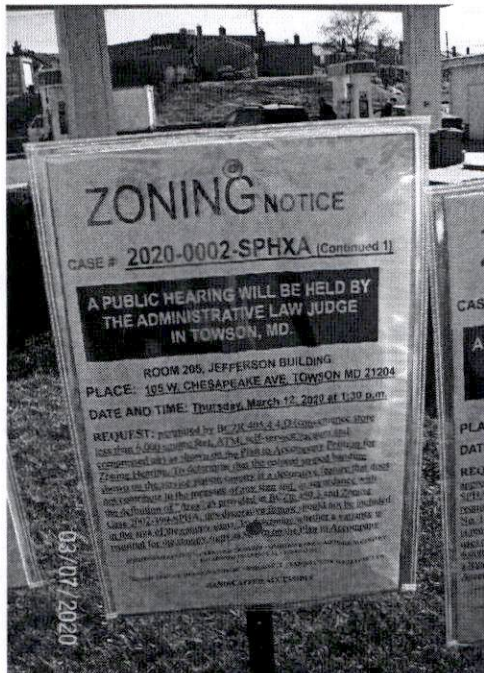


201 North Point Boulevard

SIGN 6 Recertification

February 21, 2020

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



Sincerely,

 March 7, 2020
(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

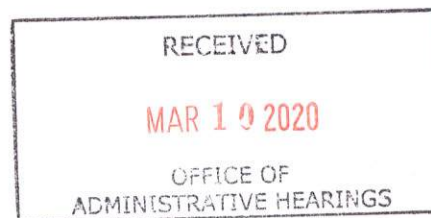
Date of Hearing/Closing: _____

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: _____

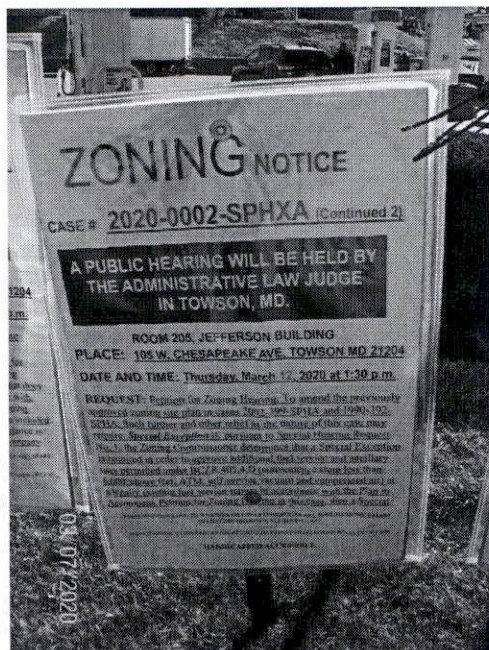


201 North Point Boulevard

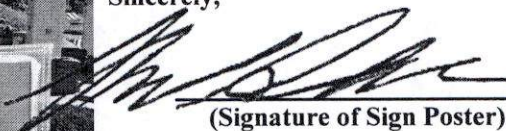
SIGN 7 Recertification

February 21, 2020

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



Sincerely,



March 7, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

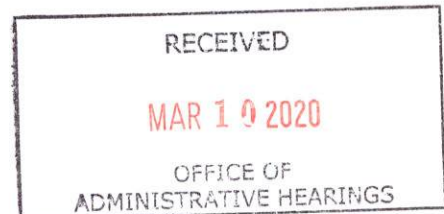
Petitioner/Developer: _____

**Balaji, LLC
Dundalk North Point, LLC**

March 12, 2020
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:

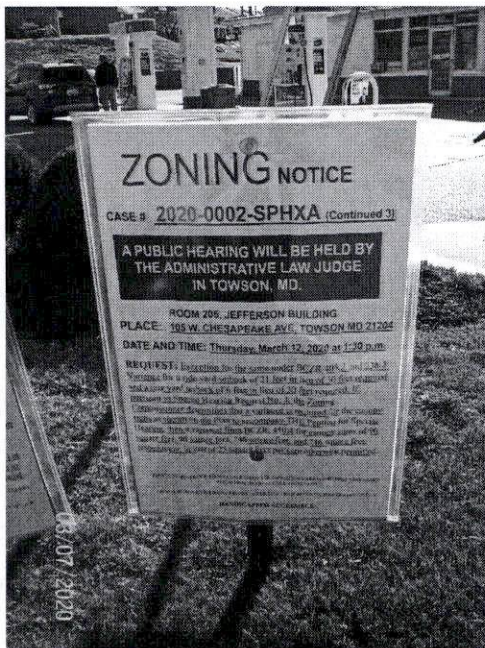
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 8 Recertification

February 21, 2020

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



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

March 7, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

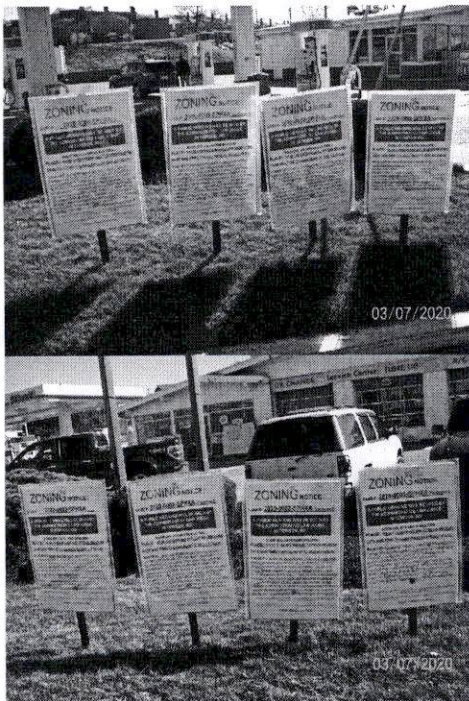
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

GROUPS 1 & 2 Recertification

February 21, 2020

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



Sincerely,

 **March 7, 2020**

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

**Balaji, LLC
Dundalk North Point, LLC**

March 12, 2020

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: _____

201 North Point Boulevard

GROUPS 1 & 2

February 21, 2020

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



Sincerely,


(Signature of Sign Poster)

February 21, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

**Balaji, LLC
Dundalk North Point, LLC**

March 12, 2020
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:

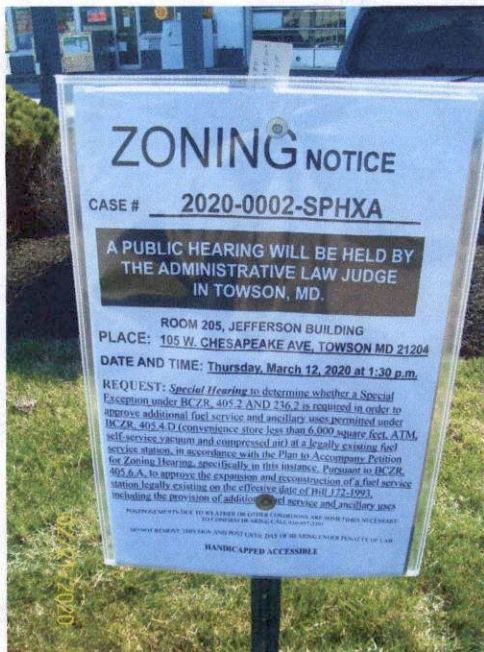
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

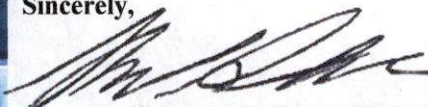
SIGN 1

February 21, 2020

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



Sincerely,

 February 21, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020
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:

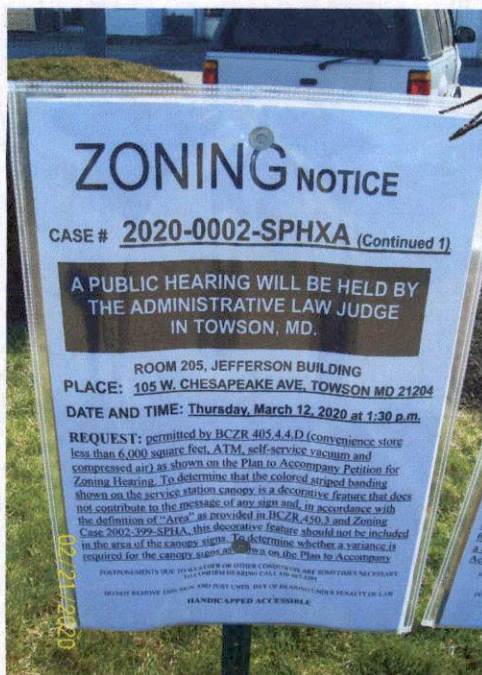
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 2

February 21, 2020

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



Sincerely,

February 21, 2020

(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

2020-0005-SP11X2

Case No.

Postmaster/Signer

134816 E.O.

Dundalk North Point LLC

March 12, 2020

Date of Posting & Posting

Postmaster/Signer, Department of
Planning, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Fond du Lac, WI 54937

Attn: Kristin Lewis

Letter and Comments

This letter is to certify under the penalties of perjury that the necessary zoning certificate has been posted conspicuously on the property located at:

SIGN 2

301 North Point Boulevard

February 21, 2020

The signs were posted on

(Month, Day, Year)

February 21, 2020

(Signature of Signer/Poster)

SG Robert Black

(Print Name)

1308 East 10th

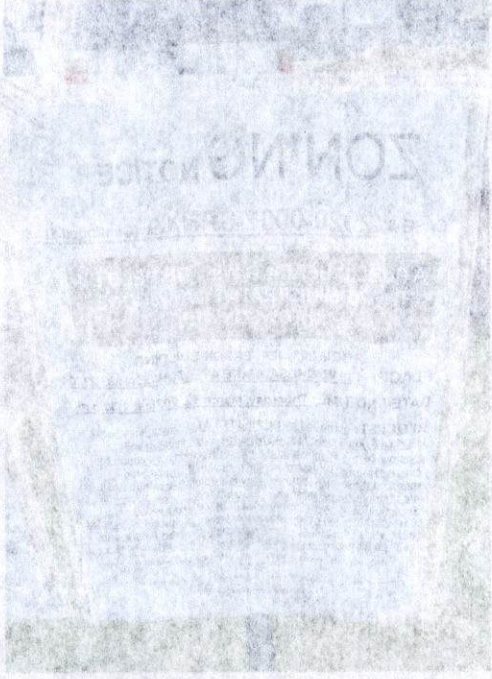
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 283-2040

(Telephone Number)



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

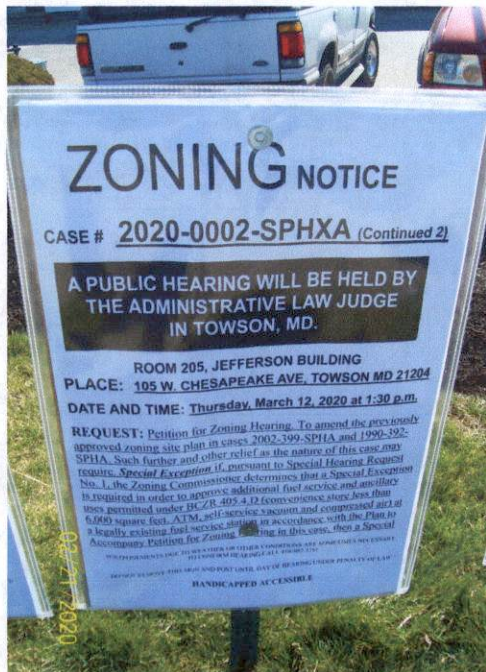
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 3

February 21, 2020

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



Sincerely,



February 21, 2020

(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)



Project Name: [illegible]	
Project No: 14107-85-3-30	Date: [illegible]
Contract No: [illegible]	
Contract Value: \$1,532	
Contract Type: [illegible]	
Contract Status: [illegible]	
Contract Location: [illegible]	
Contract Description: [illegible]	
Contract Notes: [illegible]	

Project No: 14107-85-3-30
 Contract No: [illegible]
 Contract Value: \$1,532
 Contract Type: [illegible]
 Contract Status: [illegible]
 Contract Location: [illegible]
 Contract Description: [illegible]
 Contract Notes: [illegible]

Project Name: [illegible]	
Project No: 14107-85-3-30	Date: [illegible]
Contract No: [illegible]	
Contract Value: \$1,532	
Contract Type: [illegible]	
Contract Status: [illegible]	
Contract Location: [illegible]	
Contract Description: [illegible]	
Contract Notes: [illegible]	

3 INCHES

Project Name: [illegible]
 Project No: 14107-85-3-30
 Contract No: [illegible]
 Contract Value: \$1,532
 Contract Type: [illegible]
 Contract Status: [illegible]
 Contract Location: [illegible]
 Contract Description: [illegible]
 Contract Notes: [illegible]

Project Name: [illegible]	
Project No: 14107-85-3-30	Date: [illegible]
Contract No: [illegible]	
Contract Value: \$1,532	
Contract Type: [illegible]	
Contract Status: [illegible]	
Contract Location: [illegible]	
Contract Description: [illegible]	
Contract Notes: [illegible]	

Project No: 14107-85-3-30

CELL PHONE CALLING

CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020
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:

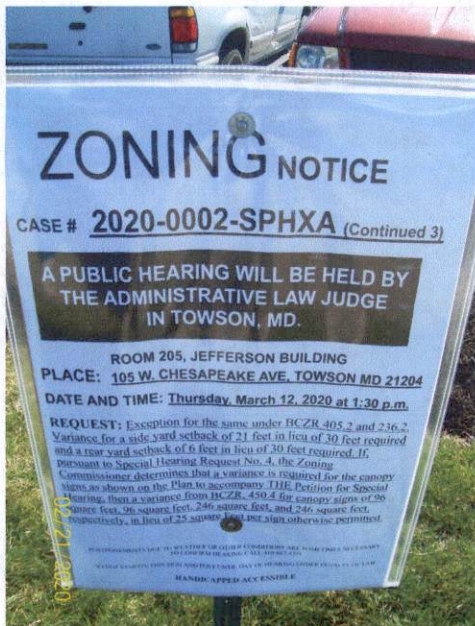
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 4

February 21, 2020

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



Sincerely,

 February 21, 2020
(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

1050 DOWD STREET

Post Case No.

Postage Prepaid

Postage 14.00

Postable North Form 1300

March 15, 2020

Date of Posting (Month/Day/Year)

Postage & Fees Department
Postage & Fees Section
Postage & Fees Unit
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Lewis

Postage & Fees Section

The total is to certify that the number of postage and the necessary section number have been
posted correctly on the postage label at:

SIGN 4

101 North Point Boulevard

February 21, 2020

The sign(s) were posted on

(Month/Day/Year)

Director

February 21, 2020

(Signature of Sign Poster)

(Date)

Postage Prepaid

(Postage)

Postage Prepaid

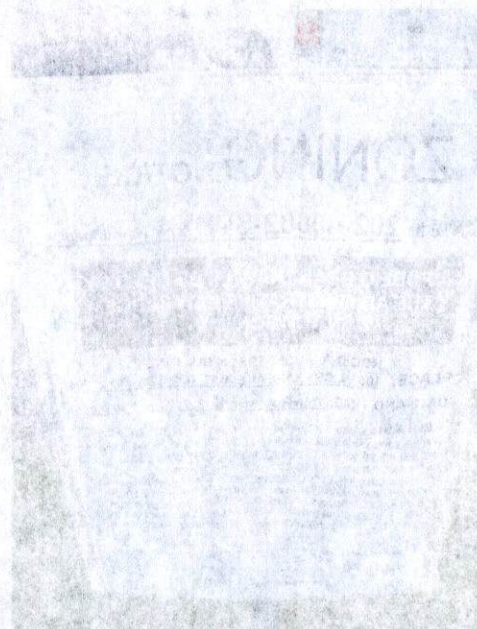
(Postage)

Postage Prepaid 20.00

(Postage & Fees Unit)

111 West Chesapeake

(Postage & Fees Unit)



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020
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: _____

201 North Point Boulevard

SIGN 5

February 21, 2020

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



Sincerely,

February 21, 2020

(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

2020-0002-0117A

RE: Case No.

Business Address

Robert L. L.

201 North Point Blvd

March 11, 2020

State of Maryland

Hennepin County Department of
Public Safety and Inspection
County Office Building, Room 111
111 West Hennepin Avenue
Towson, Maryland 21204

Attn: Robert L. L.

Notice and Consent

This letter is to certify that the parties of property that the necessary signs required by law are
posted conspicuously on the property located at:

SIGN 2

201 North Point Boulevard

February 21, 2020

The signs were posted on

(Month, Day, Year)

February 21, 2020

(Signature of Sign Poster)

(Name)

201 North Point Blvd

(Print Name)

1501 North Point

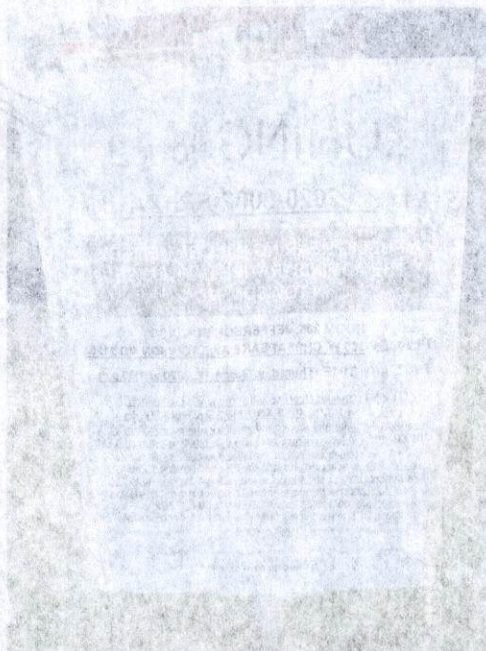
(Address)

Dundalk, Maryland 21222

(City, State Zip Code)

(410) 581-1010

(Telephone Number)



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

**Balaji, LLC
Dundalk North Point, LLC**

March 12, 2020
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:

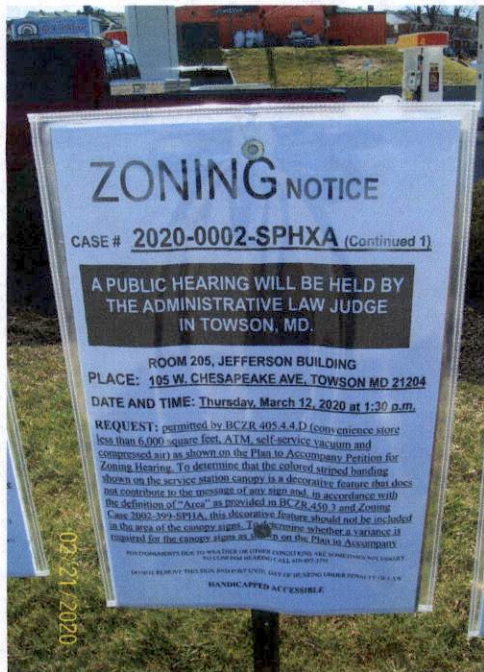
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

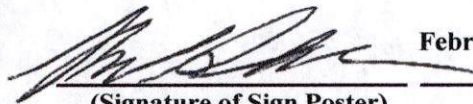
SIGN 6

February 21, 2020

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



Sincerely,



February 21, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

**Balaji, LLC
Dundalk North Point, LLC**

March 12, 2020

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: _____

201 North Point Boulevard

SIGN 7

February 21, 2020

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

Sincerely,

February 21, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

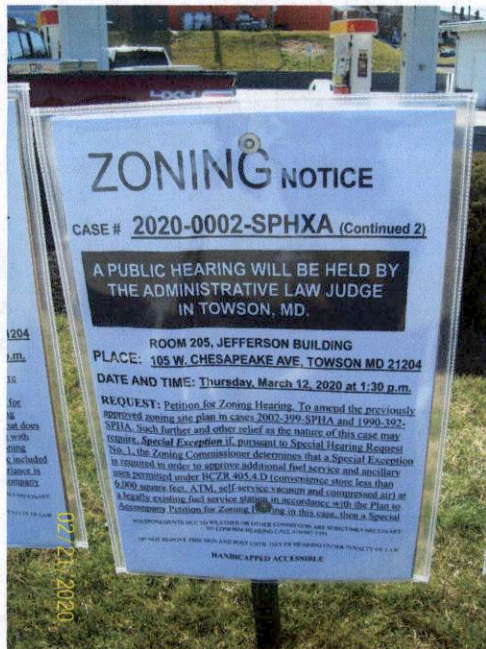
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

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201 North Point Boulevard

SIGN 8

February 21, 2020

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

Sincerely,

February 21, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020
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:

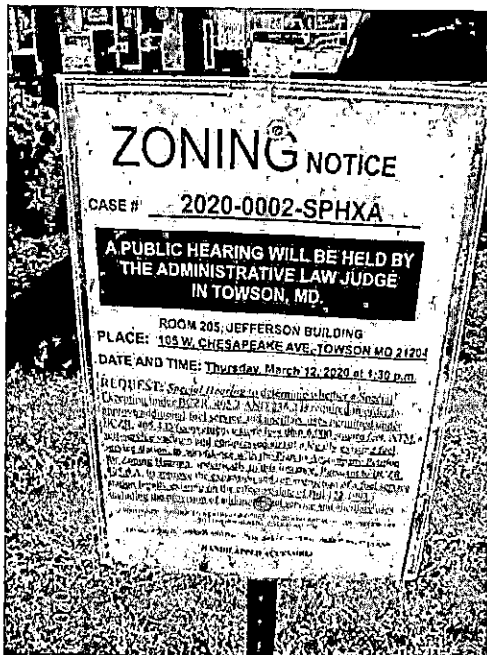
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 1

February 21, 2020

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



Sincerely,



(Signature of Sign Poster)

February 21, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

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201 North Point Boulevard

SIGN 2

February 21, 2020

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

Sincerely,

February 21, 2020

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

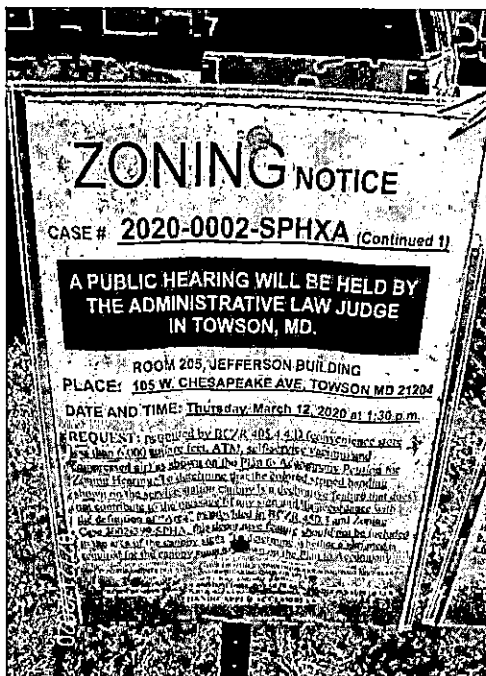
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

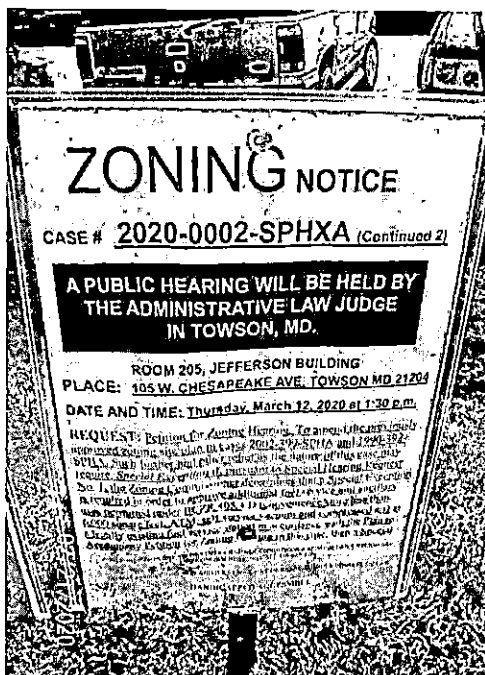
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 3

February 21, 2020

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



Sincerely,

February 21, 2020

(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

2020-0002-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Balaji, LLC
Dundalk North Point, LLC

March 12, 2020

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:

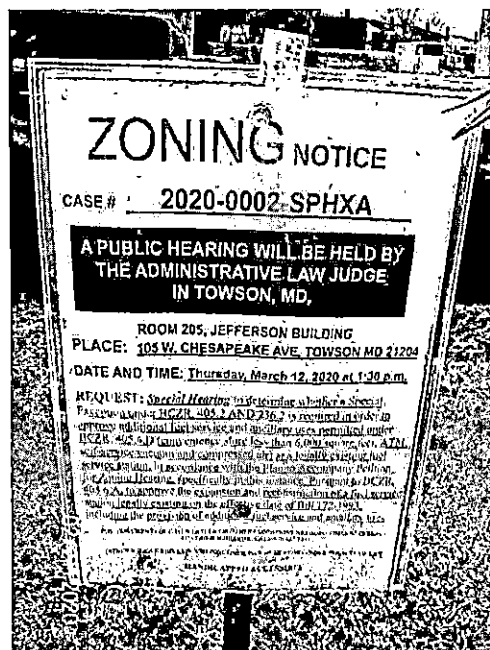
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

201 North Point Boulevard

SIGN 5

February 21, 2020

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



Sincerely,

February 21, 2020

(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 HEARING * BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE *
201 North Point Boulevard; SE corner of * OF ADMINISTRATIVE
E. Baltimore Street and North Point Blvd *
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Balaji, LLC
Contract Purchaser(s): Dundalk North Point LLC* BALTIMORE COUNTY
Petitioner(s) *
2020-002-SPHXA

* * * * *

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 15 2020

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 15th day of January, 2020, a copy of the foregoing Entry of Appearance was mailed to Dino LaFiandra, Esquire, 100 W. Pennsylvania Avenue, Suite 305, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD
Friday, February 21, 2020 – Issue

Please forward billing to:
Dino LaFiandra
100 W. Pennsylvania Avenue, Ste. 305
Towson, MD 21204

443-204-3473

NOTICE OF ZONING HEARING

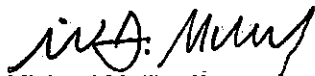
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2020-0002-SPHXA

201 North Point Boulevard
S/east corner of E. Baltimore Street and North Point Boulevard
15th Election District – 7th Councilmanic District
Legal Owners: Balaji, LLC
Contract Purchaser/Lessee: Dundalk North Point LLC

Special Hearing to determine whether a Special Exception under BCZR, 405.2 AND 236.2 is required in order to approve additional fuel service and ancillary uses permitted under BCZR, 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station, in accordance with the Plan to Accompany Petition for Zoning Hearing, specifically in this instance. Pursuant to BCZR, 405.6.A, to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR 405.4.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) as shown on the Plan to Accompany Petition for Zoning Hearing. To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR, 450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs. To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing. To amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA. Such further and other relief as the nature of this case may require. Special Exception If, pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR 405.2 and 236.2. Variance for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required. If, pursuant to Special Hearing Request No. 4, the Zoning Commissioner determines that a variance is required for the canopy signs as shown on the Plan to accompany THE Petition for Special Hearing, then a variance from BCZR, 450.4 for canopy signs of 96 square feet, 96 square feet, 246 square feet, and 246 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted.

Hearing: Thursday, March 12, 2020 at 1:30 p.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 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



JOHN A. OLSZEWSKI, JR.
County Executive

NOTICE OF ZONING HEARING

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

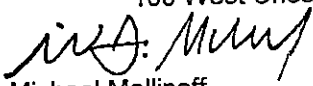
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2020-0002-SPHXA

201 North Point Boulevard
S/east corner of E. Baltimore Street and North Point Boulevard
15th Election District – 7th Councilmanic District
Legal Owners: Balaji, LLC
Contract Purchaser/Lessee: Dundalk North Point LLC

Special Hearing to determine whether a Special Exception under BCZR, 405.2 AND 236.2 is required in order to approve additional fuel service and ancillary uses permitted under BCZR, 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station, in accordance with the Plan to Accompany Petition for Zoning Hearing, specifically in this instance. Pursuant to BCZR, 405.6.A, to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR 405.4.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) as shown on the Plan to Accompany Petition for Zoning Hearing. To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR, 450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs. To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing. To amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA. Such further and other relief as the nature of this case may require. Special Exception If, pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR 405.2 and 236.2. Variance for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required. If, pursuant to Special Hearing Request No. 4, the Zoning Commissioner determines that a variance is required for the canopy signs as shown on the Plan to accompany THE Petition for Special Hearing, then a variance from BCZR, 450.4 for canopy signs of 96 square feet, 96 square feet, 246 square feet, and 246 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted.

Hearing: Thursday, March 12, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Dino LaFiandra, 100 W. Pennsylvania Avenue, Ste. 305, Towson 21204
Dundalk North Point, LLC, 901 Northpoint Pkwy., Ste. 200, West Palm Beach FL 33407
Balaji, LLC, 2318 Willow Vale Drive, Baltimore 21047

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 21, 2020.**

(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. 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/neighbor 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: 2020-0002-SPHXA

Property Address: 201 NORTH POINT BLVD.

Property Description: South. That property at the southeast
corner formed by North Point Blvd and Baltimore
Street

Legal Owners (Petitioners): Balaji, LLC

Contract Purchaser/Lessee: Danad K North Point, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: DINO C. LaFiandra

Company/Firm (if applicable): The Law Office of Dino C. LaFiandra
LLC

Address: 100 W. Pennsylvania Ave, Suite 305
Towson MD 21204

Telephone Number: 443204 3473



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 3, 2020

Dundalk North Point LLC
901 Northpoint Pkwy Suite 200
West Palm Beach FL 33407

RE: Case Number: 2020-0002-SPHXA, 201 North 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 January 7, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Dino C. La Fiandra 100 W. Pennsylvania Ave Suite 305 Towson MD 21204
Balaji LLC 2318 Willow Vale Drive Fallston MD 21047

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 02/10/2020

FROM: Vishnu Desai, Supervisor 
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 20, 2020
Item No. 2020-0002-SPHXA

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

If Special Hearing, Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-002

INFORMATION:

Property Address: 201 North Point Boulevard
Petitioner: Balaji, LLC
Zoning: BR-IM
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether a special exception is required to approve additional fuel service and ancillary uses; and to approve the expansion and reconstruction of a fuel service legally existing on the effective date of Bill 172-1993; and to determine whether the color-striped banding around the service station canopy is considered part of the sign; and to determine whether a variance is required for the canopy signs; and to amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA.

The site is located at the southeast corner of North Point Boulevard and Baltimore Street. It is located in Dundalk and is currently zoned BR-IM. The site is currently operating as a Shell gas station and convenience store. The existing structures will be demolished and replaced with a 7-Eleven convenience store with 12 fuel service spaces (MPD's) and 12 stacked spaces. There is an existing 7-Eleven immediately to the south of the property owned by a franchisee and will not be renewed when the lease expires, according to the applicant.

The applicant is also requesting a variance from §238.2 of the Baltimore County Zoning Regulations (BCZR) for a side yard setback of 21 feet in lieu of 30 feet and a rear yard setback of 6 feet in lieu of 30 feet. The area adjacent to the requested rear setback relief is part of a panhandle lot for the property at 201 North Point Road. The applicant states that the panhandle offers a buffer that will help mitigate setback concerns. The application meets the county requirements for fuel station and fuel canopy setbacks. The setback relief for the new 7-Eleven building is necessary in order to fit the fuel stations without additional setback relief.

A site visit was conducted on January 25, 2019. The property currently has two entrances along North Point Boulevard and two entrances along Baltimore Street. The applicant is proposing one entrance along North point Boulevard and one entrance along Baltimore Street. This should help mitigate coming and going from the gas station.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor 
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 20, 2020
Item No. 2020-0002-SPHXA

DATE: 02/10/2020

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* * * * *

VKD: cen
cc: file

3-12-20

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-002



INFORMATION:

Property Address: 201 North Point Boulevard
Petitioner: Balaji, LLC
Zoning: BR-IM
Requested Action: Special Hearing, Special Exception, Variance

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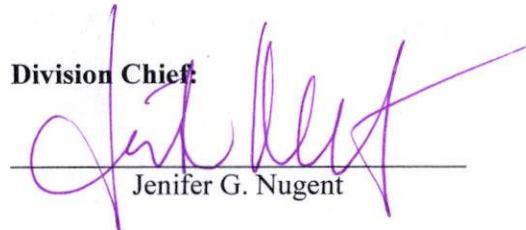
There is an existing sidewalk along Baltimore Street the applicant should retain or improve as part of the renovations. In addition, there is not currently a sidewalk along the portion of the property on North Point Blvd. As part of the plan, sidewalks shall be designed along North Point Blvd. This may require reducing the proposed landscape buffer. This part of North Point Blvd is not pedestrian accessible but there are portions that do have sidewalks and when development and redevelopment occurs in the county, all projects are required to adhere to the County's Complete Streets Policy. The applicant should consult with the State Highway Administration regarding the installation of sidewalks in this area.

The applicant has provided a landscape plan to the Department of Planning for review. If it is determined that sidewalks can go along North Point Road, the applicant should mitigate the loss of any proposed large deciduous trees by moving them to the area currently proposed for ground cover within the internal curb cuts of the proposed parking area as shown on the landscape plan.

In Zoning case 2002-399-SPHA, it was determined that a narrow painted façade of an existing Shell gas station canopy is not considered to be part of a sign. This case happens to be located at the property in question. The language states that this ruling applies to other Shell stations with similar canopy designs. In the spirit of this ruling, a 7-Eleven with striped paint along the canopy would likely be viewed similarly and should also not be considered part of a sign.

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

Division Chief:


Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Dino C. La Fiandra, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 14, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0002-SPHXA
Address 201 North Point Blvd.
(Balaji, LLC Property)

Zoning Advisory Committee Meeting of **January 20, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for grading or construction.

Reviewer: Steve Ford, EPS

January 29, 2020

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 zoning hearing to allow a proposed 7 – Eleven Store / fuel station, ATM, self-service vacuum and compressed air, 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.

7 – Eleven Store
Site Plan to accompany zoning hearing
Case No. 2020-0002-SPHXA
SHA Tracking No. 20APBA001XX
MD 151 (south side) 160' east of Baltimore Street
Mile Post 7.31
Baltimore County

An access permit will be required for entrance modifications and frontage improvements on MD 151. The following criteria and details will apply and must be reflected on future plan submittals:

The 35' entrance width proposed for the MD 151 access is acceptable however, the curbed radii must be 30'.

Proposed curb & gutter for this entrance back to the radius returns within the entrance, and along the MD 151 property frontage must be SHA 8" Type 'A' curb & gutter MD 620.02.

The entrance from the edge of the existing shoulder on MD 151 to the radius returns within the entrance, must be shaded on the plans, and the following MDOT SHA full depth paving section utilized and noted on the plans:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
8" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 4" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

Ms. Kristen Lewis
7 – Eleven Store MD 151
Case 2020-0002 - SPHXA
SHA Tracking No. 20APBA001XX
January 29, 2020
Page 2

A 5' wide sidewalk must be provided along the entire MD 151 frontage. The cross slope of this sidewalk must not exceed 2%,

Entrance ramps meeting current American with Disabilities Act (ADA) compliance must be constructed on the proposed entrance radii. MD 655.11, 655.12, or 655.13 whichever is appropriate.

To initiate the plan review cycle toward the issuance of the access permit the design engineer must submit nine (9) sets of plans reflecting the above criteria and details. The plan submittal should include 1 set of hydraulic computations, and a CD containing plans and all supporting documentation to Wendy Wolcott at 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Mr. Richard Zeller. Please utilize the SHA tracking number when making this submission.

All SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

MDOT SHA Access Manual
MDOT SHA Business Standards and Specifications
MDOT SHA Accessibility Policy and Guidelines for Pedestrian Facilities

The Access Management Plan Review Checklist must be utilized in drafting the SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at www.roads.maryland.gov under Business Center.

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@mdot.maryland.gov).

Sincerely,



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

for

Ms. Kristen Lewis
7 – Eleven Store MD 151
Case 2020-0002 - SPHXA
SHA Tracking No. 20APBA001XX
January 29, 2020
Page 3

cc: Kimley > Horn / 1801 Porter Street, Suite 401, Baltimore, MD 21230
Dundalk North Point, LLC Attn: Michael T. Carp / 901 Northpoint Parkway, Suite 200
West Palm Beach, FL 33407
Balaji, LLC / 2318 Willow Vale Drive, Fallston, MD 21047
Mr. Lloyd Moxley / 111 West Chesapeake Avenue, Towson, MD 21204
Mr. Vishnu Desai / 111 West Chesapeake Avenue, Towson, MD 21204
Mr. Brian Fender, MDOT SHA District 4 Utilities
Mr. Donald Distance, MDOT SHA District 4 Traffic
Mr. Wil Clark, MDOT SHA District 4 Maintenance

January 29, 2020

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Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
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8" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 4" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

ORDER RECEIVED FOR FILING

Date 3/16/2020

By sen

Ms. Kristen Lewis
7 – Eleven Store MD 151
Case 2020-0002 - SPHXA
SHA Tracking No. 20APBA001XX
January 29, 2020
Page 2

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Sincerely,



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

ORDER RECEIVED FOR FILING

Date 3/16/2020

By Sen

Ms. Kristen Lewis
7 – Eleven Store MD 151
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Page 3

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Mr. Donald Distance, MDOT SHA District 4 Traffic
Mr. Wil Clark, MDOT SHA District 4 Maintenance

ORDER RECEIVED FOR FILING

Date 3/16/2020

By Sen

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 14, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0002-SPHXA
Address 201 North Point Blvd.
(Balaji, LLC Property)

Zoning Advisory Committee Meeting of **January 20, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for grading or construction.

Reviewer: Steve Ford, EPS

ORDER RECEIVED FOR FILING

Date

3/16/2020

By

sen

3-12-20

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-002



INFORMATION:

Property Address: 201 North Point Boulevard
Petitioner: Balaji, LLC
Zoning: BR-IM
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether a special exception is required to approve additional fuel service and ancillary uses; and to approve the expansion and reconstruction of a fuel service legally existing on the effective date of Bill 172-1993; and to determine whether the color-striped banding around the service station canopy is considered part of the sign; and to determine whether a variance is required for the canopy signs; and to amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA.

The site is located at the southeast corner of North Point Boulevard and Baltimore Street. It is located in Dundalk and is currently zoned BR-IM. The site is currently operating as a Shell gas station and convenience store. The existing structures will be demolished and replaced with a 7-Eleven convenience store with 12 fuel service spaces (MPD's) and 12 stacked spaces. There is an existing 7-Eleven immediately to the south of the property owned by a franchisee and will not be renewed when the lease expires, according to the applicant.

The applicant is also requesting a variance from §238.2 of the Baltimore County Zoning Regulations (BCZR) for a side yard setback of 21 feet in lieu of 30 feet and a rear yard setback of 6 feet in lieu of 30 feet. The area adjacent to the requested rear setback relief is part of a panhandle lot for the property at 201 North Point Road. The applicant states that the panhandle offers a buffer that will help mitigate setback concerns. The application meets the county requirements for fuel station and fuel canopy setbacks. The setback relief for the new 7-Eleven building is necessary in order to fit the fuel stations without additional setback relief.

A site visit was conducted on January 25, 2019. The property currently has two entrances along North Point Boulevard and two entrances along Baltimore Street. The applicant is proposing one entrance along North point Boulevard and one entrance along Baltimore Street. This should help mitigate coming and going from the gas station.

ORDER RECEIVED FOR FILING

Date

3/16/2020

By

sen

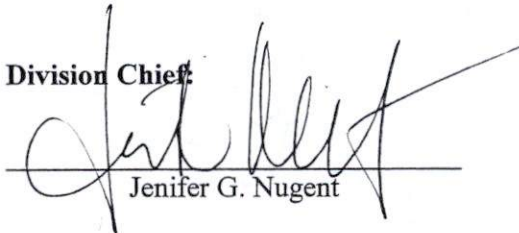
There is an existing sidewalk along Baltimore Street the applicant should retain or improve as part of the renovations. In addition, there is not currently a sidewalk along the portion of the property on North Point Blvd. As part of the plan, sidewalks shall be designed along North Point Blvd. This may require reducing the proposed landscape buffer. This part of North Point Blvd is not pedestrian accessible but there are portions that do have sidewalks and when development and redevelopment occurs in the county, all projects are required to adhere to the County's Complete Streets Policy. The applicant should consult with the State Highway Administration regarding the installation of sidewalks in this area.

The applicant has provided a landscape plan to the Department of Planning for review. If it is determined that sidewalks can go along North Point Road, the applicant should mitigate the loss of any proposed large deciduous trees by moving them to the area currently proposed for ground cover within the internal curb cuts of the proposed parking area as shown on the landscape plan.

In Zoning case 2002-399-SPHA, it was determined that a narrow painted façade of an existing Shell gas station canopy is not considered to be part of a sign. This case happens to be located at the property in question. The language states that this ruling applies to other Shell stations with similar canopy designs. In the spirit of this ruling, a 7-Eleven with striped paint along the canopy would likely be viewed similarly and should also not be considered part of a sign.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Dino C. La Fiandra, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/16/2020

By Sen

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor 
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 20, 2020
Item No. 2020-0002-SPHXA

DATE: 02/10/2020

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

If Special Hearing, Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 3/16/2020

By sen

**Transmittal**

Date: 1/3/2020 Job Number: 114076000
Project Name: 7-11 201 North Point Blvd
To: Baltimore County Zoning
111 West Chesapeake Ave
Towson, MD 21204

We are sending these by

US Mail

FedEx

UPS

Hand Deliver

Courier

Other

We are sending you

Attached Under separate cover via the following items
Shop drawings Prints/Plans Samples Specifications Change Order Other

Number	Date	Copy	Description
	1/3/2020	14	Zoning Plan Sets

These are transmitted as checked below:

For your use

Approved as submitted

Resubmit

As requested

Approved as noted

Submit

For review and comment

Returned for corrections

Return

Copies for approval

Copies for distribution

Corrected prints

Remarks:

Copy to:

Signed:

Phone:

PLEASE PRINT CLEARLY

Petitioners

CASE NAME 2020-0002 SPHXA
CASE NUMBER Dundalk North Point
DATE 3/12/20

~~CITIZEN'S~~ SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2/10</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>1/14</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
<u>2/7</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>Comment</u>
<u>1/29</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>Comment</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>attached</u>)	
PRIOR ZONING	(Case No. <u>02-0399-SPHA: 1990-0392-SPHA</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>2/26/2020</u>	<u>THE Daily Record</u>
SIGN POSTING (1 st)	Date: <u>2/21/2020</u>	by <u>SSG Robert Black</u>
SIGN POSTING (2 nd)	Date: <u>3/7/2020</u>	by <u>LI // //</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

JK
5/23/02

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

SE/corner of North Point Road
and Baltimore Street
15th Election District
7th Councilmanic District
(201 North Point Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-399-SPHA

SMO, Inc.
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, SMO, Inc. The special hearing request involves property located at 201 North Point Boulevard, located in the Dundalk area of Baltimore County. The subject property is zoned BR-IM. The petitions were prepared and filed by David Gildea and Sebastian Cross, attorneys at law.

Appearing at the hearing on behalf of the property owners were Steve Stookey, Brian Fenwick, representing SMO, Inc., and Evangeline Baulch and David Sang appearing on behalf of Frederick Ward Associates, the engineers who prepared the site plan of the property. Sebastian Cross and David Gildea, attorneys at law, appeared representing the Petitioners. There were no protestants in attendance.

The property owners have filed a special hearing request for an interpretation of Section 450.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The special hearing request is for a determination as to whether the manner in which the "area" of the Petitioners' sign package was appropriately calculated in accordance with the dictates of Section 450.3 of the B.C.Z.R. In the alternative, depending on the outcome of the special hearing request, the

Petitioners have filed a variance from Section 450.4 of the B.C.Z.R., to permit 474 sq. ft. of canopy signage in lieu of the permitted 25 sq. ft.

Testimony and evidence indicated that the property, which is the subject of this zoning request, consists of 0.780 acres, more or less, zoned BR-IM. The subject property is located on the southeast corner of the intersection of Old North Point Boulevard and Baltimore Street in Dundalk. The property is the site of an existing Shell Gasoline Service Station. The particulars of the property are more specifically identified on Petitioners' Exhibit No. 1, the site plan submitted into evidence. This particular fuel service station is owned by SMO, Inc., whose headquarters are located in La Plata, Maryland. SMO not only owns this particular Shell Service Station, but also owns approximately 40 other service stations in Baltimore County. SMO has undertaken a program to renovate and redevelop their existing service station sites. This is the first of many sites in Baltimore County which is slated to be renovated. The renovation of the site proposes a new sign and canopy package for each of the existing Shell Service Stations. The old signs and old canopies are proposed to be torn down and the new canopies and signage installed as depicted on Petitioner's Exhibit Nos. 2 & 3.

At issue in this case is the interpretation of Section 450.3 of the B.C.Z.R. and its application to the manner in which the area of the new signs for this service station shall be calculated. As the testimony demonstrated, this is a Shell Gasoline Service Station. It is proposed to be identified at this location by a 12 sq. ft. sign containing the letters "Shell". This 12 sq. ft. "Shell" sign appears on two sides of the canopy façade. There are no other words or symbols appearing on the canopy itself, other than the two 12 sq. ft. signs.

The canopy itself will contain two colors, that being a yellow base color of the canopy façade with a small red accent stripe, approximately 6 inches in width, running along the bottom of the canopy. This red accent decorative feature is proposed to be illuminated.

Mr. Gildea, arguing on behalf of the Petitioners, asserted that the definition of area, as contained within the Baltimore County Zoning Regulations at Section 450.3, excludes the painted façade and decorative stripe, and that only the word "Shell" should be considered to be the area of this canopy sign.

After considering the testimony and evidence offered at the hearing and the language as contained in Section 450.3.a & b of the Baltimore County Zoning Regulations, I hereby find that the canopy sign proposed for this Shell Service Station shall be interpreted to consist of two separate canopy signs, each containing 12 sq. ft. of signage, that being the word "Shell" and shall not include the yellow painted canopy façade or the red decorative stripe, both of which are not part of the message of this sign. It should be noted that this sign package, as proposed for this site, is entirely appropriate for this and other Shell Service Stations. The ruling herein shall apply to this property location and any other Shell Service Station, whereupon this exact same sign and canopy package is proposed to be installed. Given that the redevelopment of this service station and the sign and canopy package is appropriately designed, it shall not be necessary for this Petitioner to have to request this special hearing and variance relief for each and every gasoline service station that they intend to renovate.

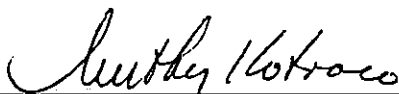
Inasmuch as I have interpreted Section 450.3 of the Baltimore County Zoning Regulations to require that only the word "Shell" be calculated as the area of the sign for this application, then the variance request also filed herein shall be dismissed as being

unnecessary. It should be noted that the Petitioners are permitted to have six separate canopy signs, each of which could contain a square footage of up to 25 sq. ft. The Petitioners propose only two separate canopy signs containing square footage of 12 sq. ft. each. The sign package proposed is substantially less than what is permissible for this property. Inasmuch as the special hearing has been approved, the variances shall be dismissed.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of June, 2002, that the Petitioners' Special Hearing request for a determination that the yellow canopy background color and the red decorative stripe do not contribute to the signs message and, therefore, should not be included in the area of this sign in accordance with Section 450.3 of the B.C.Z.R., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variances requested by the Petitioners, be and they are hereby DISMISSED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

IN RE: PETITIONS FOR SPECIAL HEARING *
AND ZONING VARIANCE *
S/S North Point Blvd. at *
Baltimore Street *
201 North Point Boulevard *
15th Election District *
7th Councilmanic District *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 90-392-SPIA

SHELL OIL COMPANY
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval of the conversion of an existing full service station with a food store to a gas and go service station in combination with a food store and to amend site plan under case #89-371-X, and a Zoning Variance from Section 405.4A(2) to allow a setback of 3 ft. off-street right of way for illuminated I.D. sign in lieu of the required 6 ft. and variance from Section 411.2(f) to allow one double faced illuminated business sign having a total area of 128 sq. ft. in lieu of the required 100 sq. ft., as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Shell Oil Company, by J. Neil Lanzl, Esquire, appeared and testified. Appearing on behalf of the Petition was Richard Beall, Mark Hafner, Jim Kozak and Mickey Cornelius. There were no Protestants.

Proffered testimony indicated that the subject property located at 201 North Point Boulevard consists of 1.038 acres +/-, zoned B.R.-I.M. and is currently improved with an existing service station and food store. Testimony indicated that the Petitioner is desirous of converting the existing full service station and food store to a gas and go service station in combination with a food store, in accordance with Petitioner's Exhibit No.1. Testimony also indicated that the Petitioner is planning to eliminate the full service garage and use the area for storage purposes only.

ORDER RECEIVED FOR FILING

Date 10/4/90
By M. B. B.

Wickey Cornelius, Petitioner's Traffic Consultant, testified that, based on his traffic study of the subject site, traffic flow through the site and stacking lanes are adequate.

Proffered testified indicated that the Petitioner also requested the aforementioned variances relative to setbacks and signage. Neil Lanzl testified that the subject station has been in operation since 1965 and that strict compliance with the setback and sign area requirements rendered a conformance unnecessarily burdensome. The Petitioner's witnesses testified that the requested relief, if granted, would have no adverse impact on the health, safety or general welfare of the community. Additionally, the Petitioner's witness indicated that should the variance relief be denied, the Petitioner would suffer an undue hardship and practical difficulty.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 21 Md. App. 28 (1974).

UNCLASIFIED FOR FILING

Date

By

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances and special hearing relief were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

In addition, the Petitioner's witnesses have demonstrated that the requested relief is consistent with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and would otherwise not be detrimental to the public health, safety and general welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Hearing and Zoning Variance, should be granted.

14-00000-17-1
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of Oct., 1990 that, pursuant to the Petition for Special Hearing, approval for conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under case #89-371-N, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Zoning Variance from Section 405.4A(2) to allow a setback of 3 ft. off street right of way for illuminated I.D. sign, in lieu of the required 6 ft., be and is hereby GRANTED; and,

IT IS FURTHER C____RED that a zoning variance from Section 413.2(f) to allow one double faced illuminated business sign having a total area of 120 sq. ft., in lieu of the required 100 sq. ft., as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
ROBERT HAINES
Zoning Commissioner for
Haltom County

JRH:mm
cc: Peoples Counsel

2020-002
3-12-20

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1519322370		
Owner Information		
Owner Name:	BALAJI LLC	Use: COMMERCIAL Principal Residence: NO
Mailing Address:	2318 WILLOW VALE DR FALLSTON MD 21047-1502	Deed Reference: /26818/ 00221
Location & Structure Information		
Premises Address:	201 NORTH POINT BLVD 0-0000	Legal Description: .780 AC 301 NORTH POINT BLVD SWS SE COR BALTIMORE ST
Map:	Grid:	Parcel:
0096	0015	0199
Neighborhood:	Subdivision:	Section:
30000.04	0000	
Block:	Lot:	Assessment Year:
		2018
Town:	Plat No:	
None	Plat Ref:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1965	1,914 SF	Property Land Area
		33,976 SF
County Use	20	
Stories	Basement	Type
		SERVICE GARAGE
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	482,900	482,900
Improvements	194,900	202,600
Total:	677,800	685,500
Preferential Land:	0	685,500
		0
Transfer Information		
Seller: SMO REALTY LLC	Date: 03/27/2008	Price: \$625,000
Type: ARMS LENGTH IMPROVED	Deed1: /26818/ 00221	Deed2:
Seller: SHELL OIL CO	Date: 01/08/2001	Price: \$336,016
Type: NON-ARMS LENGTH OTHER	Deed1: /14906/ 00674	Deed2:
Seller: STAFAC INC	Date: 02/02/1966	Price: \$125,000
Type: ARMS LENGTH IMPROVED	Deed1: /09127/ 00585	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

PETITION FOR ~~ZONING RECLASSIFICATION~~ ^{5783-KA}
~~AND FOR~~ SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Canton Company of Baltimore, legal owner ^{more} of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a gasoline service station

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Shell Oil Company
by: Kenneth C. Proctor
Contract purchaser

Address Campbell Bldg.

Towson 4, Maryland

Kenneth C. Proctor
Petitioner's Attorney

Address Campbell Bldg., Towson 4, Md.

Canton Company of Baltimore
by: Kenneth C. Proctor
Legal Owner

Address Campbell Bldg.

Towson 4, Maryland

Proctor's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of October, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building, in Towson, Baltimore County, on the 26th day of February, 1963, at 1000 o'clock

A. M.

Zoning Comm

PETITIONER'S

EXHIBIT NO.

2A

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location being in a commercial zone, the safety, health and general welfare of the locality involved not being detrimentally affected,

~~the above re-classification should be had, and/or the Special Exception should be granted~~

a Special Exception for a Gasoline Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of February, 1963, that the above re-classification be and the same is hereby

~~continued~~ that a Special Exception for a gasoline service station should be and the same is granted, from and after the date of this order, subject, however, to approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning and the provisions stated in letter dated Nov. 27, 1962 from Walter J. Addison, Chief of the Division of Traffic Engineering.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1963, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose Date: November 27, 1962

FROM: Walter J. Addison

SUBJECT: Property of the Canton Company of Baltimore, northeast side of Old North Point Road 167 feet northwest of Pratt Street (Baltimore Avenue), 18th District, present zoning R-G(?), proposed zoning - Petition for Special Exception for Gas Station

This property was discussed as item 5 on the agenda of the November 16, 1962 meeting of the Zoning Advisory Committee.

Previous discussions concerning rezoning and/or use of a large tract of property to the southwest of Baltimore Avenue and North Point Road resulted in the plans to duplicate that portion of Baltimore Avenue between North Point Road and North Point Boulevard.

Use of the subject site should be predicated on having right-turn lanes and curbs only. That is to say that no median opening should be provided on the Baltimore Avenue side as well as on North Point Boulevard.

Walter J. Addison
Walter J. Addison, Chief
Division of Traffic Engineering

WJA:GWN:ach

PETITION FOR SPECIAL EXCEPTION
(18TH DISTRICT)

ZONING: Petition for Special Exception
for a Gas Station.

LOCATION: Northeast side of Old North
Point Road 167 feet Northwest of
Pratt Street.

DATE & TIME: Wednesday, February 21,
1963 at 10:00 A.M.

PUBLIC HEARING: Room 104, County
Office Building, 111 W. Chesapeake Ave-
nue, Towson, Maryland.

The Zoning Commission is hereby

CERTIFICATE OF PUBLICATION

100-22-11 207-04

EXISTENT DURING OR
EXISTING UNDER NONE

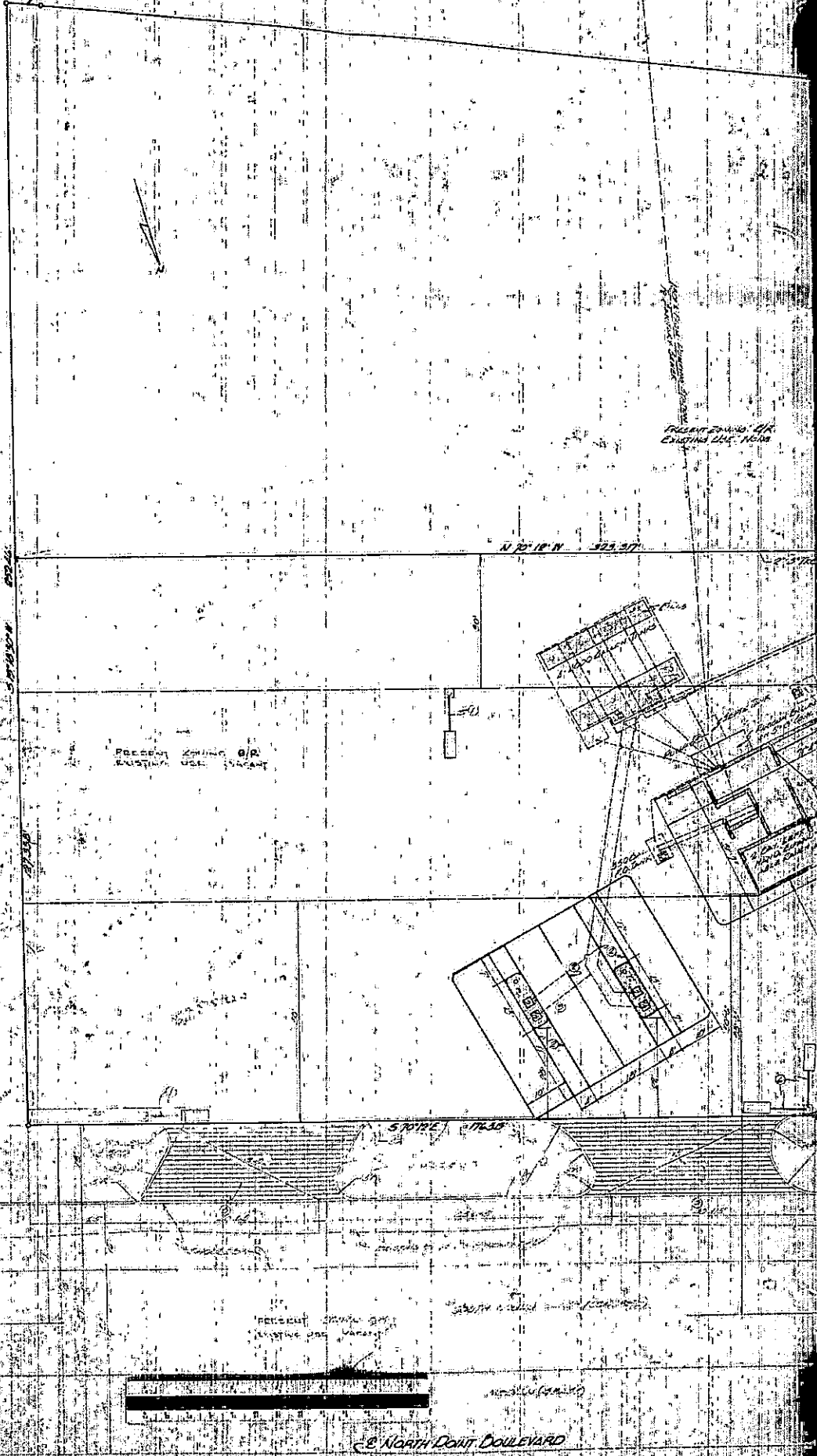
2" 5" TRIMED ON NO SIDE A-MS THIS LINE

SPORN LEVER, LOOK UP TO SE SPORN LAMP
IN COLLINGS STAGE

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Clinton Co -
5783-X

[illegible]



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570°12'E / 17630'

PERSONAL - ~~CONFIDENTIAL~~
EXISTING AND ~~CONFIDENTIAL~~

SE NORTH POINT BOULEVARD

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 SE/C North Point Boulevard *
 and Baltimore Street * DEPUTY ZONING COMMISSIONER
 (201 North Point Boulevard) * OF BALTIMORE COUNTY
 15th Election District *
 7th Councilmanic District * Case No. 89-371-X
 Shell Oil Company *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to approve a food mart use in combination with an existing service station on the subject property, in accordance with Petitioner's Exhibit 1.

The Petitioner, by James Kozak, Territory Manager, and Todd V. Suhre, Project Engineer with Shell Oil Company, appeared, testified, and were represented by J. Neil Lanzi, Esquire. Also appearing on behalf of the Petition was John Hess, Operator of the existing service station. There were no Protestants.

Testimony indicated that the subject property, known as 201 North Point Boulevard, consists of 1.03 acres more or less zoned B.R.-I.M., and is the site of an existing service station. A service station has operated from the subject property since 1965 as a result of a special exception granted in Case No. 5783-XA on February 27, 1963. Petitioner proposes converting 400 sq.ft. of existing space to a convenience store. Testimony presented by Messrs. Suhre, Kozak and Hess indicated that in their opinion, the conditions delineated in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) would be satisfied by the requested modification. Mr. Hess, operator of the existing service station since October, 1987, indicated the decision to add a convenience store to the existing facility was made after discussing the subject with many of the customers

PETITIONER'S

EXHIBIT NO.

2B

ORDER OF ZONING FILING

Date

By

3/16/89
 By *Bette J. Schuchman*

and neighbors who have expressed an interest and have no objection to Petitioner's plans.

Petitioner submitted pictures of the subject property to support its position that the conversion of a portion of the existing building to a convenience store facility will not be detrimental to the health, safety or general welfare of the community. Further testimony presented by Petitioner's witnesses indicated that there is ample room for parking for food mart customers and that the proposed modifications to the site plan will not create any traffic problems for the community.

In response to the comments submitted by the Office of Planning, Mr. Hess testified that he currently provides compressed air and water and will continue to do so. Further, Petitioner is willing to submit a landscaping plan for approval by the Baltimore County Landscape Planner to insure the property is landscaped at a minimum in compliance with the Baltimore County Landscaping Manual.

It is clear that the B.C.Z.R. permits the use proposed in a B.R.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any ad-

verse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Prit's, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of March, 1989 that the Petition for Special Exception to approve a food mart use in combination with an existing service station on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioner shall submit for approval by the Baltimore County Landscape Planner a landscape plan which at a minimum is in compliance with the Baltimore County Landscaping

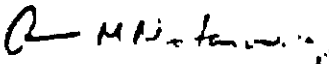
ORDER RECEIVED FOR FILING

Date

By

Manual. A copy of the approved landscaping plan shall be submitted to the Zoning Office for incorporation into the case file.

3) Petitioner shall provide compressed air and water for its customers.



ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

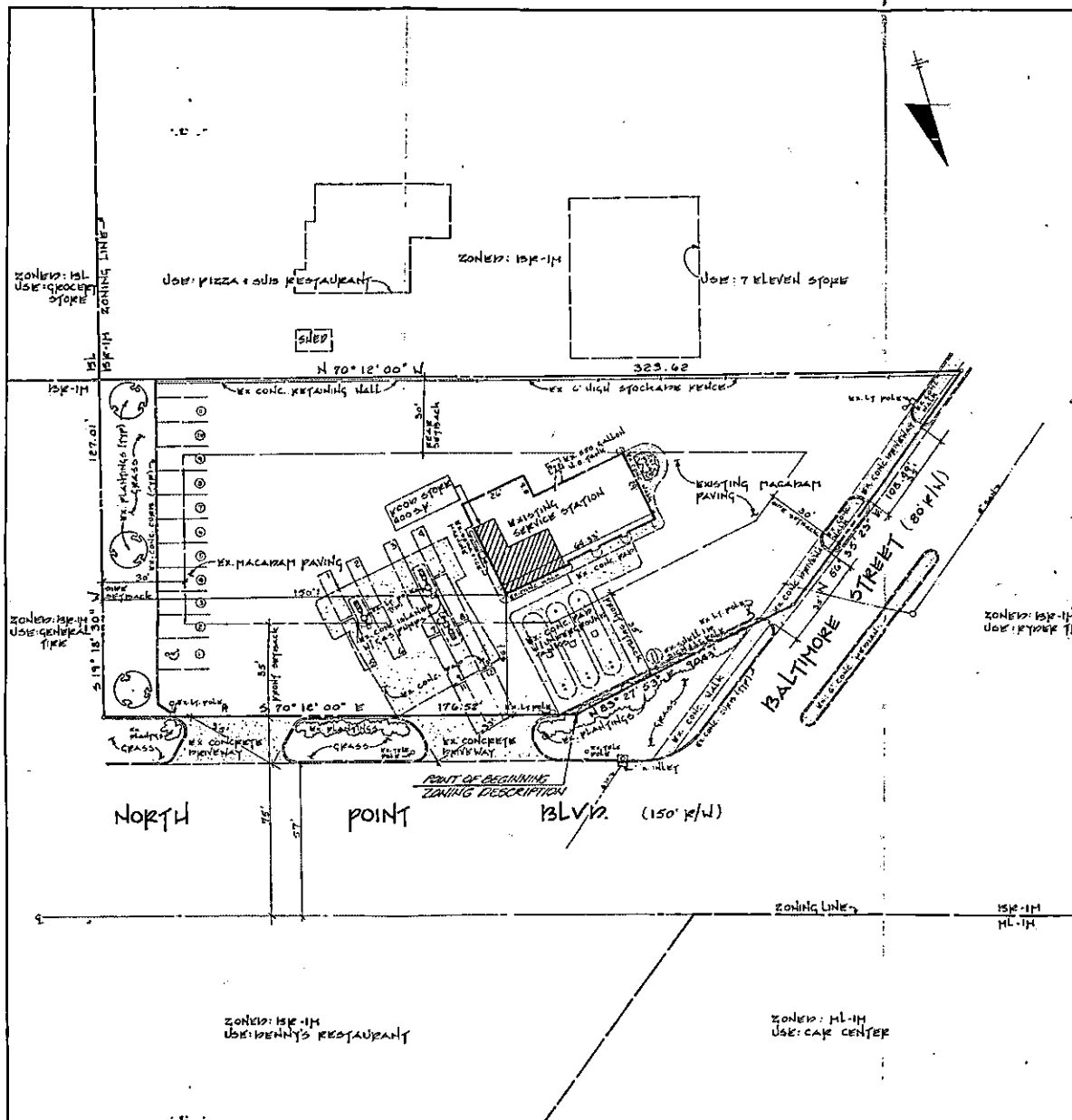
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ORDER TO DISMISS FILING

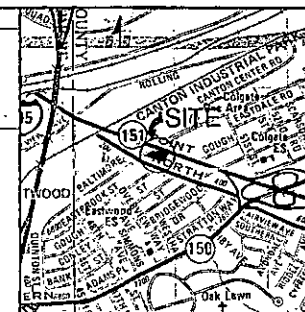
DOED

BY

3/14/89
By 



LEGEND	EXISTING	PROPOSED
building	---	---
culvert	---	---
fence	---	---
service space	---	---



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
2. OWNER OF PROPERTY: STACAL INC.
170 BROADWAY
NEW YORK, NEW YORK 10005
3. DEED REFERENCES: L188 4277, FOLD 100
4. SITE AREA: 21,408.87 S.F. = 0.494 ACRES (INT.)
40,211.10 S.F. = 0.928 ACRES (EXT.)
5. TAX ACCOUNT # 034522210
6. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY FIELD SURVEYORS SUPPLEMENTED BY A FOUR YEAR RECORD OF LATEST, THE COMPANY SATED MAY 20, 1984 AND ADDITIONAL INFORMATION OBTAINED FROM THE BALTIMORE ALICE TELEPHONE COMPANY. WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION OBTAINED. THE CONTRACTOR MUST VERIFY ALL DATA INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.

EXISTING NOTES

- EXISTING ZONING: RM-1H
PROPOSED ZONING: NO CHANGE, BUT WE ARE REQUESTING A SPECIAL EXCEPTION FOR USE OF PROPERTY AS GASOLINE STATION.

AREA REQUIREMENTS:

- TOTAL SERVING SPACES = 8
TOTAL DRIVEWAY SPACES = 8
TOTAL SPACES AND RAMP = 8 + 8 = 16
TOTAL AREA REQUIRED = 8 x 1,500 = 12,000 SQ. FT. MIN.
TOTAL EXISTING SPACES = 8

ANNEALED NOTES:

- SERVICE SERVICE SERVICES
 - SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
 - TIRE SALES AND INSTALLATIONS
 - SALE OF SMALL AUTO PARTS AND ACCESSORIES
 - WHICH ACCESSORY USES
- COMBINATION USED: 400 FT. FOOD STORE (LESS THAN 8,000 S.F.)
TOTAL AREA REQUIRED: 12,000 S.F.
TOTAL AREA OF TRACT = 21,408.87 S.F. = .494 ACRES

ACCESS POINTS:

- NUMBER OF DRIVEWAYS ON NORTH POINT BOULEVARD = 2
ANNEALED STILL WITH 2 x 8 FT. x 10 FT.
ACTUAL DRIVE WIDTH = 100 FT.

PARKING REQUIRED:

- 2 SPACES/STREET AT 2 BAYS = 8 SPACES
8 SPACES/STREET x 2 BAYS = 16 SPACES
TOTAL = 16 SPACES

PARKING SPACES PROVIDED = 12 SPACES

- AREA DISTURBED BY NEW CONSTRUCTION = NO NEW EXTERIOR CONSTRUCTION IS TO OCCUR.

EXISTING USE: GAS SERVICE STATION

- PROPOSED USE: GAS SERVICE STATION WITH FOOD STORE

PREVIOUS ZONING CASE

C 5783-XA
SPECIAL EXCEPTION
FOR USE OF PROPERTY
AS GASOLINE STATION.

Petitioner's
Graphic
JAN 11 1983
STACAL ASSOC.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION

281



STV / LYON ASSOCIATES

Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS

NO	DATE	DESCRIPTION

NOTE: THE BEARINGS, DISTANCES, BUILDING LOCATIONS, AS SHOWN HEREON ARE BASED ON A PLAN BY SHELL OIL COMPANY, DATED MAY 20, 1966. THE BOUNDARIES SHOWN HEREON ARE NOT TO BE CONSIDERED AS REPRESENTATION OF A LAND BOUNDARY SURVEY BY STV / LYON ASSOCIATES.

PLAN PREPARATION

DESIGNED BY: MJF	DATE: DEC 1988
DRAWN BY: MJF	SCALE: 1"=20'
CHECKED BY: SHP	

SHELL OIL COMPANY
201 NORTH POINT BOULEVARD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 15

DRAWING NO.
8138-63

SHEET NO.
1 of 1

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND ZONING VARIANCE * ZONING COMMISSIONER
 S/S North Point Blvd. at *
 Baltimore Street * OF BALTIMORE COUNTY
 201 North Point Boulevard *
 15th Election District * CASE # 90-392-SPIA
 7th Councilmanic District *
 *
 SHELL OIL COMPANY
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval of the conversion of an existing full service station with a food store to a gas and go service station in combination with a food store and to amend site plan under case #89-371-X, and a Zoning Variance from Section 405.4A(2) to allow a setback of 3 ft. off-street right of way for illuminated I.D. sign in lieu of the required 6 ft. and variance from Section 413.2(f) to allow one double faced illuminated business sign having a total area of 128 sq. ft. in lieu of the required 100 sq. ft., as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Shell Oil Company, by J. Neil Lanzi, Esquire, appeared and testified. Appearing on behalf of the Petition was Richard Beall, Mark Hafner, Jim Kozak and Mickey Cornelius. There were no Protestants.

Proffered testimony indicated that the subject property located at 201 North Point Boulevard consists of 1.038 acres +/-, zoned B.R.-1.M. and is currently improved with an existing service station and food store. Testimony indicated that the Petitioner is desirous of converting the existing full service station and food store to a gas and go service station in combination with a food store, in accordance with Petitioner's Exhibit No.1. Testimony also indicated that the Petitioner is planning to eliminate the full service garage and use the area for storage purposes only.

PETITIONER'S

EXHIBIT NO.

2C

ORDER RECEIVED FOR FILING

Date

By

10/4/90
 M. Bork

Wickey Corbellus, Petitioner's Traffic Consultant, testified that, based on his traffic study of the subject site, traffic flow through the site and stacking lanes are adequate.

Proffered testified indicated that the Petitioner also requested the aforementioned variances relative to setbacks and signage. Neil Lanzi testified that the subject station has been in operation since 1965 and that strict compliance with the setback and sign area requirements rendered a conformance unnecessarily burdensome. The Petitioner's witnesses testified that the requested relief, if granted, would have no adverse impact on the health, safety or general welfare of the community. Additionally, the Petitioner's witnesses indicated that should the variance relief be denied, the Petitioner would suffer an undue hardship and practical difficulty.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Edley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING

10/1/74
M. D. C. C. C.

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances and special hearing relief were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

In addition, the Petitioner's witnesses have demonstrated that the requested relief is consistent with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and would otherwise not be detrimental to the public health, safety and general welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Hearing and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of Oct. 1990 that, pursuant to the Petition for Special Hearing, approval for conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under case #89-371-K, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Zoning Variance from Section 405.4A(2) to allow a setback of 3 ft. off street right of way for illuminated I.D. sign, in lieu of the required 6 ft., be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date 10/6/90
By M. Hark

IT IS FURTHER ORDERED that a zoning variance from Section 413.2(f) to allow one double faced illuminated business sign having a total area of 120 sq. ft., in lieu of the required 100 sq. ft., as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:cm

cc: Peoples Council

Date 1/14/1990
By M. D. Smith



RICHARD L. BEALL, INC., A.T.A.
ARCHITECT AND PLANNER

To: JLL 100 13
8/18/93 WCR



August 14, 1993

Baltimore County Government
Office of the Director of Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon, Director

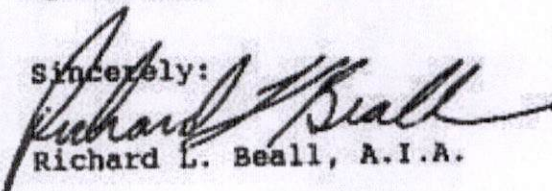
Ref: Shell Oil Company, 201 North Point Blvd., Rosedale, Md.
Installation of a new 28' x 50' canopy

My client, Shell Oil Company, wishes to construct a 28' x 50' canopy to cover the existing gasoline pump islands at the above referenced site. I ask your review of this proposal to determine if a special hearing is necessary for the proposed improvements, given the nature of the request and the site's past history. I have attached herewith a copy of the approved site development plan with our proposed improvements shown in red.

It is our position that the proposed canopy does not alter the use or character of the site as it exists. That the canopy will be constructed within the required setbacks for such structures and that the proposed improvements do not impact or alter earlier requests which were granted by special hearings.

I do herewith, respectfully, request your waiver of any hearings regarding the above referenced improvement. If you have any questions or require further information for your review, please call my office.

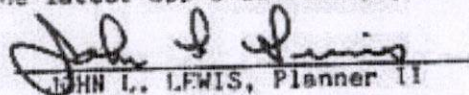
Sincerely:


Richard L. Beall, A.T.A.

jb

attachment

The proposed 28 ft. x 50 ft. canopy as shown on the red lined site plan provided with your letter has been reviewed by staff and determined to be within the spirit and intent of the order in zoning cases 90-392-SPHA and 89-371-X. No additional zoning hearing will be required for this amendment. The red lined plan is being included in the zoning case file 90-392-SPHA as the latest approved zoning plan.


JOHN L. LEWIS, Planner II

360 JONES STATION ROAD, ARNOLD, MARYLAND 21012

RECEIVED

AUG 18 1993

ZADM

PETITIONER'S

EXHIBIT NO.

20

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

SE/corner of North Point Road
and Baltimore Street
15th Election District
7th Councilmanic District
(201 North Point Road)

SMO, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-399-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, SMO, Inc. The special hearing request involves property located at 201 North Point Boulevard, located in the Dundalk area of Baltimore County. The subject property is zoned BR-IM. The petitions were prepared and filed by David Gildea and Sebastian Cross, attorneys at law.

Appearing at the hearing on behalf of the property owners were Steve Stookey, Brian Fenwick, representing SMO, Inc., and Evangeline Baulch and David Sang appearing on behalf of Frederick Ward Associates, the engineers who prepared the site plan of the property. Sebastian Cross and David Gildea, attorneys at law, appeared representing the Petitioners. There were no protestants in attendance.

The property owners have filed a special hearing request for an interpretation of Section 450.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The special hearing request is for a determination as to whether the manner in which the "area" of the Petitioners' sign package was appropriately calculated in accordance with the dictates of Section 450.3 of the B.C.Z.R. In the alternative, depending on the outcome of the special hearing request, the

ORDER RECEIVED FOR FILING
Date 6/3/02
By R. Jensen

PETITIONER'S

EXHIBIT NO.

2E

Petitioners have filed a variance from Section 450.4 of the B.C.Z.R., to permit 474 sq. ft. of canopy signage in lieu of the permitted 25 sq. ft.

Testimony and evidence indicated that the property, which is the subject of this zoning request, consists of 0.780 acres, more or less, zoned BR-IM. The subject property is located on the southeast corner of the intersection of Old North Point Boulevard and Baltimore Street in Dundalk. The property is the site of an existing Shell Gasoline Service Station. The particulars of the property are more specifically identified on Petitioners' Exhibit No. 1, the site plan submitted into evidence. This particular fuel service station is owned by SMO, Inc., whose headquarters are located in La Plata, Maryland. SMO not only owns this particular Shell Service Station, but also owns approximately 40 other service stations in Baltimore County. SMO has undertaken a program to renovate and redevelop their existing service station sites. This is the first of many sites in Baltimore County which is slated to be renovated. The renovation of the site proposes a new sign and canopy package for each of the existing Shell Service Stations. The old signs and old canopies are proposed to be torn down and the new canopies and signage installed as depicted on Petitioner's Exhibit Nos. 2 & 3.

At issue in this case is the interpretation of Section 450.3 of the B.C.Z.R. and its application to the manner in which the area of the new signs for this service station shall be calculated. As the testimony demonstrated, this is a Shell Gasoline Service Station. It is proposed to be identified at this location by a 12 sq. ft. sign containing the letters "Shell". This 12 sq. ft. "Shell" sign appears on two sides of the canopy façade. There are no other words or symbols appearing on the canopy itself, other than the two 12 sq. ft. signs.

6/3/02
R. J. [Signature]

The canopy itself will contain two colors, that being a yellow base color of the canopy façade with a small red accent stripe, approximately 6 inches in width, running along the bottom of the canopy. This red accent decorative feature is proposed to be illuminated.

Mr. Gildea, arguing on behalf of the Petitioners, asserted that the definition of area, as contained within the Baltimore County Zoning Regulations at Section 450.3, excludes the painted façade and decorative stripe, and that only the word "Shell" should be considered to be the area of this canopy sign.

After considering the testimony and evidence offered at the hearing and the language as contained in Section 450.3.a & b of the Baltimore County Zoning Regulations, I hereby find that the canopy sign proposed for this Shell Service Station shall be interpreted to consist of two separate canopy signs, each containing 12 sq. ft. of signage, that being the word "Shell" and shall not include the yellow painted canopy façade or the red decorative stripe, both of which are not part of the message of this sign. It should be noted that this sign package, as proposed for this site, is entirely appropriate for this and other Shell Service Stations. The ruling herein shall apply to this property location and any other Shell Service Station, whereupon this exact same sign and canopy package is proposed to be installed. Given that the redevelopment of this service station and the sign and canopy package is appropriately designed, it shall not be necessary for this Petitioner to have to request this special hearing and variance relief for each and every gasoline service station that they intend to renovate.

Inasmuch as I have interpreted Section 450.3 of the Baltimore County Zoning Regulations to require that only the word "Shell" be calculated as the area of the sign for this application, then the variance request also filed herein shall be dismissed as being

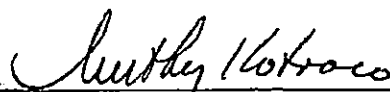
UNDER REVIEW FOR FILING
Date 6/3/02
By R. Johnson

unnecessary. It should be noted that the Petitioners are permitted to have six separate canopy signs, each of which could contain a square footage of up to 25 sq. ft. The Petitioners propose only two separate canopy signs containing square footage of 12 sq. ft. each. The sign package proposed is substantially less than what is permissible for this property. Inasmuch as the special hearing has been approved, the variances shall be dismissed.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of June, 2002, that the Petitioners' Special Hearing request for a determination that the yellow canopy background color and the red decorative stripe do not contribute to the signs message and, therefore, should not be included in the area of this sign in accordance with Section 450.3 of the B.C.Z.R., be and is hereby GRANTED.

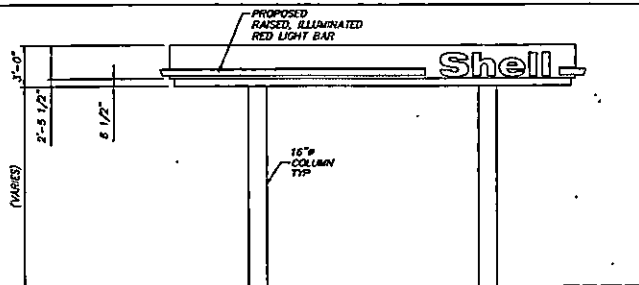
IT IS FURTHER ORDERED, that the variances requested by the Petitioners, be and they are hereby DISMISSED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

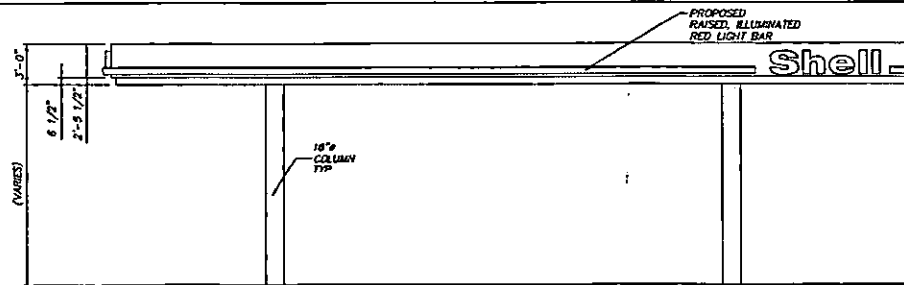

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

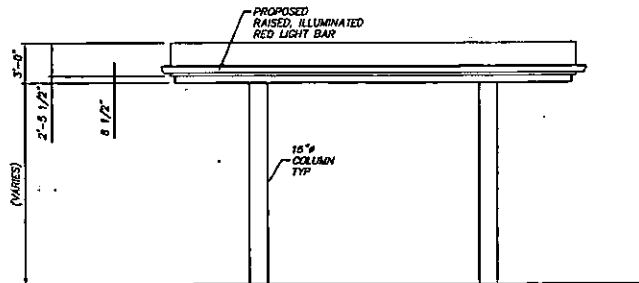
ORDER RECEIVED FOR FILING
Date 6/3/02
By R. G. Gannon



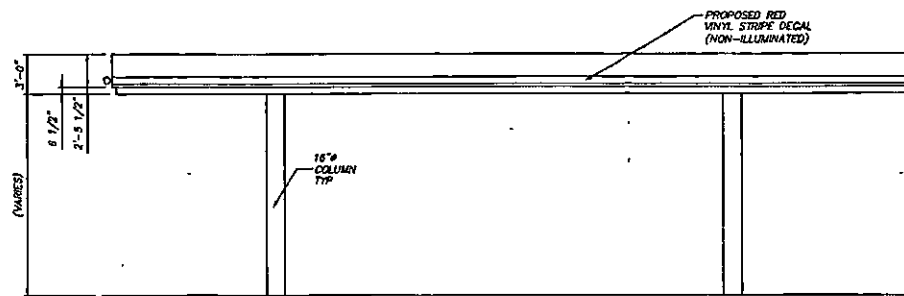
EAST ELEVATION
(NOT TO SCALE)



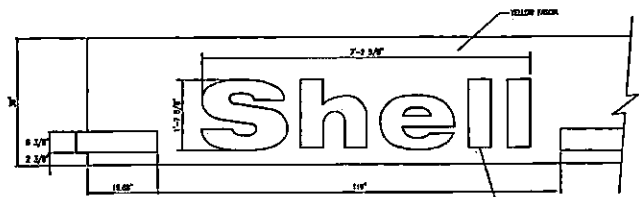
NORTH ELEVATION
(NOT TO SCALE)



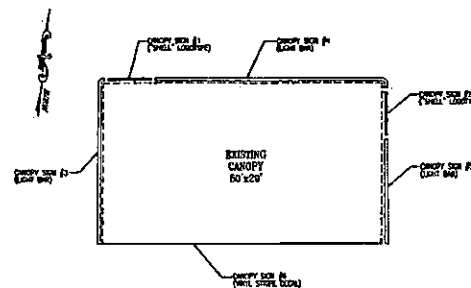
WEST ELEVATION
(NOT TO SCALE)



SOUTH ELEVATION
(NOT TO SCALE)



SIGN DETAIL
SCALE: 3/4"=1'-0"



TYPICAL CANOPY FASCIA
SCALE: 1"=10'

SIGNAGE CALCULATIONS:	
SERVICE STATION / CANOPY OVERHANGS EXHIBIT (NORTH SECTION 430)	
A. PERMITTED: SIX (6) SIGNS @ 25 S.F. EACH	
B. SPECIAL HANGING:	
PROPOSED:	
1) CANOPY SIGN #1 = 12 S.F.	
2) CANOPY SIGN #2 = 12 S.F.	
OR IN THE ALTERNATIVE:	
C. VARIANCE CASE:	
1) TO PERMIT A 26.5 S.F. CANOPY SIGN (CANOPY SIGN #6) IN LIEU OF THE REQUIRED 25 S.F.	
PROPOSED:	
1) CANOPY SIGN #1 = 12 S.F.	
2) CANOPY SIGN #2 = 12 S.F.	
3) CANOPY SIGN #3 = 0.53744' = 15 S.F.	
4) CANOPY SIGN #4 = 0.53744' = 15 S.F.	
5) CANOPY SIGN #5 = 0.53744' = 15 S.F.	
6) CANOPY SIGN #6 = 0.53744' = 15 S.F.	
OR IN THE ALTERNATIVE:	
2) TO PERMIT 474 S.F. OF CANOPY SIGNAGE IN LIEU OF THE REQUIRED 25 S.F.	
NORTH ELEVATION 3'-0" = 150 S.F.	
SOUTH ELEVATION 3'-0" = 150 S.F.	
EAST ELEVATION 3'-0" = 87 S.F.	
WEST ELEVATION 3'-0" = 87 S.F.	
TOTAL = 474 S.F.	

REV	DATE	REVISION

**NOT FOR
CONSTRUCTION**

DEVELOPER / OWNER
SMO REALTY, LLC
P.O. BOX 2810
LA PLATA, MD 20640-2800



FREDERICK WARD ASSOCIATES, INC.
7125 Element Drive Columbia, Maryland 21046-2554
Phone: 410-720-6000 or 410-320-8500 Fax: 410-720-6228
Baltimore, Maryland Warrenton, Virginia

**ELEVATIONS TO ACCOMPANY PETITIONS
FOR SPECIAL HEARING AND VARIANCE**
201 NORTH POINT BLVD.
BALTIMORE, MARYLAND



DATE CUT/REV SCALE (AS SHOWN) CHECKED BY ETD DRAWN BY RJD	PROJECT VP02 SHEET 2 OF 2 FOR JES ALLEN 20140220
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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1993, LEGISLATIVE DAY NO. 20
BILL NO. 172-93

COUNCILMEMBERS RILEY & RUPPERSBERGER

BY THE COUNTY COUNCIL, NOVEMBER 1, 1993

A BILL
ENTITLED

AN ACT concerning

Fuel Service Stations and Car Washes

FOR the purpose of updating zoning and landscaping regulations which concern fuel service stations and car washes; stating legislative findings and policy; authorizing locations in which service stations or car washes are permitted by right or by Special Exception; setting performance standards; setting regulations regarding plan approvals, fuel service stations existing prior to the effective date of this bill, abandoned fuel service stations and conversions of abandoned stations; authorizing car washes in certain districts by Special Exception; requiring a site plan for car washes; prescribing the number of stacking and parking spaces required at a car wash site; setting performance standards; exempting car washes legally existing prior to the effective date of this bill; updating the list of district designations and adding the automotive services district; defining terms; stating legislative intent and special regulations for districts; eliminating references to Class I and Class II commercial

EXPLANATION: CAPITALS INDICATE MATTER AT
[Brackets] indicate matter
~~Strike-out~~ indicates matter
Underlining indicates amend

PETITIONER'S

EXHIBIT NO. 3

(5) EXCEPT FOR THE REQUIRED ACCESS DRIVES, A PLANTING AREA IS REQUIRED ALONG THE PERIMETER OF AN AUTOMOTIVE USE. SETBACKS SHALL BE IN COMPLIANCE WITH THE UNDERLYING ZONE OR THE SPECIAL REGULATIONS OF THE USE. LANDSCAPING ALONG THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH CLASS "B" SCREENING REQUIREMENTS. ALL SIDE AND REAR YARDS ABUTTING COMMERCIALY OR INDUSTRIALLY ZONED LAND SHALL BE VEGETATED AT THE RATE OF ONE PLANTING UNIT PER 10 FEET. A PROPERTY LINE THAT ABUTS OR IS WITHIN 50 FEET OF A RESIDENTIALLY ZONED PROPERTY SHALL BE LANDSCAPED IN ACCORDANCE WITH CLASS "C" SCREENING REQUIREMENTS.

SECTION 6. AND BE IT FURTHER ENACTED, THAT ANY APPLICATIONS FOR A SERVICE STATION OR CAR WASH WHICH, AS OF THE DATE OF ADOPTION OF BILL 172-93, HAVE BOTH (I) FILED A CONCEPT PLAN AND HELD A COMMUNITY INPUT MEETING PURSUANT TO SECTION 26-202 OF THE BALTIMORE COUNTY CODE; AND (II) FILED WITH THE OFFICE OF PLANNING AND ZONING ANY REQUIRED PETITIONS FOR SPECIAL EXCEPTIONS OR VARIANCES PURSUANT TO THE BALTIMORE COUNTY ZONING REGULATIONS, SHALL BE GOVERNED BY SECTIONS 405 AND 419 OF THE ZONING REGULATIONS IN EFFECT IMMEDIATELY PRIOR TO THE DATE OF ADOPTION OF BILL 172-93 ("IN-PROCESS FACILITIES"). ANY IN-PROCESS FACILITIES WHICH ARE ULTIMATELY APPROVED AND CONSTRUCTED SHALL BE SUBJECT TO THE PROVISIONS OF BILL 172-93 UPON ANY FURTHER MODIFICATIONS OF THE APPROVED DEVELOPMENT PLAN.

Section 6 7. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-five days after its enactment.

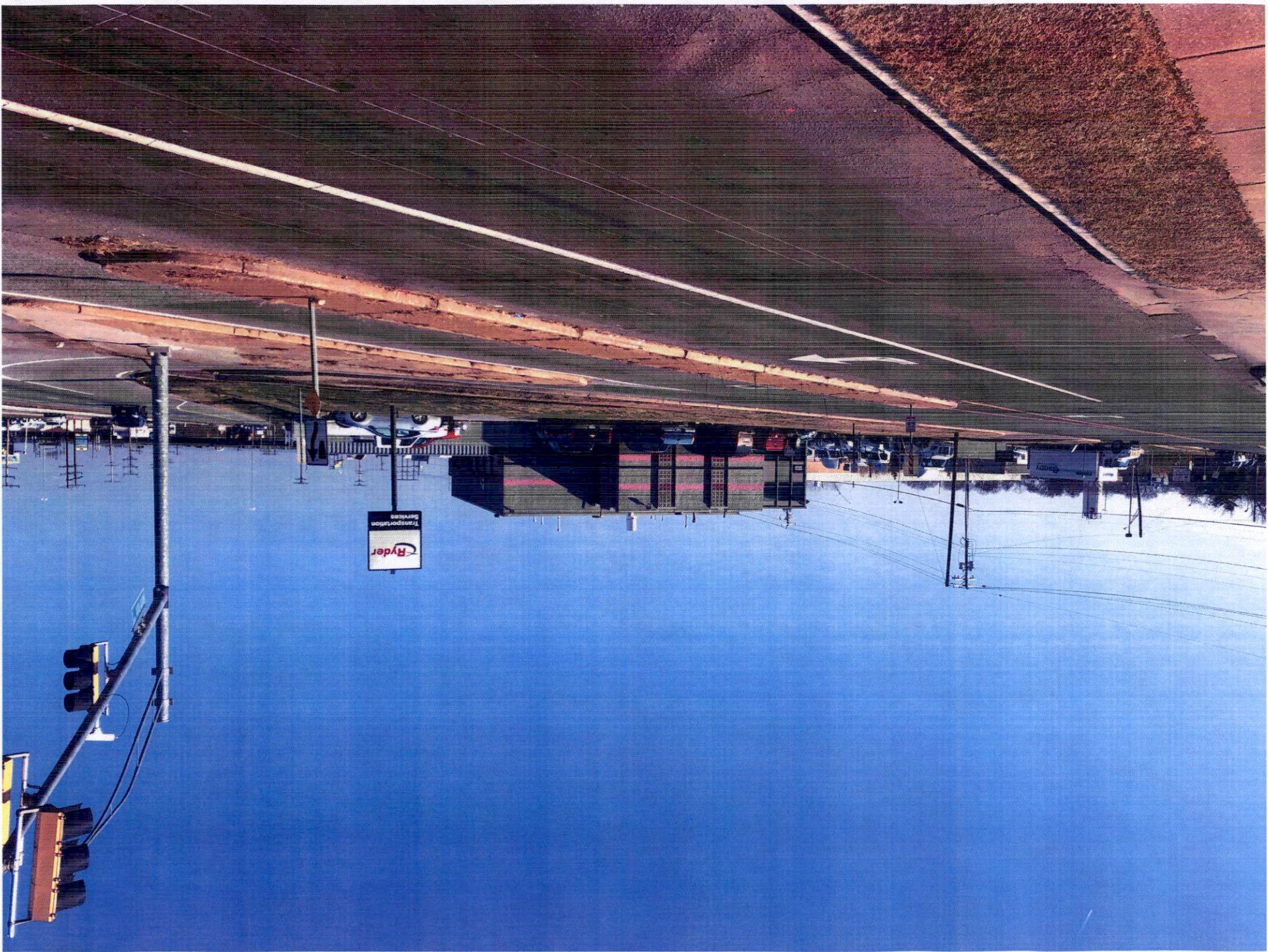


PETITIONER'S

EXHIBIT NO.

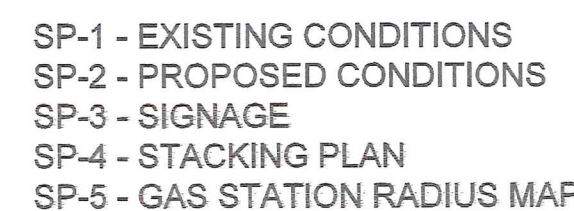
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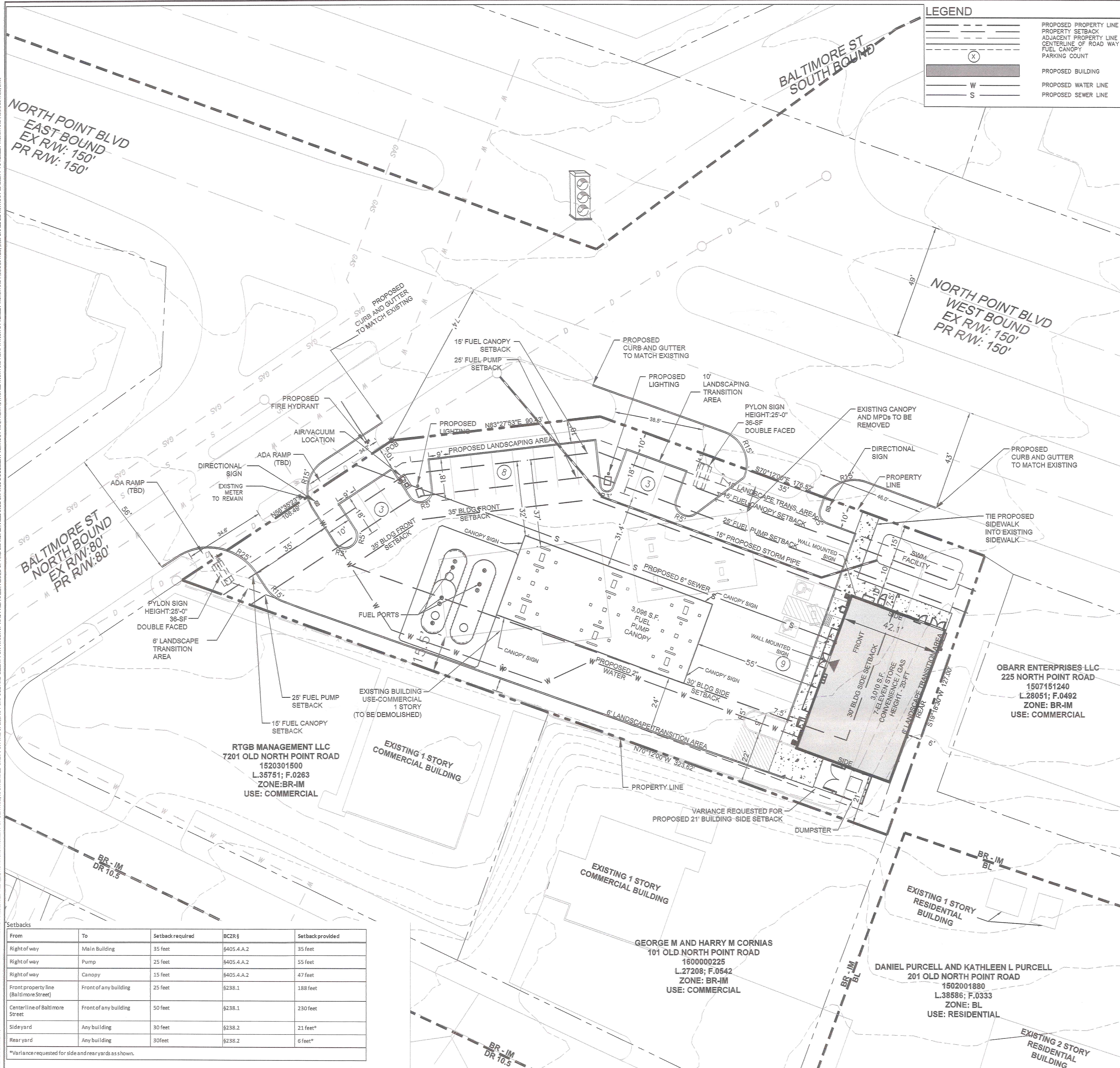












LEGEND

[illegible]**APPLICANT/DEVELOPER**

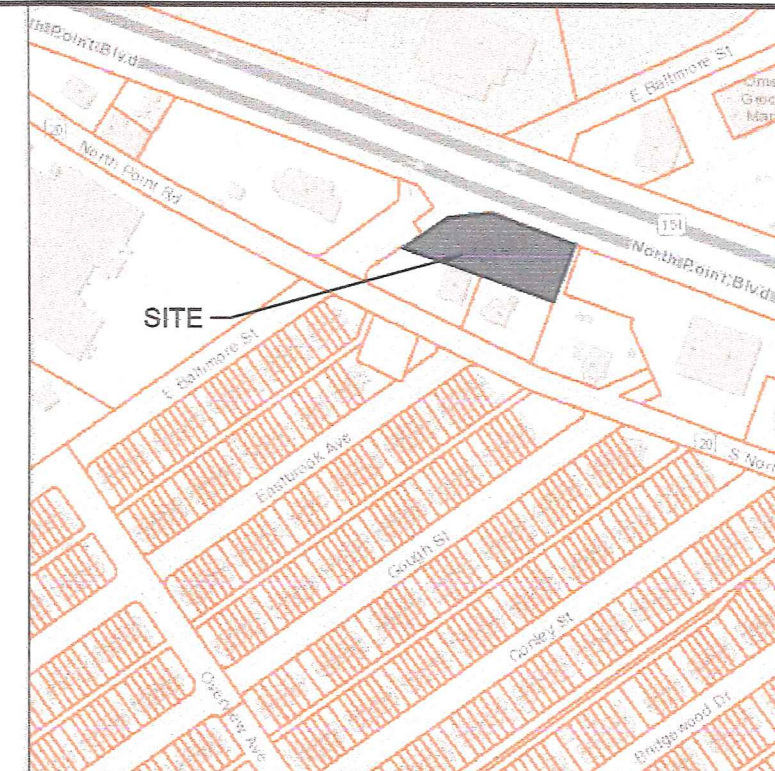
DUNDALK NORTH POINT, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407

PROPERTY OWNERS

BALAJI LLC
2318 WILLOW VALE DRIVE
FALLSTON MD 21047
L.26818; F.0221

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230



VICINITY MAP
ELECTION DISTRICT - 15TH
COUNCILMANIC DISTRICT - 7TH
1"=500'

Kimley»»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROFESSIONAL CERTIFICATION: I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

PROJECT No. 114076000
DATE: DECEMBER 2019
SCALE: 1" = 20'
DESIGNED BY: JIL
DRAWN BY: JIL
CHECKED BY: JL

7-ELEVEN
NORTH POINT BLVD &
EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)

BALTIMORE COUNTY

**PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA**

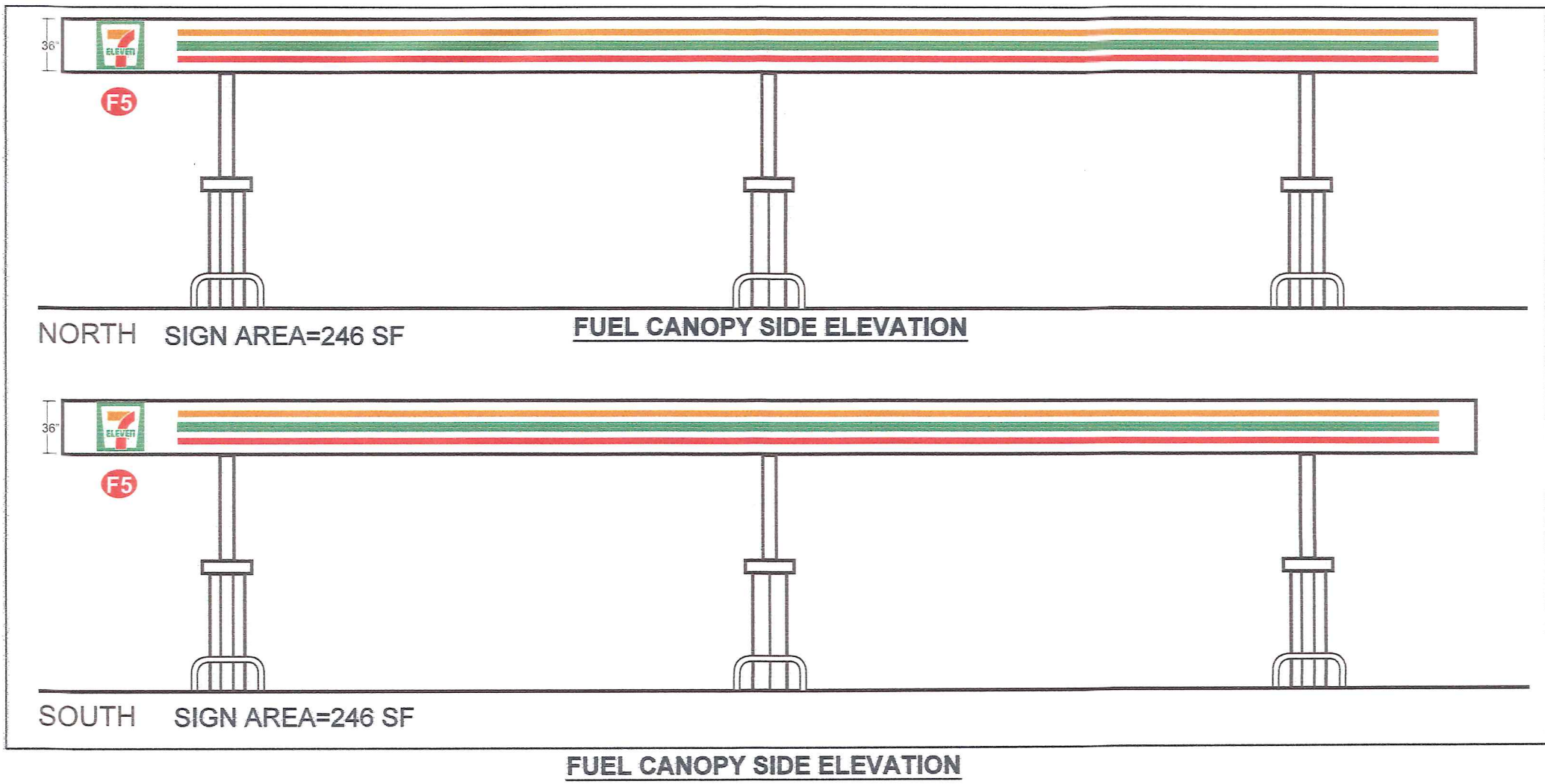
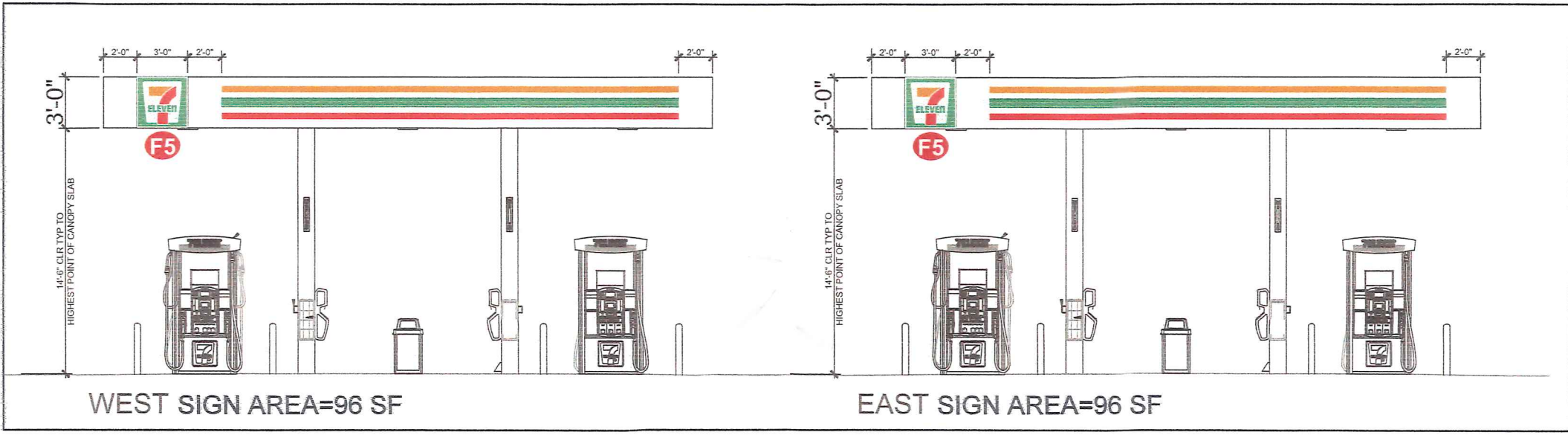
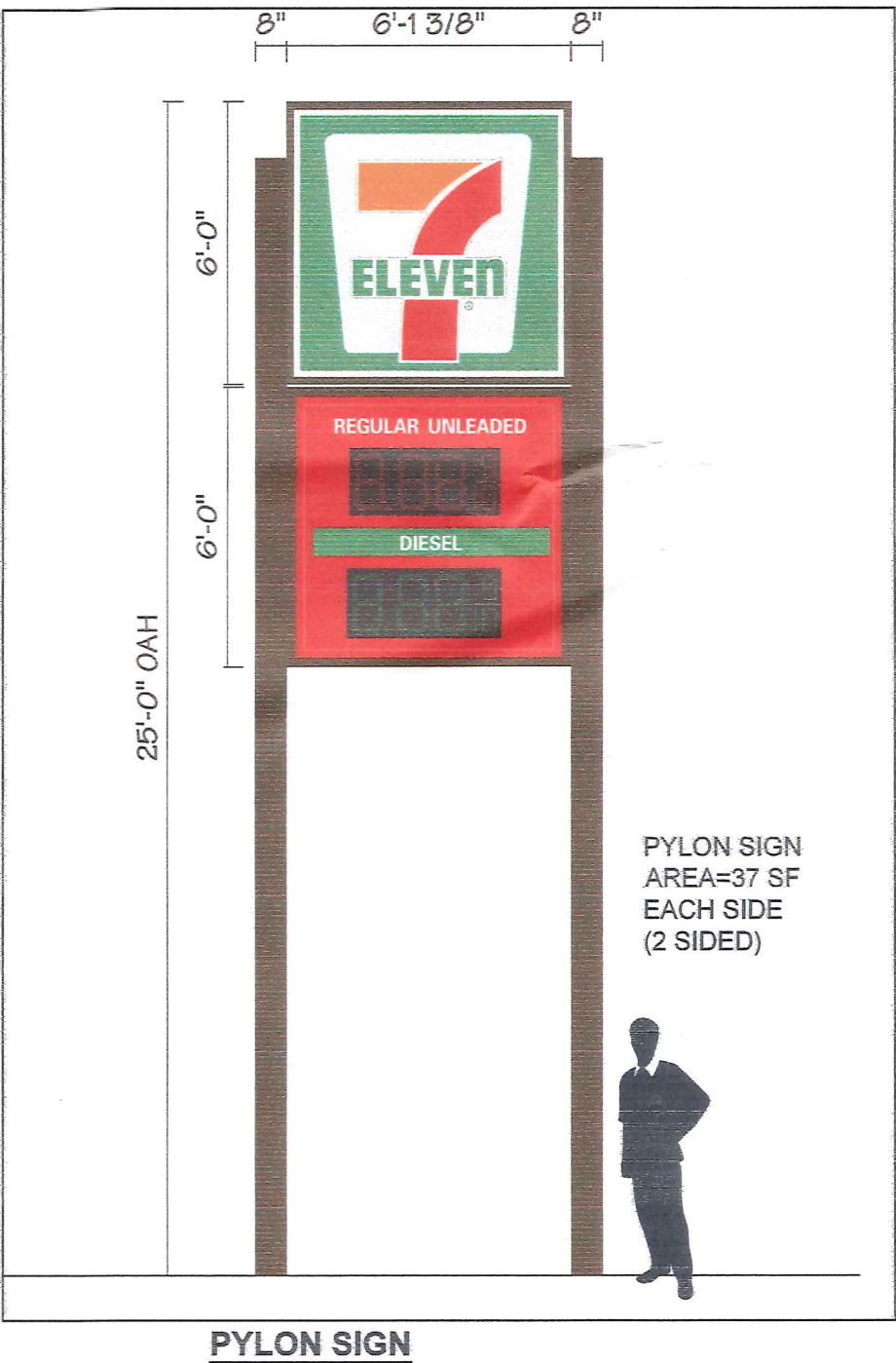
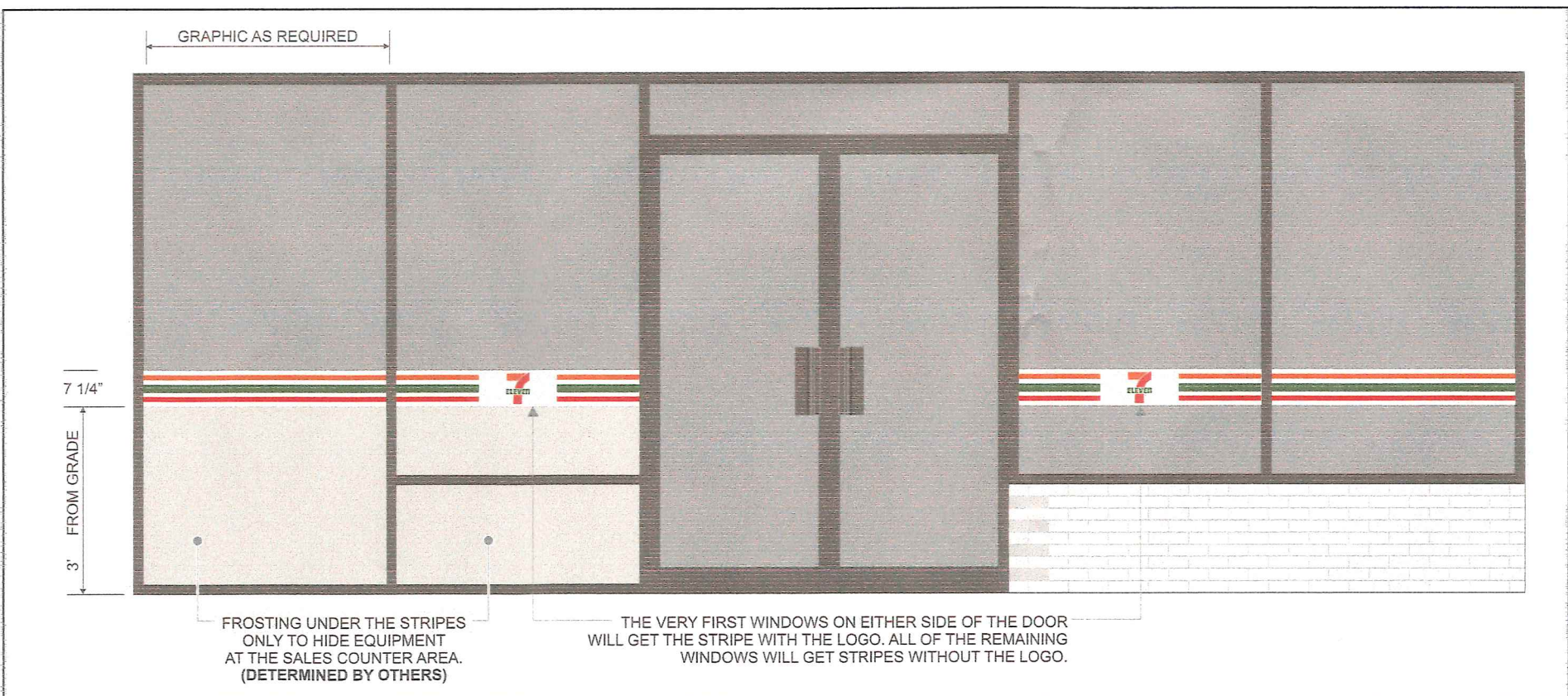
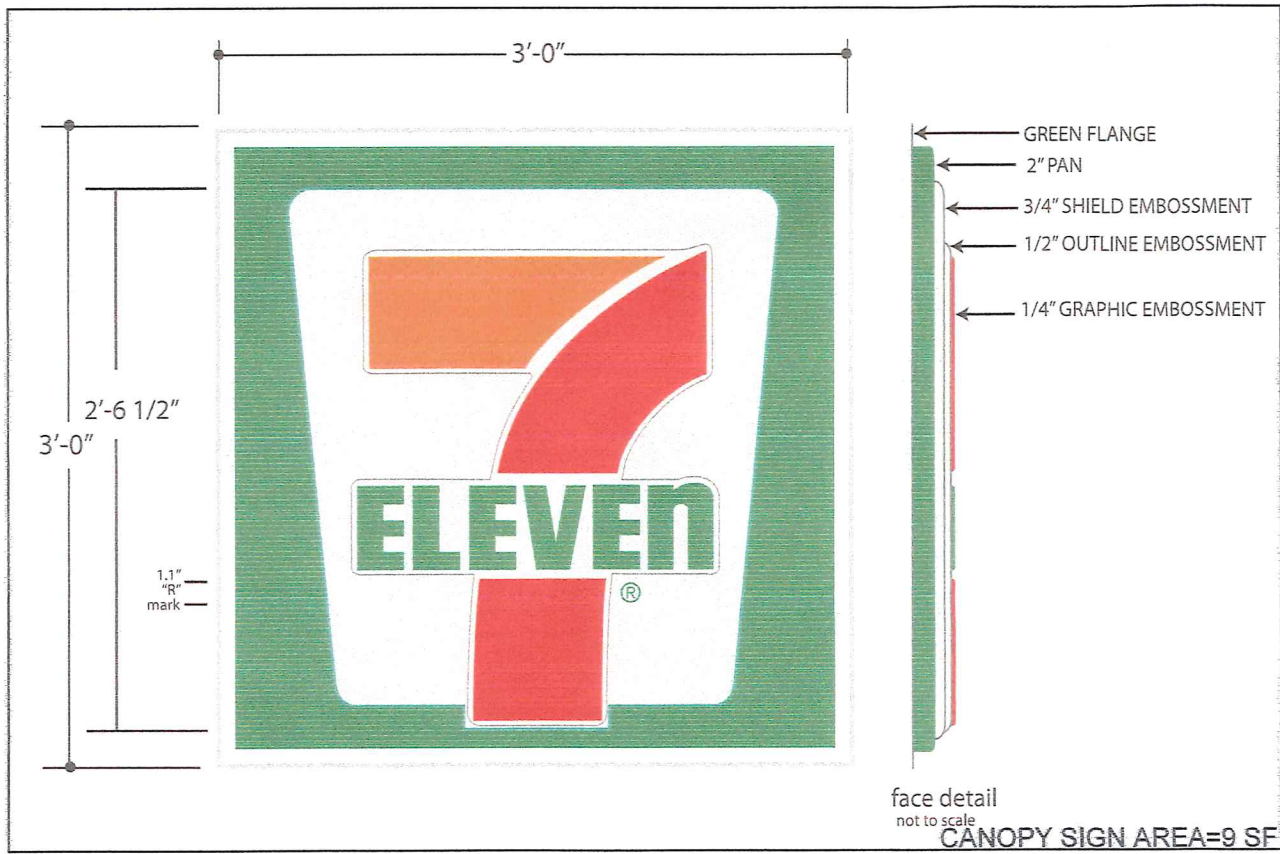
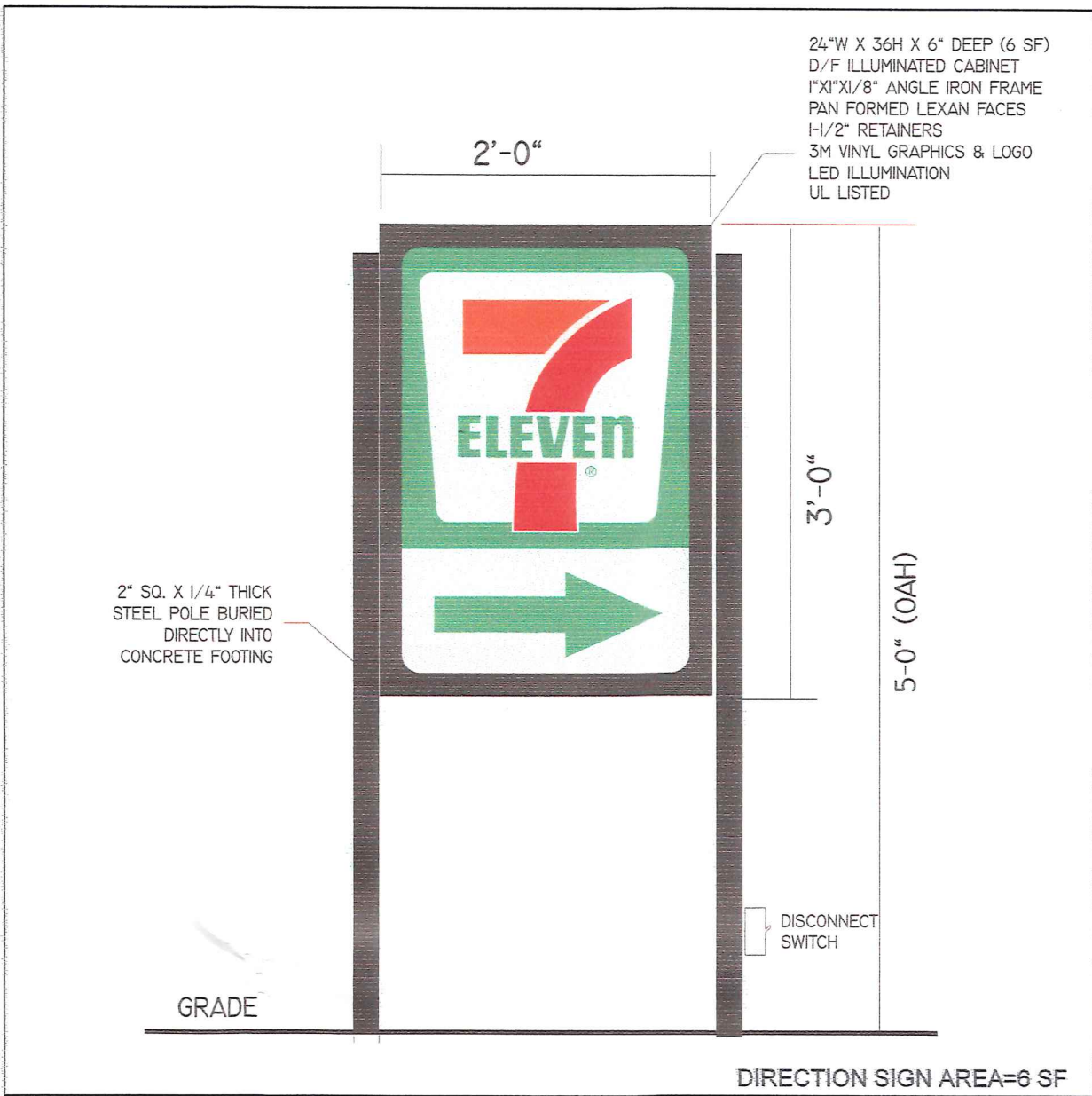
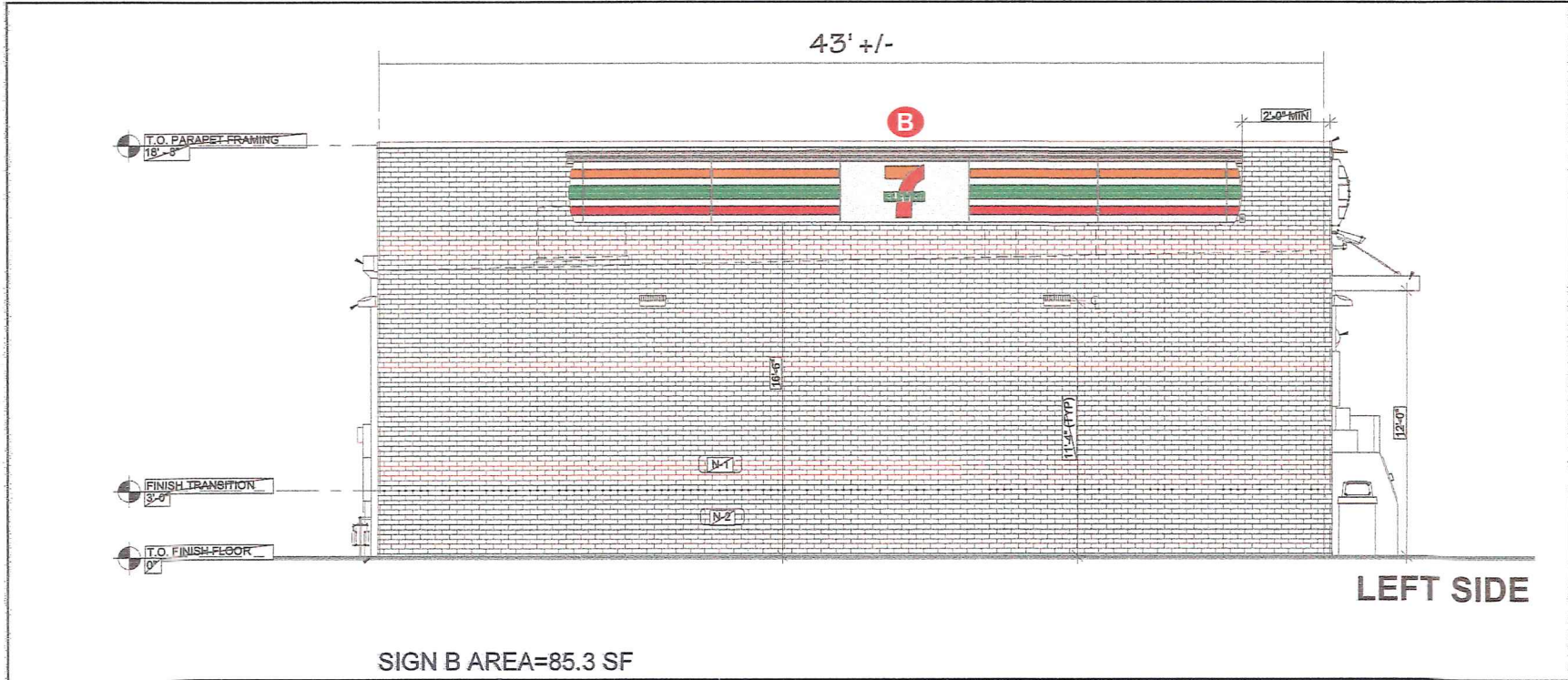
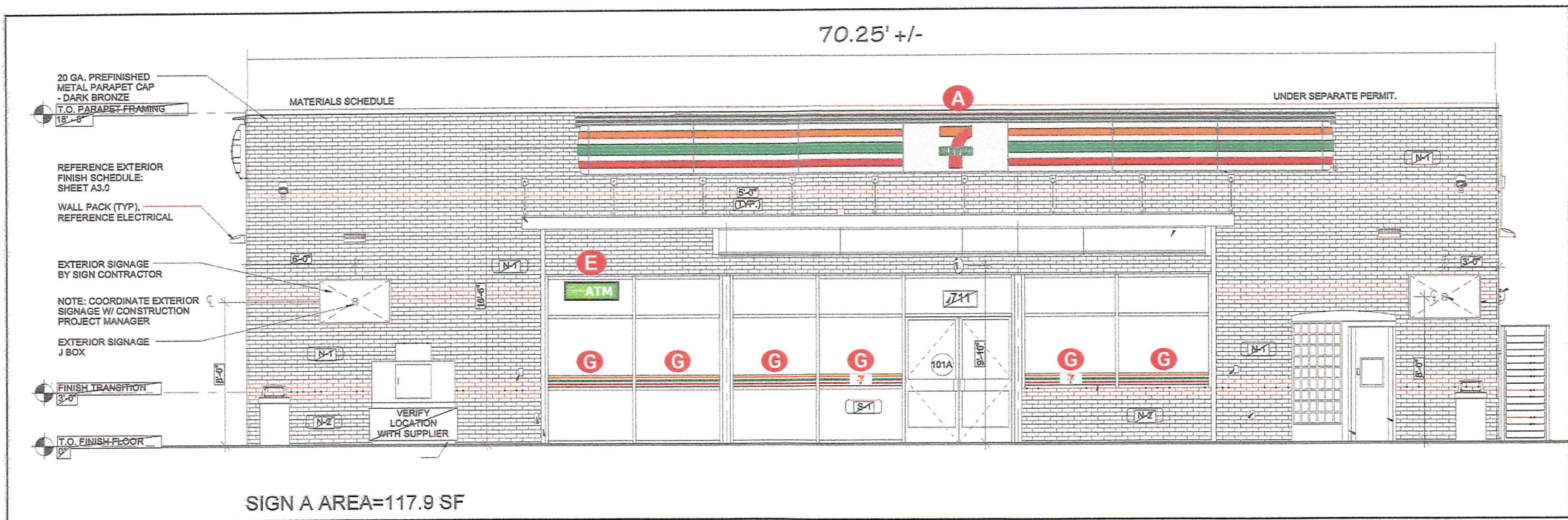
SHEET NUMBER
SP-2

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PARKING CALCULATION

Lot size, parking and stacking data table:

Use	Size/Number	Lot Size Requirement	Lot Size Required	Parking Requirement	Parking Required	Stacking Space Requirement	Stacking Space Required
Fuel Service Spaces	12 Fuel Service Spaces (MPDs)	1500 sf per Fuel Service Space § 405.4.A	18,000			1 Stacking Space required in addition to the fuel service space per MPD §405.4.A.3.c.2	12
C-store	3010 square feet	4 square feet of lot area per square foot of c-store §405.4.D.2	12,040	5 spaces/1000 sf of c-store, §405.4.3.d.2 and §409	15.05 spaces		
ATM	1 ATM	1000 sf per ATM	1,000 sf	1 parking space per ATM §405.4.A.3.d.5	1		
Self Service Air/Vacuum	1 Unit			1 parking space per unit §405.4.A.3.d.4	1		
Employees on the largest shift	3 Employees			1 parking space per employee on the largest shift §405.4.A.3.d.5	3		
Total Required			Required lot Area: 31,040 square feet		21 parking spaces required		12 stacking spaces required
Total Provided			Lot Area Provided: 33,582 square feet		23 parking spaces provided		12 stacking spaces provided

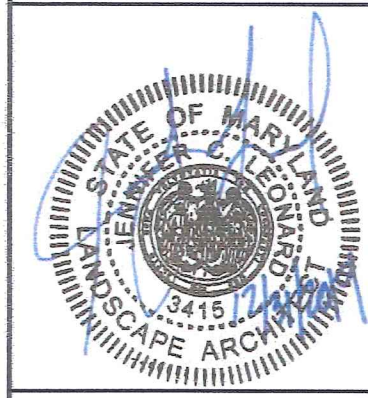


SIGN TYPE	MAXIMUM ALLOWED			SIGNAGE PROVIDED		
	QTY	TOT. AREA (SF)	HEIGHT (FT)	QTY	TOT. AREA (SF)	HEIGHT (FT)
BUILDING (FRONT)	2	138	-	1	117.9	-
BUILDING (SIDE)	2	84	-	1	85.3	-
CANOPY (FRONT & SIDE)***	6	25*	-	4	684	-
DIRECTIONAL	-	8*	6	2	12	5
PYLON**	2	200	25	2	146	25

* PER SIGN
** 1 SIGN PER FRONTAGE
*** A SPECIAL HEARING HAS BEEN REQUESTED TO DETERMINE THE SIGN AREA OF THE CANOPY SIGNS, AS WELL AS A VARIANCE IF NECESSARY

Kimley»Horn

1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

PROJECT No. 17070000
DATE: 09/22/2019
SCALE: 1"=20'
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JL

7-ELEVEN
NORTH POINT BLVD & EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)

PLAN TO ACCOMPANY ZONING HEARING
2020-0002-SPHXA

SHEET NUMBER
SP-3

BALTIMORE ST
NORTH BOUND
EX R/W: 80'
PR R/W: 80'

LEGEND

PROPOSED BUILDING
PROPOSED WATER LINE
PROPOSED SEWER LINE

APPLICANT/DEVELOPER

DUNDALK NORTH POINT, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407

PROPERTY OWNERS

BALAJI LLC
2318 WILLOW VALE DRIVE
FALLSTON MD 21047
L.26818; F.0221

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230

VICINITY MAP
ELECTION DISTRICT - 15TH
COUNCILMANIC DISTRICT - 7TH
1"=500'

Kimley»»Horn

1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROFESSIONAL CERTIFICATION: I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT
I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

PROJECT No. 114076000
DATE: DECEMBER 2019
SCALE: 1" = 20'
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JL

7-ELEVEN
NORTH POINT BLVD &
EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)

BALTIMORE COUNTY

**PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA**

SHEET NUMBER
SP-4

STACKING PLAN

© 2018 KIM EY-HORN AND ASSOCIATES, INC.

MAGES
 REPHES
 BY LOTTED BY
 DWG NAME
 K-BAL_CIVIL14076000-711_201 NORTH POINT BLVD/CADPLANSHEETS/ZONING PLANS/SHEET 4 - STACKING PLANDWG
 13/2020/9-3-2 AM
 KOSCHER, KEITH 13/2020/9-3-2 AM
 ASST SAVED
 13/2020/9-3-2 AM
 XREF: assembly-14076000 -XREF: site-concept-14076000 -XREF: gis-14076000 -XREF: additng-14076000 -XREF: legend-14076000

[illegible]

PROPOSED PROPERTY LINE
PROPERTY SETBACK
ADJACENT PROPERTY LINE
CENTERLINE OF ROAD WAY
FUEL CANOPY
PARKING COUNT

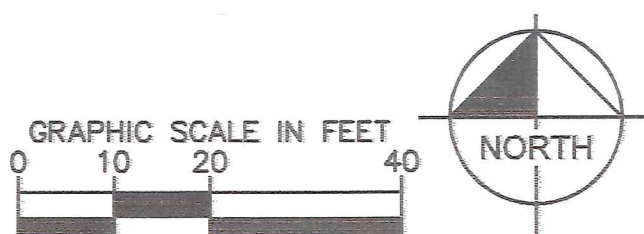
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PROPOSED WATER LINE
PROPOSED SEWER LINE

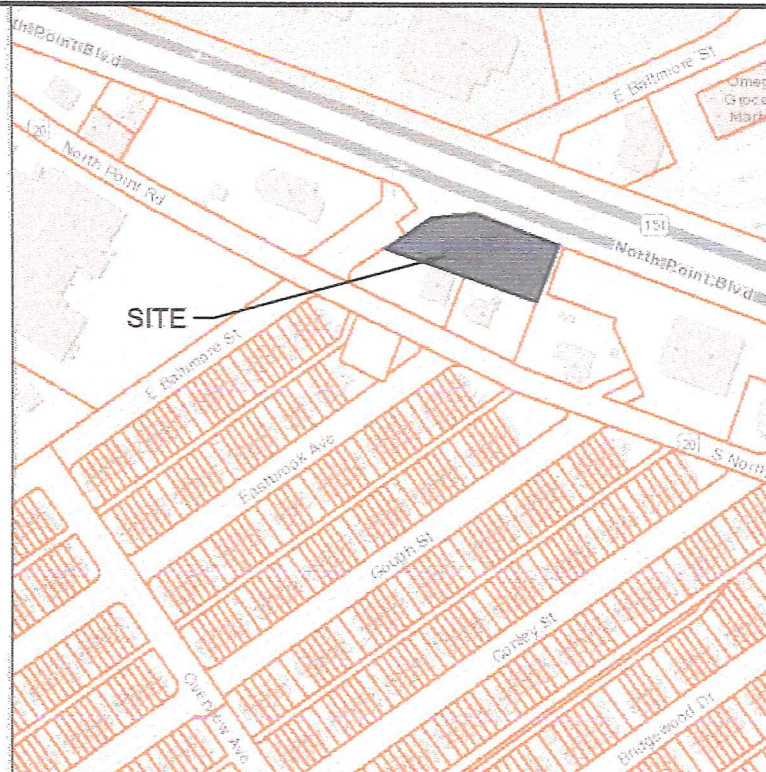
BALAJI LLC
2318 WILLOW VALE DRIVE
FALLSTON MD 21047
L.26818; F.0221

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230

- PETITIONER' S
EXHIBIT NO.



SP-1 - EXISTING CONDITIONS
SP-2 - PROPOSED CONDITIONS
SP-3 - SIGNAGE
SP-4 - STACKING PLAN
SP-5 - GAS STATION RADIUS MAP



VICINITY MAP
ELECTION DISTRICT - 15TH
COUNCILMANIC DISTRICT - 7TH
1"=500'

Kimley»»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROFESSIONAL CERTIFICATION: I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT
I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

PROJECT No. 14076000	DATE: DECEMBER 2019
SCALE: 1" = 20'	DESIGNED BY: JL
	DRAWN BY: JL
	CHECKED BY: JL

7-ELEVEN
NORTH POINT BLVD &
EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)

**PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA**

SHEET NUMBER
SP-1

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DATE: 11/07/2020
DRAWN BY: J.L.
CHECKED BY: J.L.
DESIGNED BY: J.L.
DATE: DECEMBER 2019
PROJECT NO. 114076000

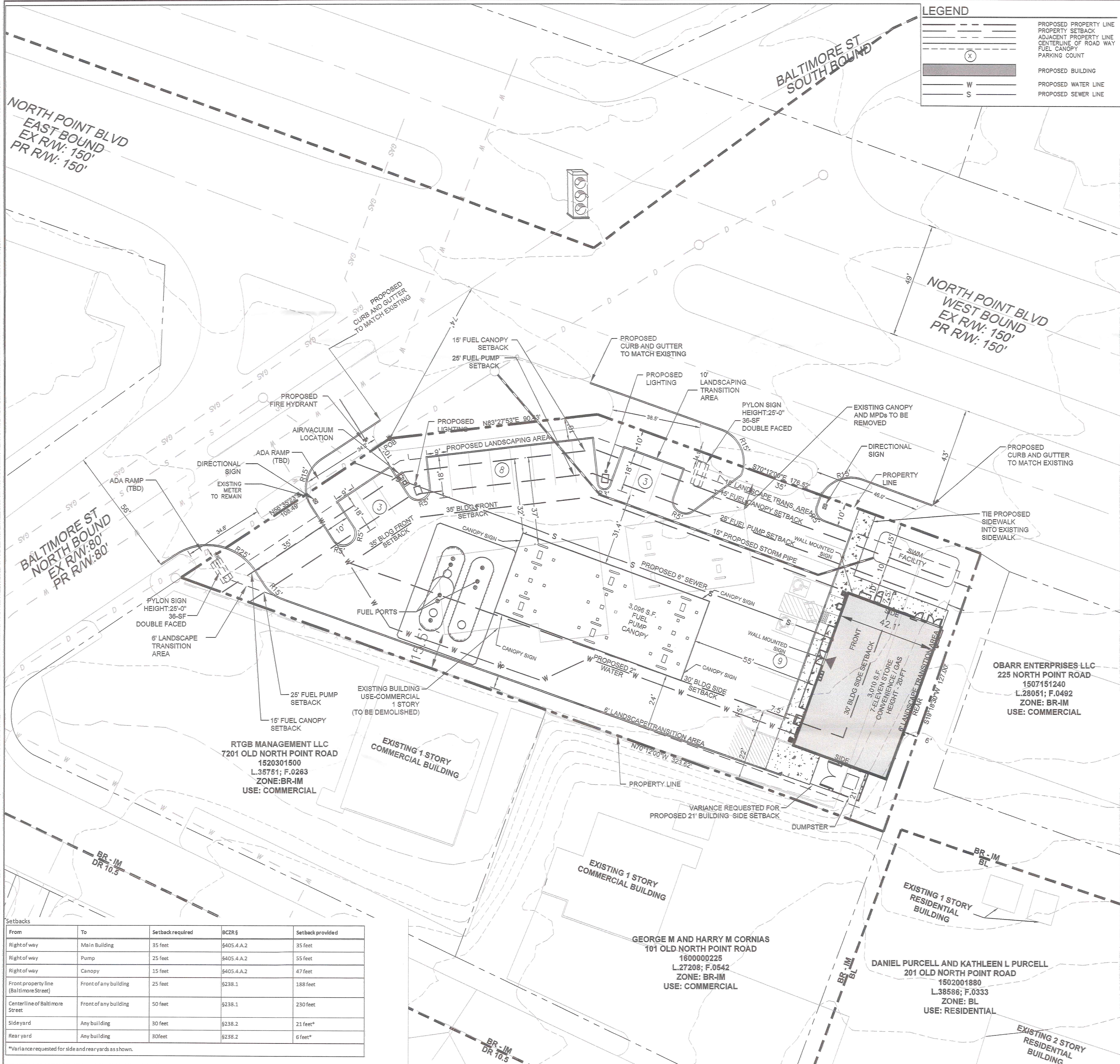
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE: 01/01/2021

DATE: 11/07/2020
DRAWN BY: J.L.
CHECKED BY: J.L.
DESIGNED BY: J.L.
DATE: DECEMBER 2019
PROJECT NO. 114076000

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

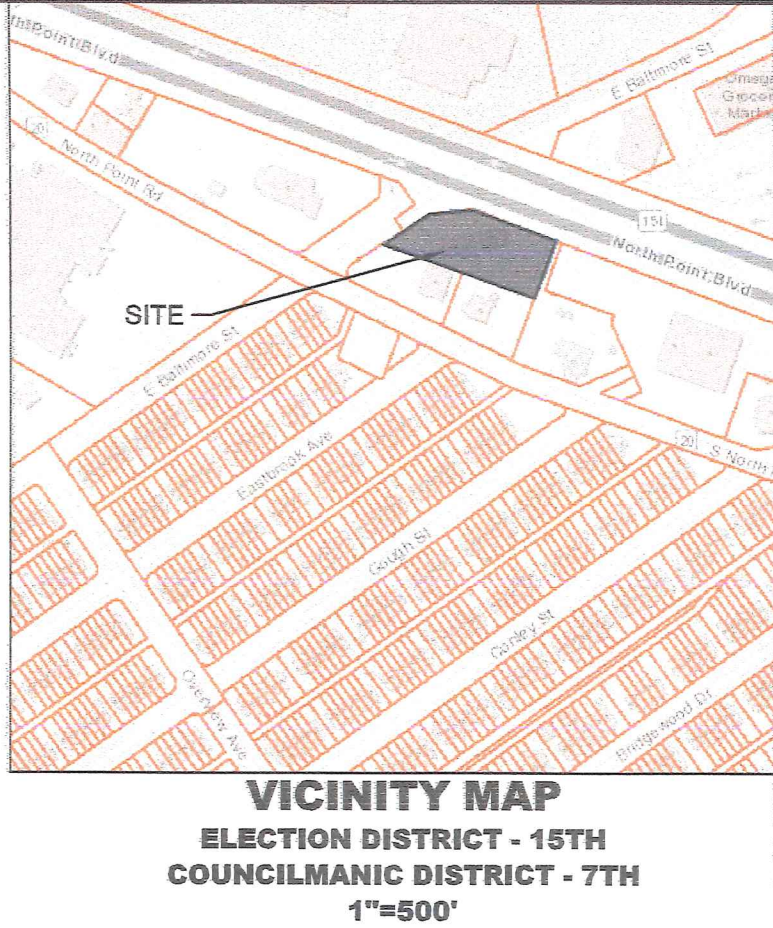
EXPIRATION DATE: 01/01/2021



APPLICANT/DEVELOPER
DUNDALK NORTH POINT, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407

PROPERTY OWNERS
BALAJI LLC
2318 WILLOW VALE DRIVE
FALLSTON MD 21047
L.26818; F.0221

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**
KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230



No.	REVISIONS	DATE	BY

Kimley»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROJECT NO.	114076000
DATE: DECEMBER 2019	
SCALE: 1"=20'	
DESIGNED BY: J.L.	
DRAWN BY: J.L.	
CHECKED BY: J.L.	

7-ELEVEN
**NORTH POINT BLVD &
EAST BALTIMORE ST**
(BALTIMORE COUNTY, MD)

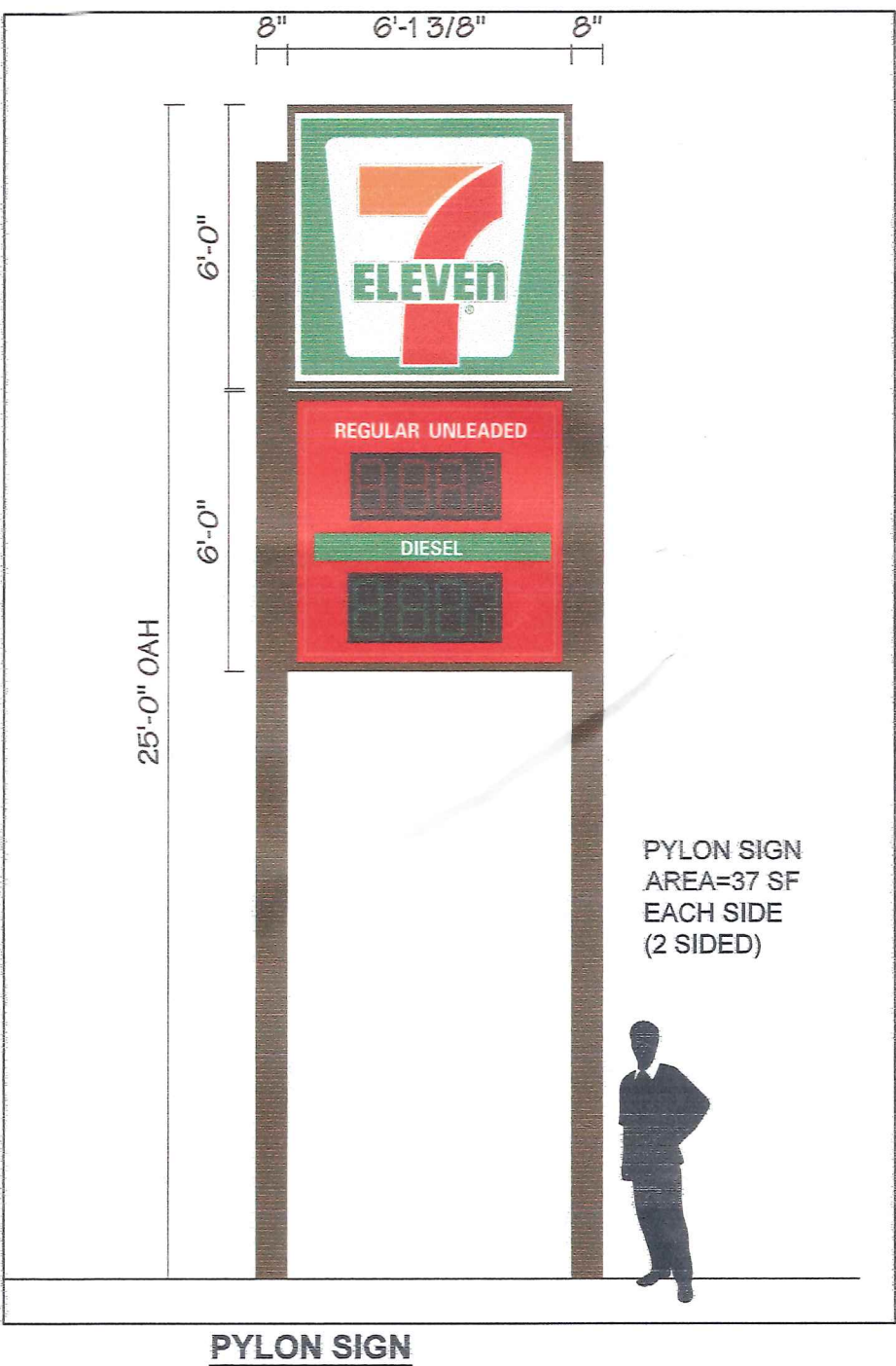
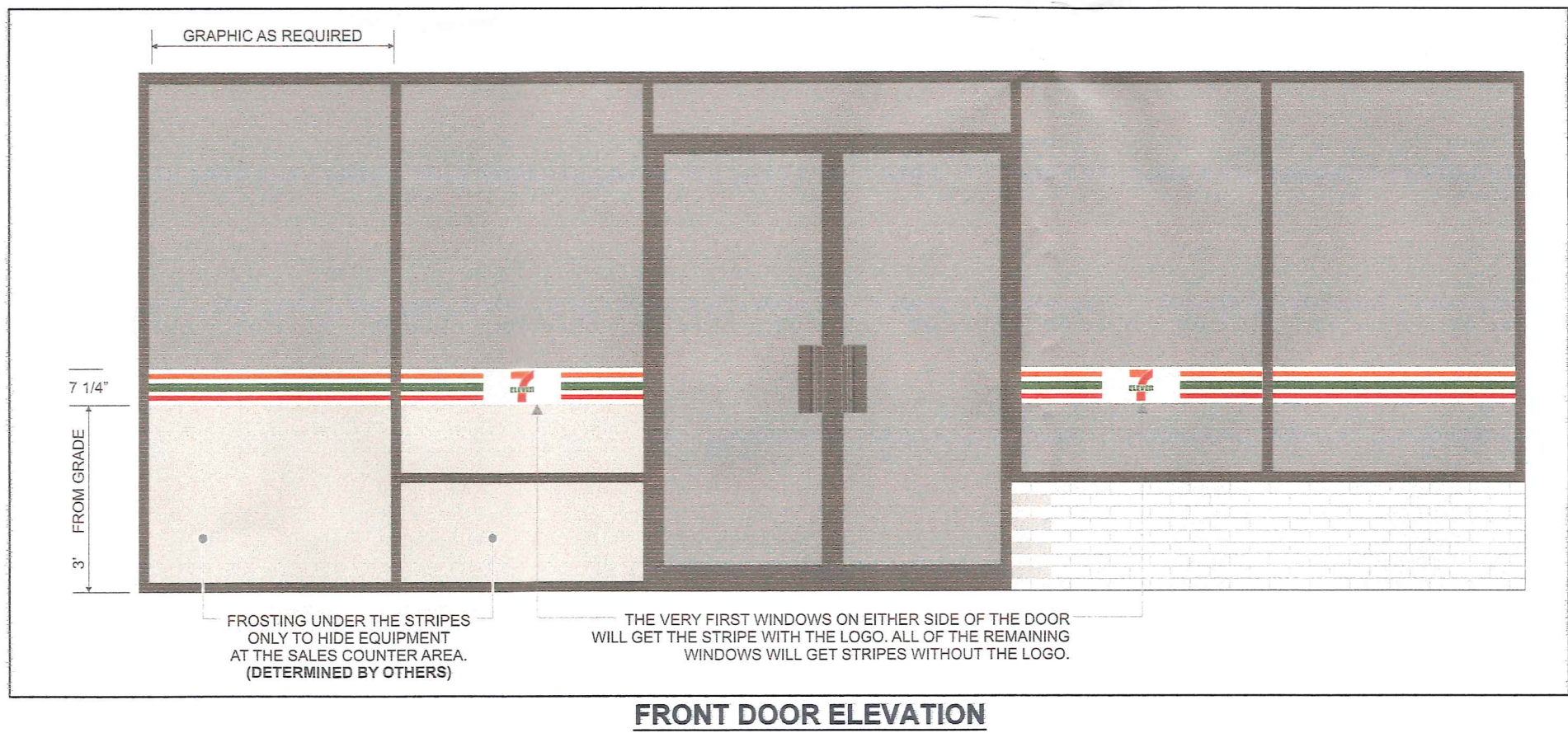
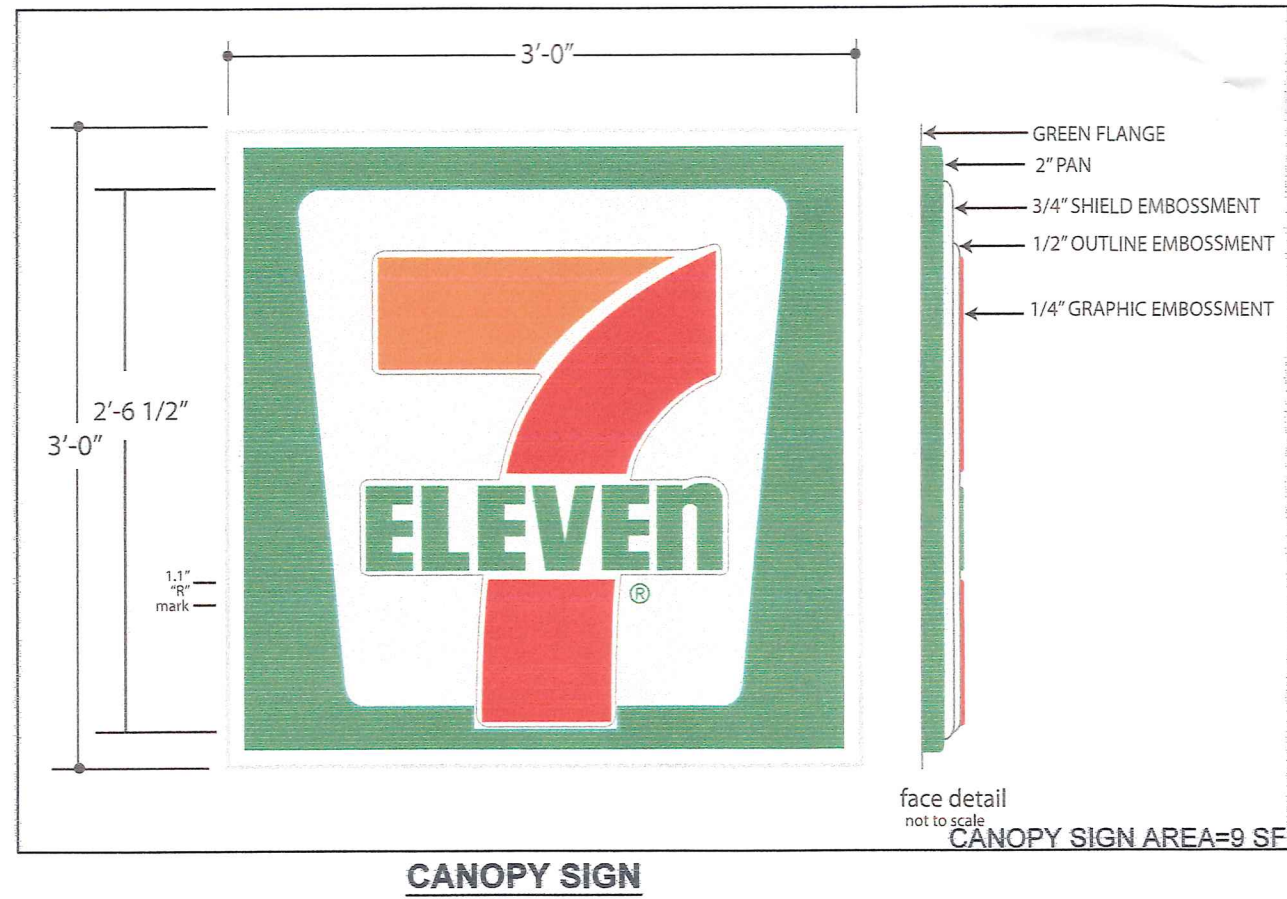
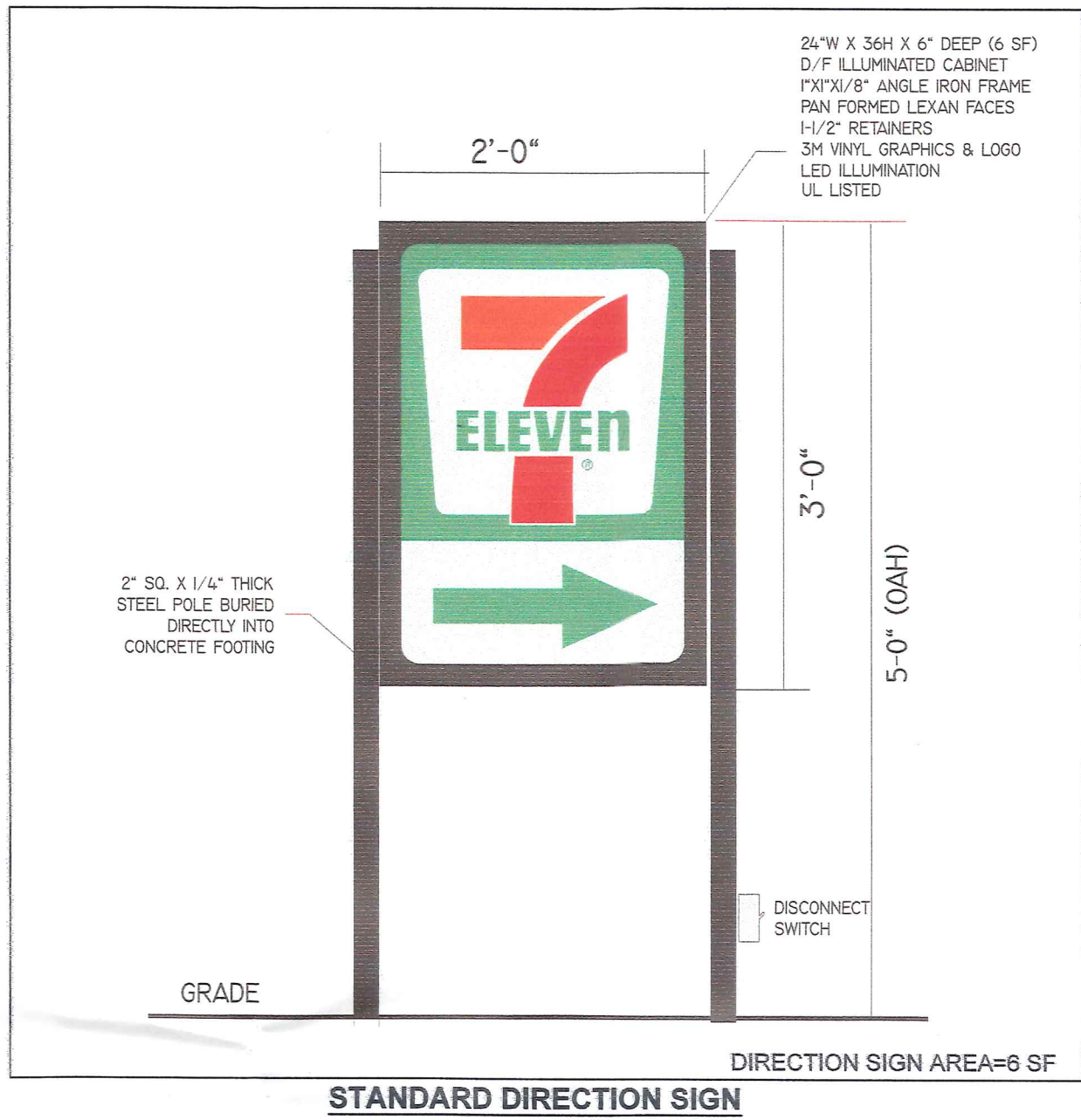
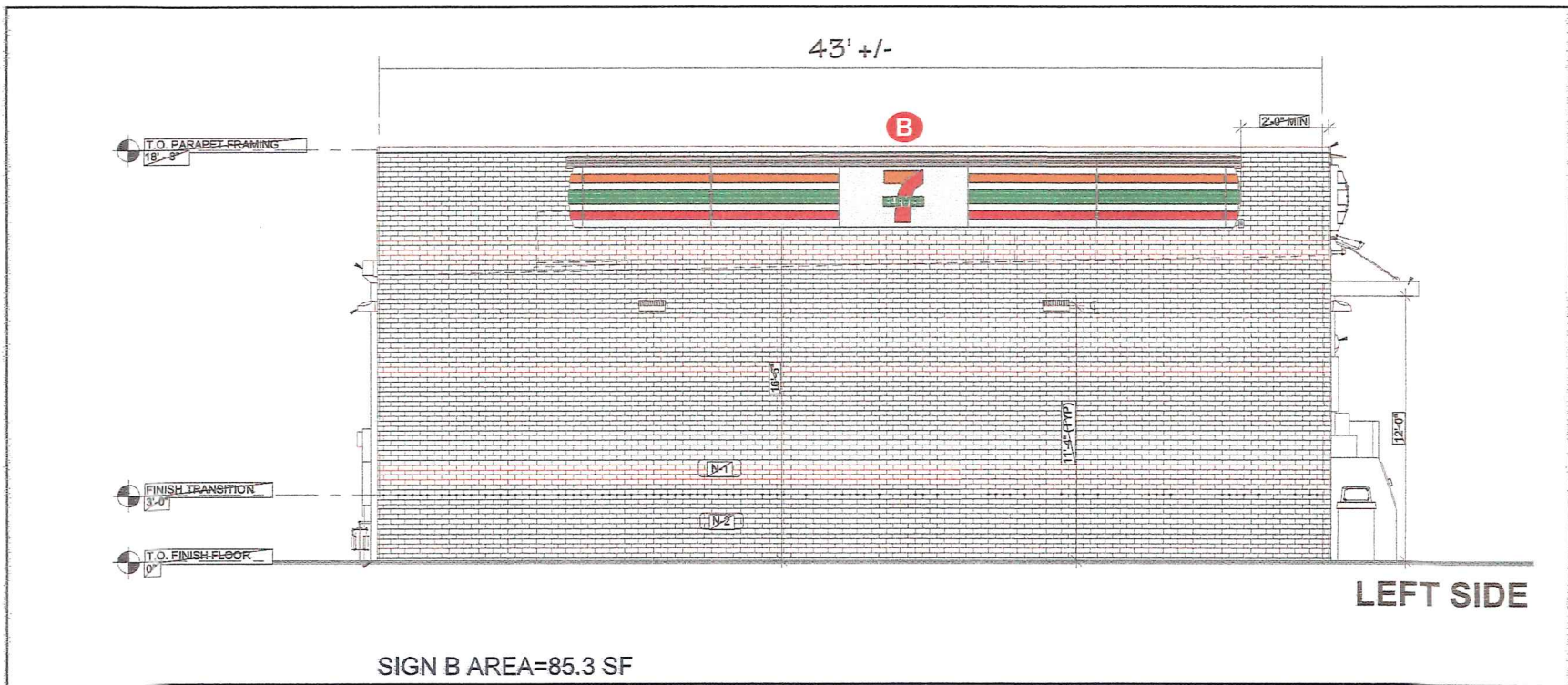
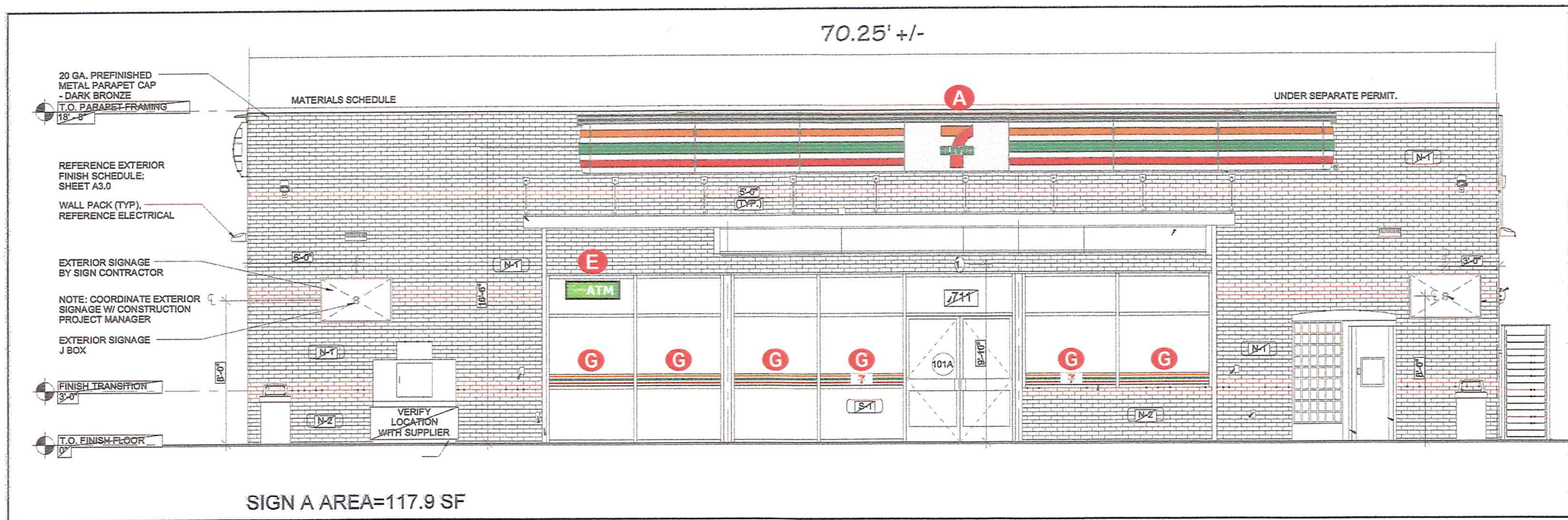
**PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA**

SHEET NUMBER
SP-2

PARKING CALCULATION

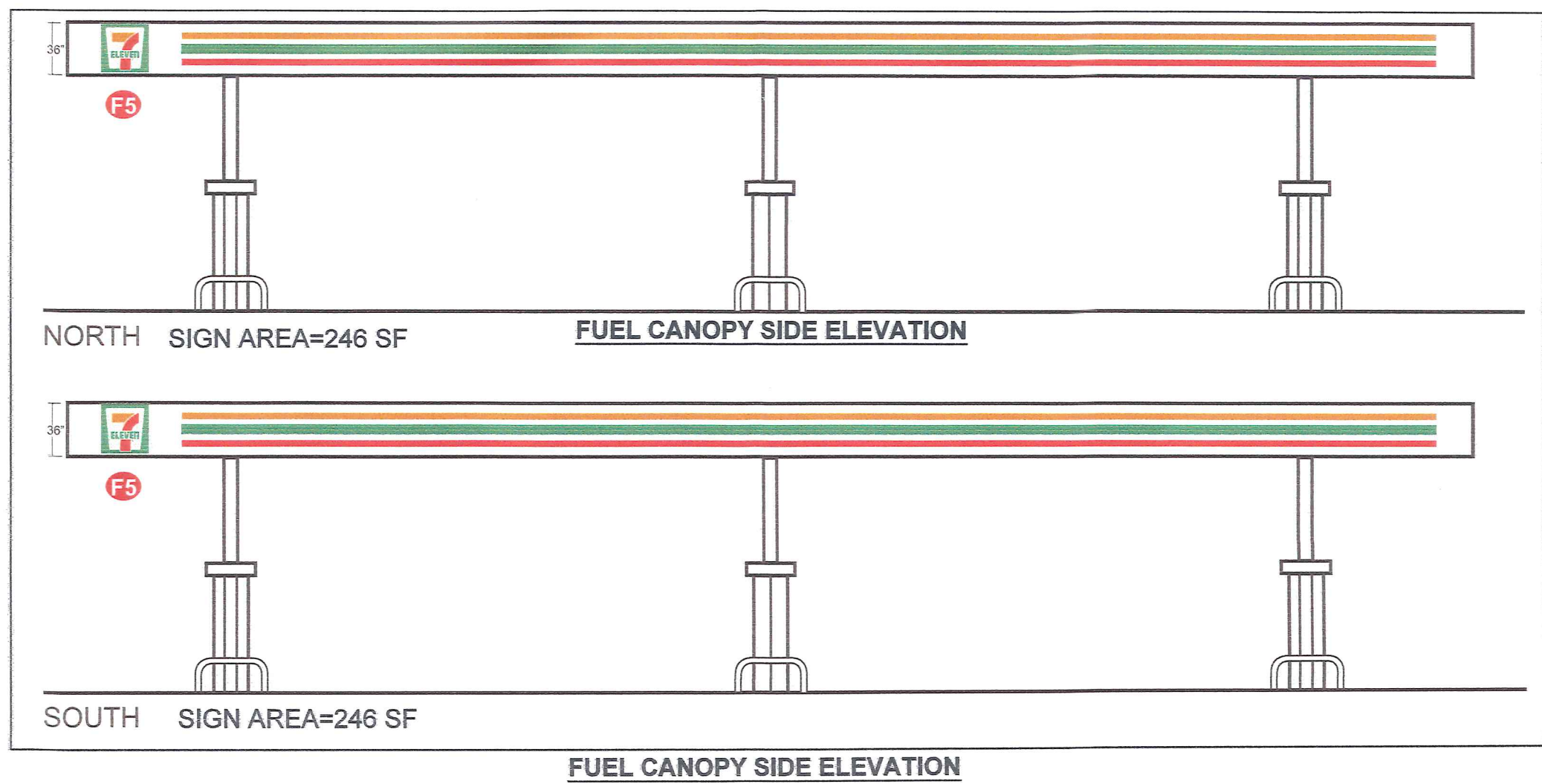
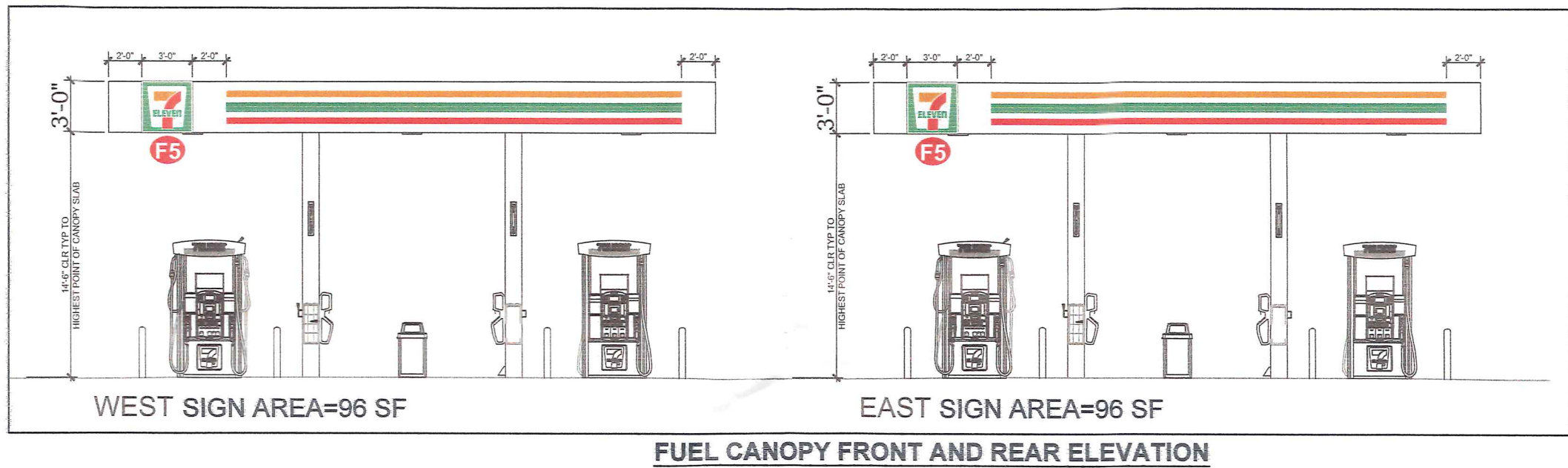
Use	Size/Number	Lot Size Requirement	Lot Size Required	Parking Requirement	Parking Required	Stacking Space Requirement	Stacking Space Required
Fuel Service Spaces	12 Fuel Service Spaces (MPOs)	1300 sq ft per Fuel Service Space \$ 405.4.A.	18,000			1 Stacking Space required in addition to the fuel service space per MPO \$405.4.A.3.c.2	12
C-store	3010 square feet	4 square feet of lot area per square foot of c-store \$405.4.A.3.d.2 and \$409	12,040	5 spaces / 1000 sq ft of c-store \$405.4.A.3.d.2 and \$409	15.05 spaces		
ATM	1 ATM	1000 sq ft per ATM	1,000 sf	1 parking space per ATM \$405.4.A.3.d.5	1		
Self Service Air / Vacuum	1 Unit			1 parking space per unit \$405.4.A.3.d.4	1		
Employees on the Largest Shift	3 Employees			1 parking space per employee on the largest shift \$405.4.A.3.d.5	3		
Total Required		Required Lot Area: 31,040 square feet			21 parking spaces required		12 stacking spaces required
Total Provided		Lot Area Provided: 33,552 square feet			23 parking spaces provided		12 stacking spaces provided

IMAGES: KOSCHER, KEITH (02/09 6:53 AM)
DRAWN BY: KOSCHER, KEITH (02/09 6:53 AM)
DWG NAME: K:\AL\14076000\2-11_201 NORTH POINT BLVD\CAD\PLANS\ZONING\3 - ELEVATIONS.DWG
PLOTTER: KOSCHER, KEITH (02/09 6:53 AM)
LAST SAVED: 1/3/2020 10:53 AM
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SIGN TYPE	MAXIMUM ALLOWED			SIGNAGE PROVIDED		
	QTY	TOT. AREA (SF)	HEIGHT (FT)	QTY	TOT. AREA (SF)	HEIGHT (FT)
BUILDING (FRONT)	2	138	-	1	117.9	-
BUILDING (SIDE)	2	84	-	1	85.3	-
CANOPY (FRONT & SIDE)**	6	25	-	4	684	-
DIRECTIONAL	-	8	6	2	12	5
PYLON**	2	200	25	2	146	25

* PER SIGN
** 1 SIGN PER FRONTAGE
*** A SPECIAL HEARING HAS BEEN REQUESTED TO DETERMINE THE SIGN AREA OF THE CANOPY SIGNS, AS WELL AS A VARIANCE IF NECESSARY



Kimley»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



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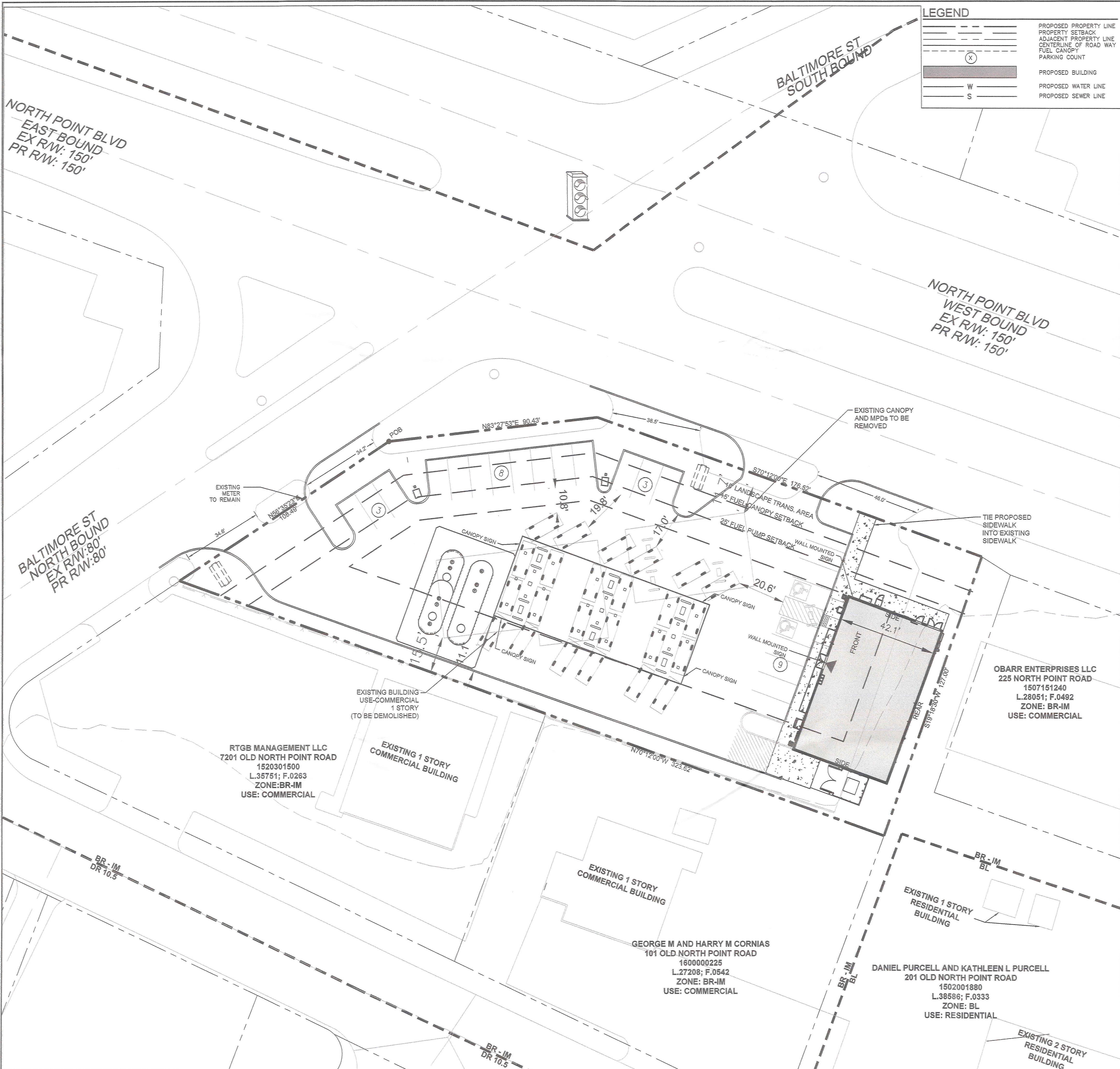
PROJECT No. 114076000
DATE: 09/12/2016
SCALE: 1" = 20'
DESIGNED BY: J.L.
DRAWN BY: J.L.
CHECKED BY: J.L.

7-ELEVEN
NORTH POINT BLVD & EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)

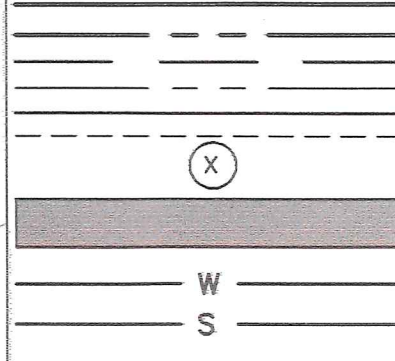
PLAN TO ACCOMPANY ZONING HEARING
2020-0002-SPHXA

SHEET NUMBER
SP-3

IMAGES
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PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC.
LAST SAVED: 11/07/2020 10:54 AM
LAST SAVED: 11/07/2020 10:54 AM
LAST SAVED: 11/07/2020 10:54 AM
LAST SAVED: 11/07/2020 10:54 AM
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LEGEND



PROPOSED PROPERTY LINE
PROPERTY SETBACK
ADJACENT PROPERTY LINE
CENTERLINE OF ROAD WAY
FUEL CANOPY
PARKING COUNT

PROPOSED BUILDING
PROPOSED WATER LINE
PROPOSED SEWER LINE

APPLICANT/DEVELOPER

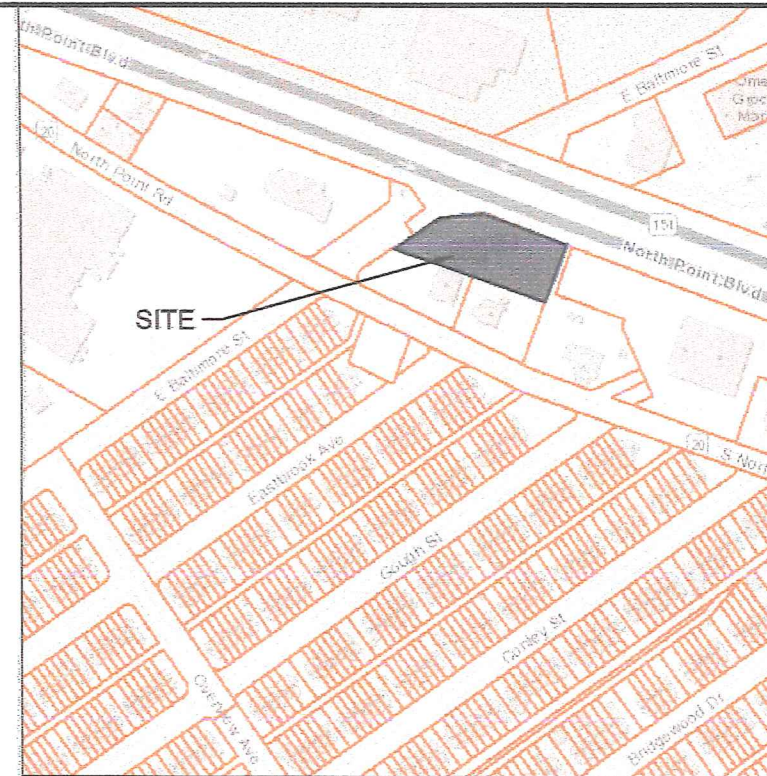
DUNDALK NORTH POINT, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407

PROPERTY OWNERS

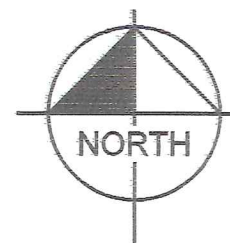
BALAJI LLC
2318 WILLOW VALE DRIVE
FALLSTON MD 21047
L.26818; F.0221

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230



VICINITY MAP
ELECTION DISTRICT - 15TH
COUNCILMANIC DISTRICT - 7TH
1"=500'



GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROJECT No. 17070600
DATE: DECEMBER 2019
SCALE: 1"=20'
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JL

7-ELEVEN
NORTH POINT BLVD &
EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)
BALTIMORE COUNTY

PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA

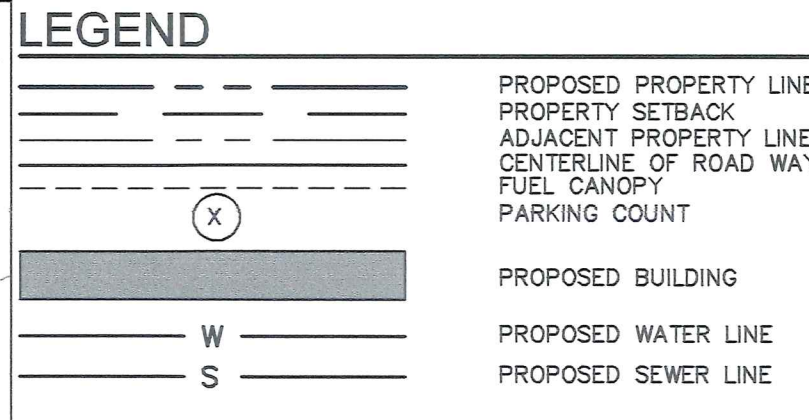
SHEET NUMBER
SP-4

STACKING PLAN

© 2018 NIMLEY-HORN AND ASSOCIATES, INC.

Lot size, parking and stacking data table:						
Use	Size/Number	Lot Size Requirement	Parking Requirement	Parking Required	Stacking Space Requirement	Stacking Space Required
Fuel Service Spaces	12 Fuel Service Spaces (MPDs)	1500 sf per Fuel Service Space § 405.4-A	18,000		1 Stacking Space required in addition to the fuel service space per MPD §405.4-A.3.c.2	12
C-store	3010 square feet	4 square feet of lot area per square foot of c-store §405.4-D.2	12,040	5 spaces / 1000 sf of c-store. §405.4-A.d.2 and §409	15.05 spaces	
ATM	1 ATM	1000 sf per ATM	1,000 sf	1 parking space per ATM §405.4-A.3.d.5	1	
Self Service Air/ Vacuum	1 Unit			1 parking space per unit §405.4-A.3.d.4	1	
Employees on the Largest Shift	3 Employees			1 parking space per employee on the largest shift §405.4-A.3.d.5	3	
Total Required			Required Lot Area: 31,040 square feet	21 parking spaces required		12 stacking spaces required
Total Provided			Lot Area Provided: 33,582 square feet	23 parking spaces provided		12 stacking spaces provided

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VICINITY MAP
ELECTION DISTRICT - 15TH
COUNCILMANIC DISTRICT - 7TH
1"=500'

[illegible]

Kimley»»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



PROJECT No. 114076000	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3415 EXPIRATION DATE 07/24/2021		
	DATE: DECEMBER 2019 SCALE: 1" = 20' DESIGNED BY: JLL DRAWN BY: JLL CHECKED BY: JLL		

7-ELEVEN
NORTH POINT BLVD &
EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)
ORE COUNTY

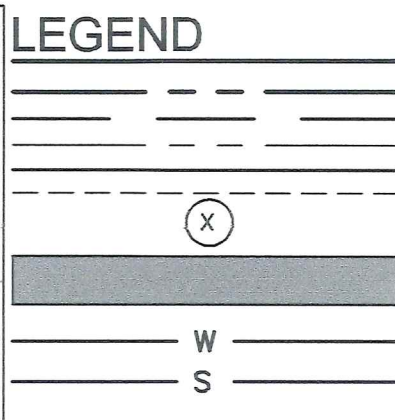
**PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA**

SHEET NUMBER
SP-4

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PETITIONER'S
EXHIBIT NO. 1C

STACKING PLAN

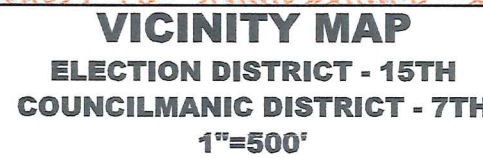


PROPOSED BUILDING
PROPOSED WATER LINE
PROPOSED SEWER LINE

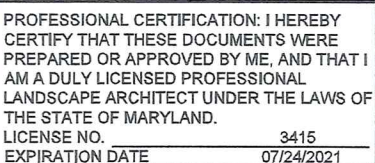
DUNDALK NORTH POINT, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407

BALAJI LLC
2318 WILLOW VALE DRIVE
FALLSTON MD 21047
L.26818; F.0221

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230

[illegible]

Kimley»»Horn
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470



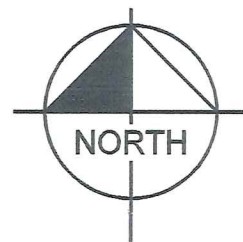
PROJECT No. 114076000
DATE: DECEMBER 2019
SCALE: 1" = 20'
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JL

7-ELEVEN
NORTH POINT BLVD &
EAST BALTIMORE ST
(BALTIMORE COUNTY, MD)

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**PLAN TO ACCOMPANY
ZONING HEARING
2020-0002-SPHXA**

SHEET NUMBER
SP-2



GRAPHIC SCALE IN FEET

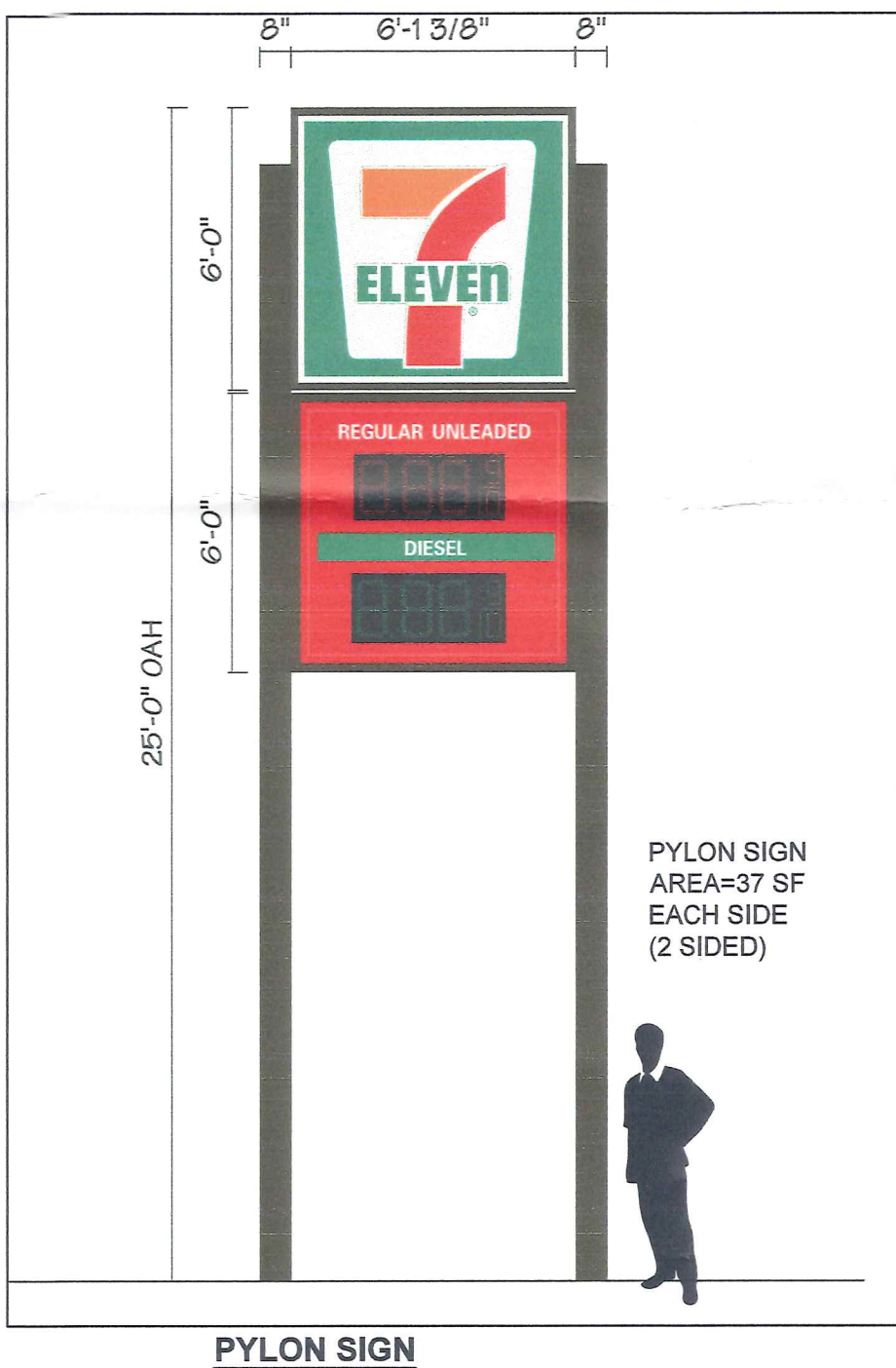
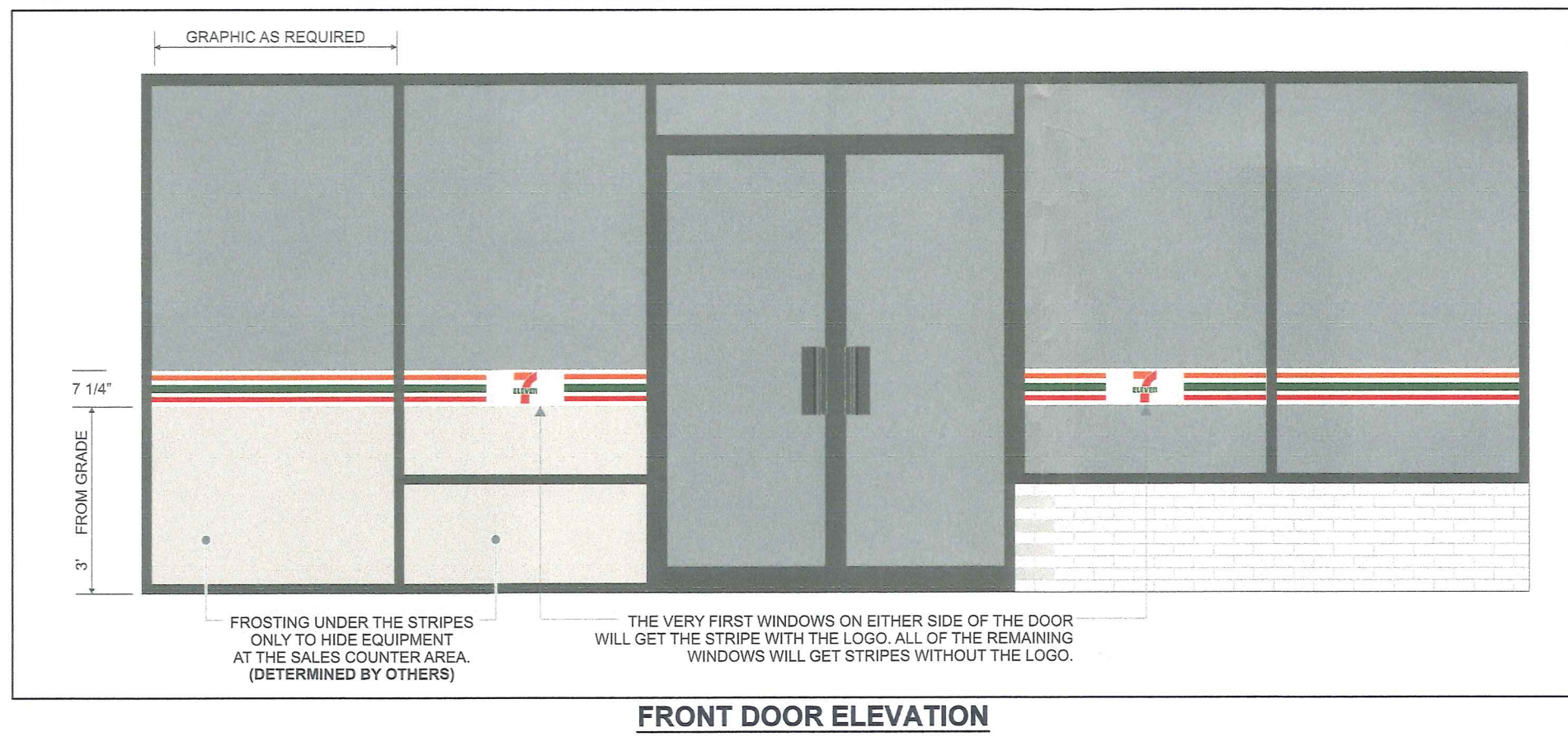
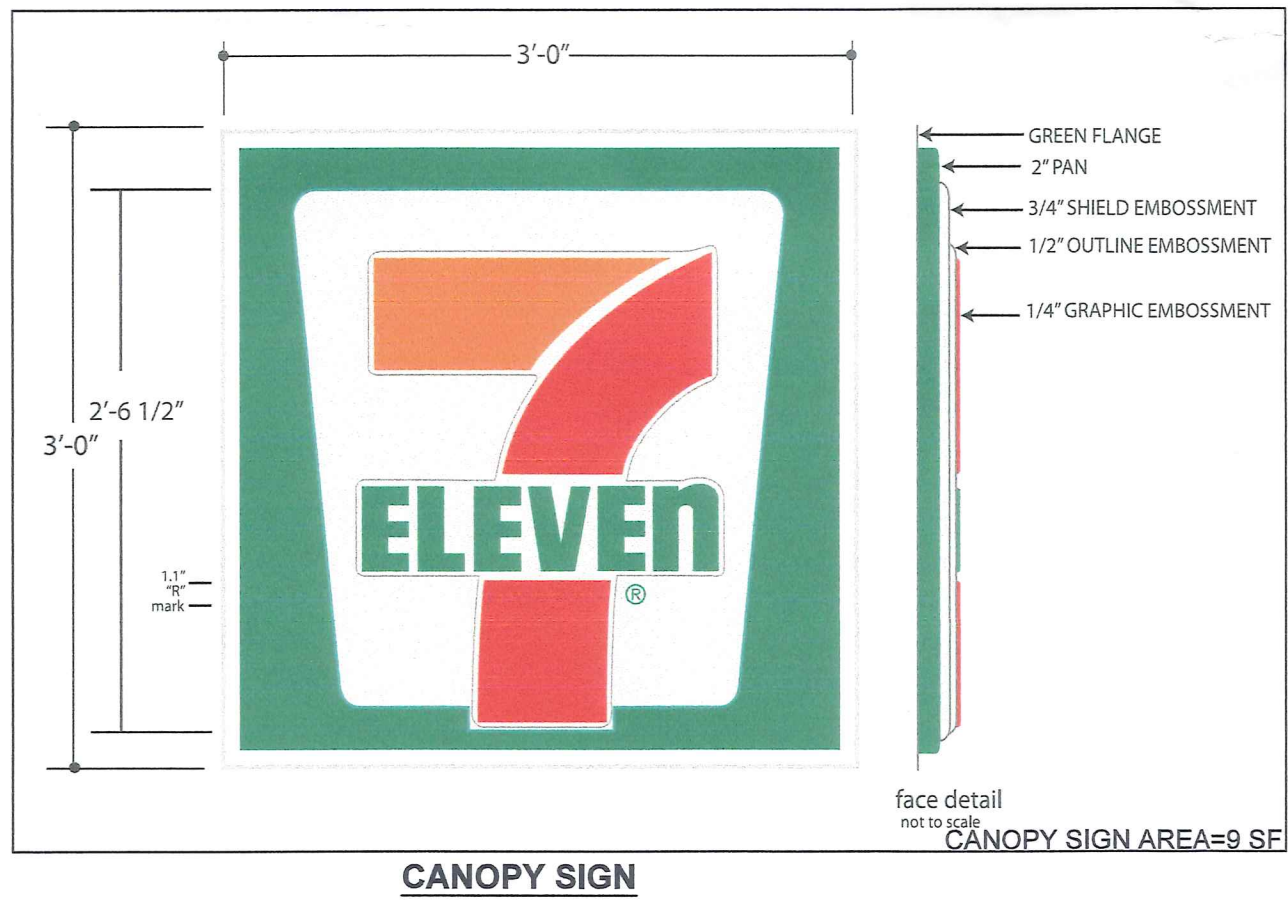
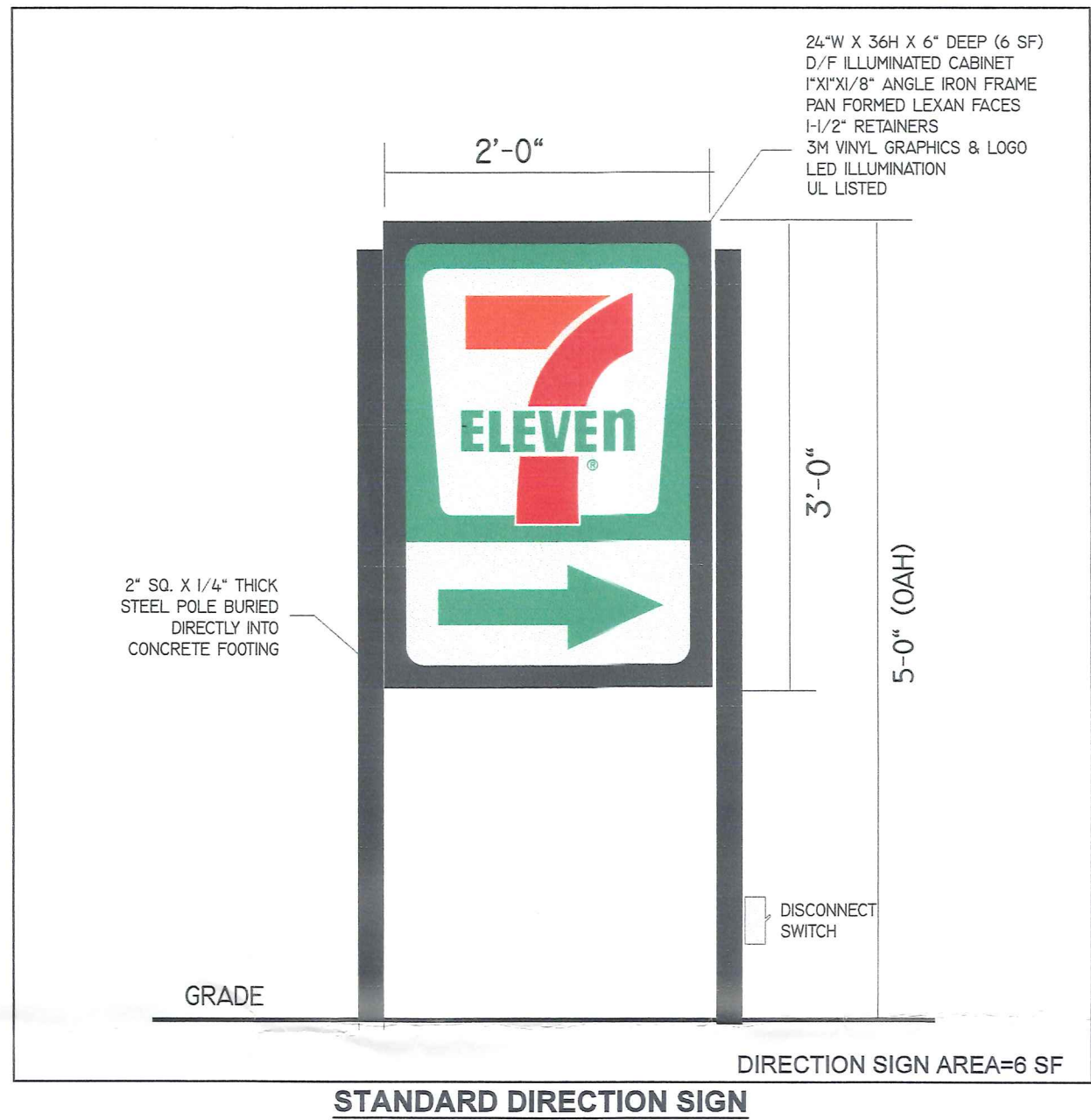
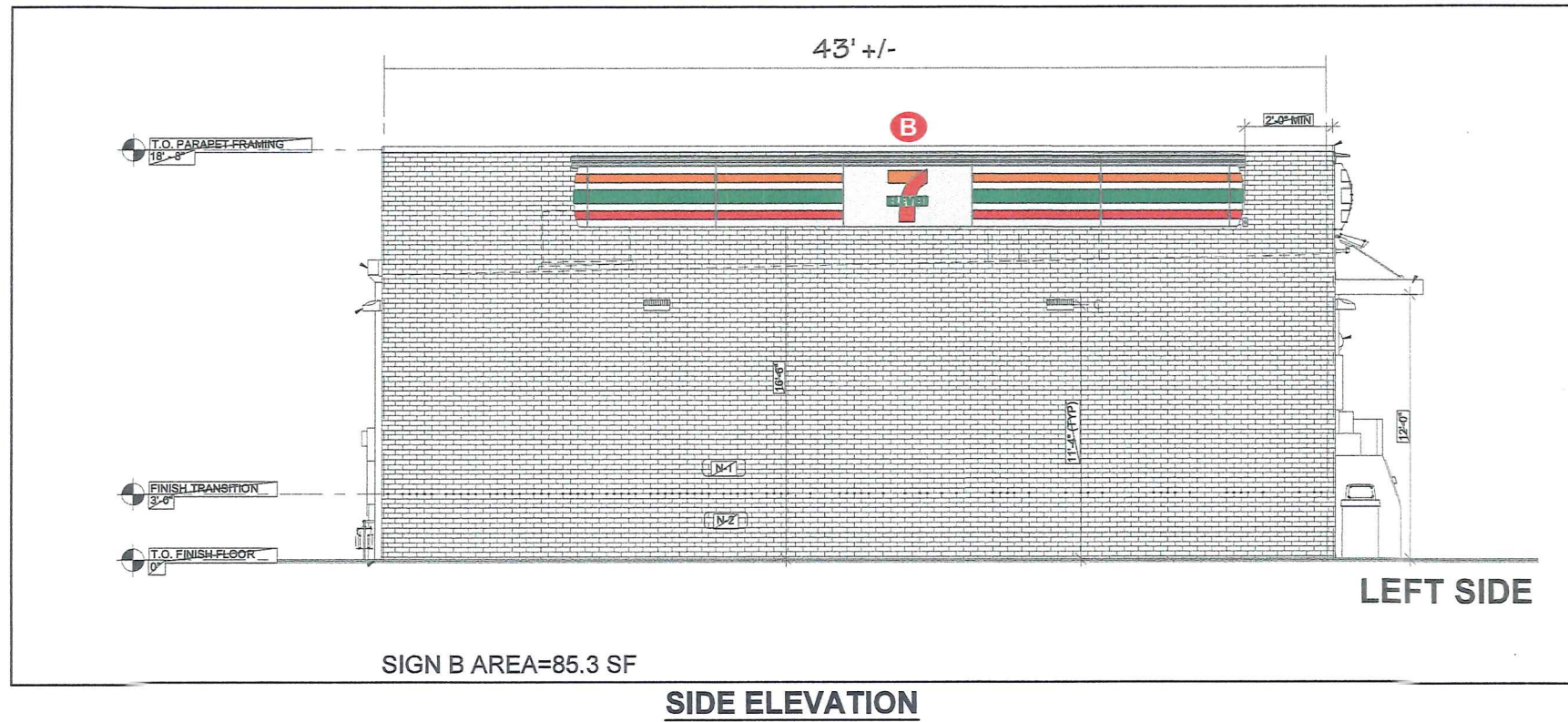
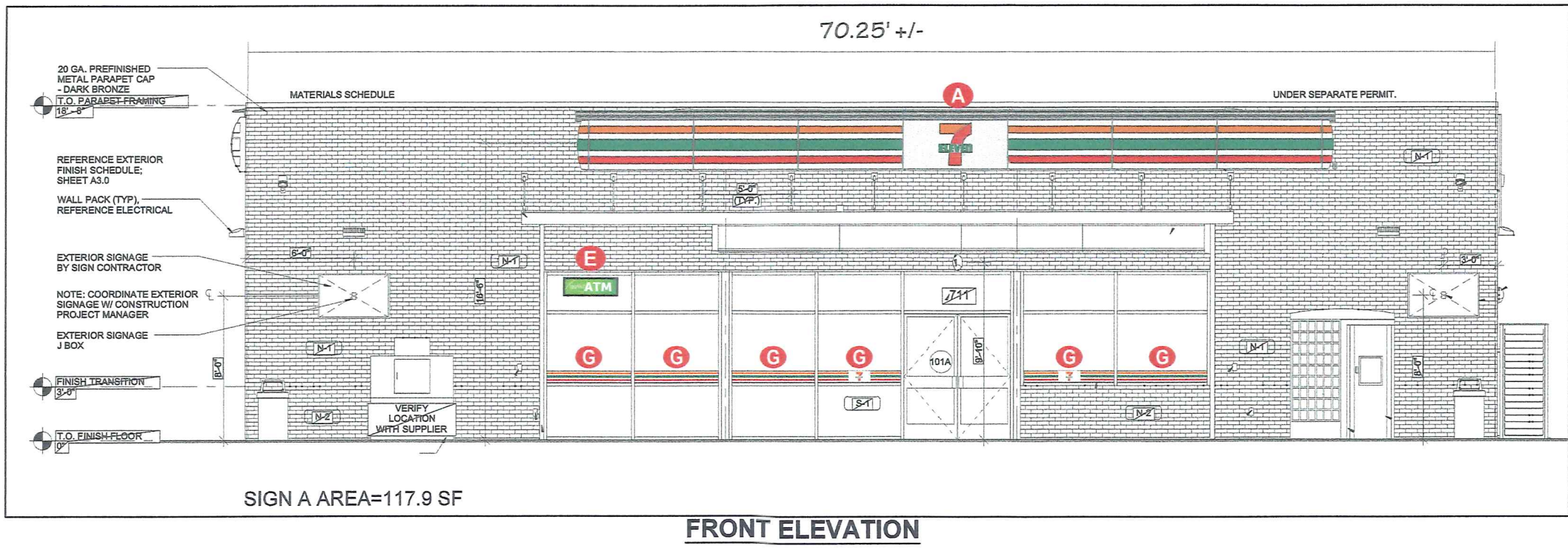


EXHIBIT NO. 113

Lot size, parking and stacking data table

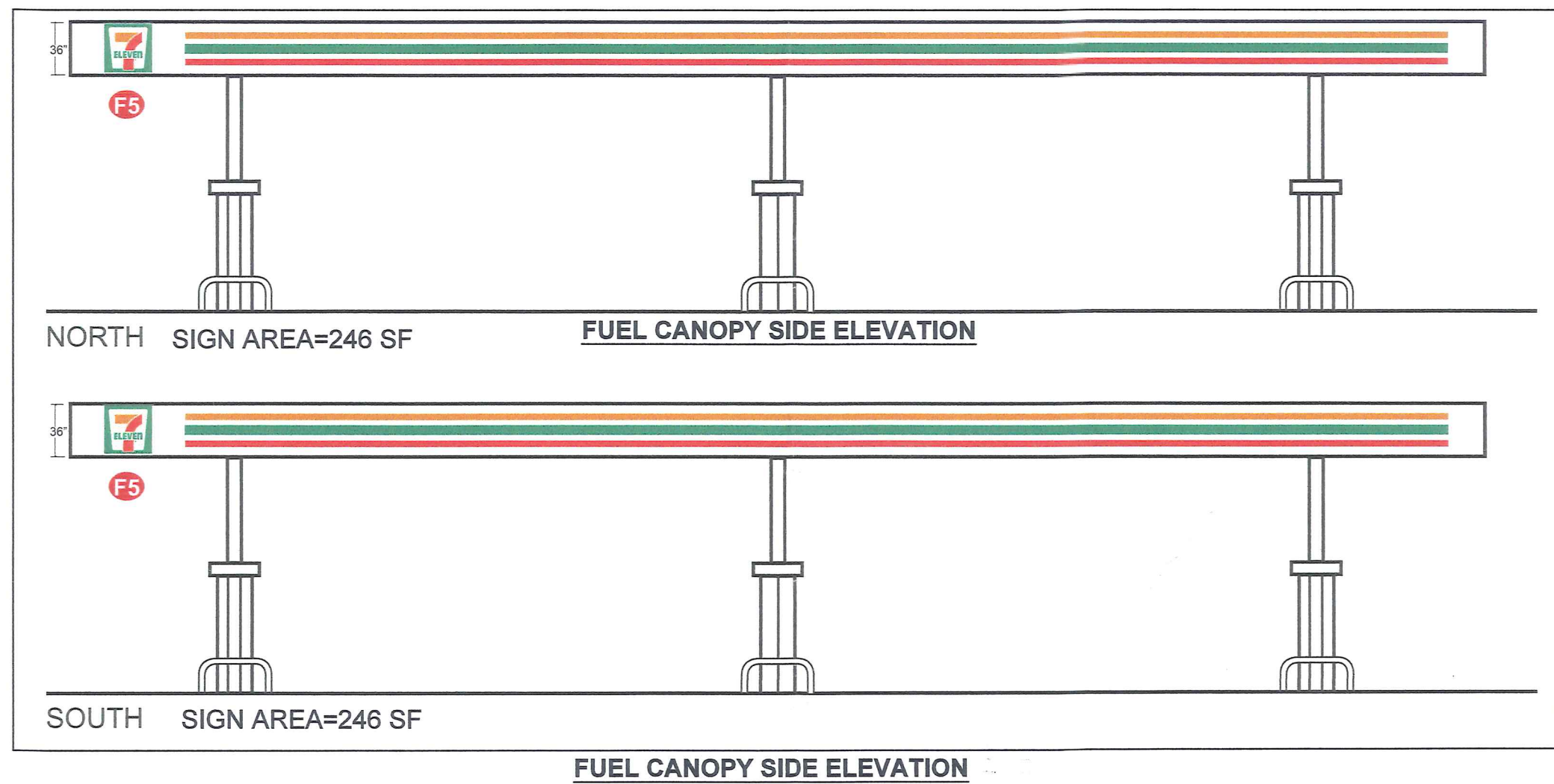
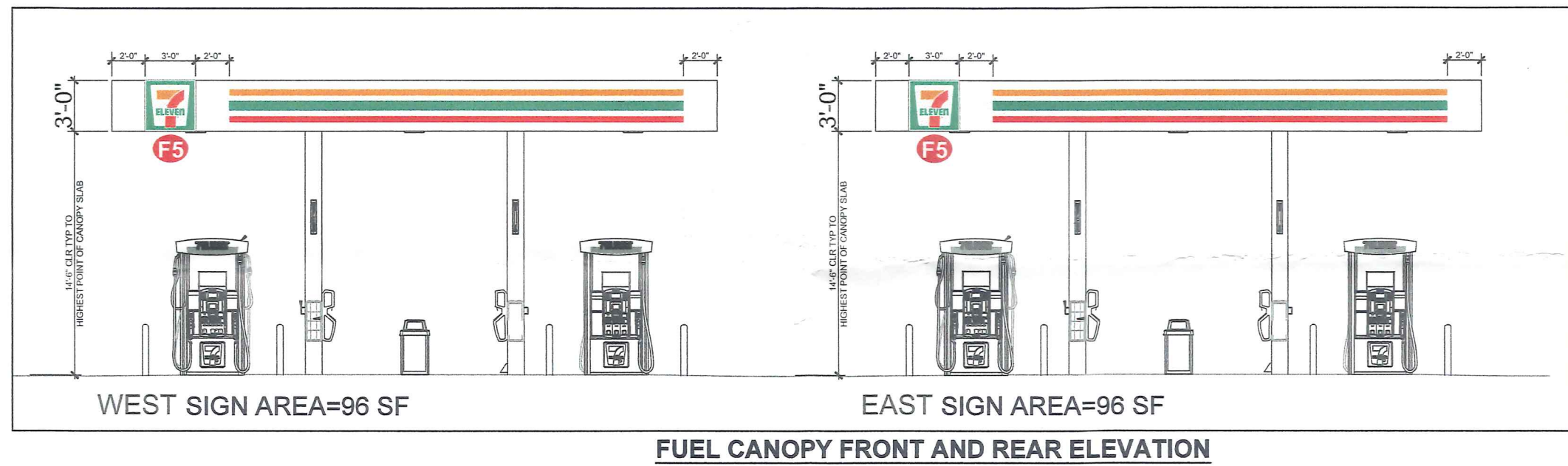
Use	Site/Number	Lot Size Requirement	Lot Size Required	Parking Requirement	Parking Required	Stacking Space Requirement	Stacking Space Required
Fuel Service Spaces	12 Fuel Service Spaces (MPDs)	1500 sf per Fuel Service Space § 405.4.A	18,000			1 Stacking Space required in addition to the fuel service space per MPD §405.4.A.3.c.2	12
C-store	3010 square feet	4 square feet of lot area per square foot of c-store §405.4.D.2	12,040	5 spaces/ 1000 sf of c-store. §405.4.3.d.2 and §409	15.05 spaces		
ATM	1 ATM	1000 sf per ATM	1,000 sf	1 parking space per ATM §405.4.A.3.d.5	1		
Self Service Air / Vacuum	1 Unit			1 parking space per unit §405.4.A.3.d.4	1		
Employees on the largest Shift	3 Employees			1 parking space per employee on the largest shift §405.4.A.3.d.5	3		
Total Required			Required Lot Area: 31,040 square feet		21 parking spaces required		12 stacking spaces required
Total Provided			Lot Area Provided: 31,582 square feet		23 parking spaces provided		12 stacking spaces provided

NOTES:
1. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
2. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
3. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
4. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
5. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
6. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
7. PLOTTED BY: KOSCHER, KEITH 1/20/2019 9:53 AM
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SIGN TYPE	MAXIMUM ALLOWED			SIGNAGE PROVIDED		
	QTY	TOT. AREA (SF)	HEIGHT (FT)	QTY	TOT. AREA (SF)	HEIGHT (FT)
BUILDING (FRONT)	2	138	-	1	117.9	-
BUILDING (SIDE)	2	84	-	1	85.3	-
CANOPY (FRONT & SIDE)**	6	25*	-	4	684	-
DIRECTIONAL	-	8*	6	2	12	5
PYLON**	2	200	25	2	146	25

* PER SIGN
** 1 SIGN PER FRONTAGE
*** A SPECIAL HEARING HAS BEEN REQUESTED TO DETERMINE THE SIGN AREA OF THE CANOPY SIGNS, AS WELL AS A VARIANCE IF NECESSARY



Kimley»Horn

1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
PHONE: 443-743-3470

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE: 02/28/2021

PROJECT No. 114078000

DATE: 09/12/2019

SCALE: 1" = 20'

DESIGNED BY: JL

DRAWN BY: JL

CHECKED BY: JL

7-ELEVEN

NORTH POINT BLVD & EAST BALTIMORE ST

(BALTIMORE COUNTY, MD)

PLAN TO ACCOMPANY ZONING HEARING

2020-0002-SPHX

SHEET NUMBER

SP-3

REVISIONS

No.

DATE

BY

BALTIMORE COUNTY

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