M E M O R A N D U M

DATE: April 14, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0008-X – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 23, 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

PROPOSED CONDITION

An updated flood study must be reviewed and "accepted for filing" by the Department of Public Works prior to the issuance of any permits for this project.

Submitted by Peter Howley

IN RE: PETITION FOR SPECIAL EXCEPTION (2, 5 Philadelphia Court) 14th Election District 6th Council District Point Breeze Credit Union *Legal Owner*	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioner	*	**Case No. 2020-0008-X**

* * * * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of a Petition for Special Exception filed on behalf of Point Breeze Credit Union, legal owner ("Petitioner"). The special exception petition was filed pursuant to § 405 of the Baltimore County Zoning Regulations ("BCZR") to approve a fuel service station in an MLR-IM zone.

Kim Maugrum appeared in support of the petition on behalf of Point Breeze and Peter Shkreli appeared on behalf of the Developer. Adam M. Rosenblatt, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS"), the Department of Planning ("DOP"), and the Department of Public Works ("DPW"). These agencies expressed concerns about whether any of the proposed development site is within a riverine floodplain and DPW has requested that the Developer be required to undertake an updated ultimate conditions floodplain study and that no permits be issued until the study has been submitted and the proposed site plan conforms to the Baltimore County Building Code requirements for riverine floodplains.

Because there were no Protestants present Mr. Rosenblatt was allowed to proffer the following relevant facts. The site is 1.68 acres and is zoned MLR-IM as depicted on the site plan,

ORDER RECEIVED FOR FILING
Date 2/20/2020
By

which was admitted as Petitioner's Exhibit 1. The site plan was prepared by Chris Armstrong of Bohler Engineering. Mr. Armstrong's *curriculum vitae* was admitted as Petitioner's Exhibit 2 and he was accepted as an expert in engineering, site planning, and the BCZR. Currently there is a branch of the Point Breeze Credit Union on the site. Point Breeze intends to move this branch to an adjoining site to the west and when this project is completed the existing Point Breeze branch will be razed and replaced by the proposed fuel station and convenience store. As shown by Petitioner's Exhibit 3, an aerial photographer of the area, the relevant neighborhood consists of a variety of commercial and industrial uses along Philadelphia Road just north of I-695. There are no residential properties in the neighborhood.

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. Mr. Armstrong explained the development proposal and expressed his expert opinion that it complies in all respects with BCZR Sec. 502.1, as well as the specific requirements of BCZR Secs. 405 and 409 concerning fuel service stations and parking, respectively. Mr. Rosenblatt further explained that the Developer commissioned a traffic study that was performed by Joseph Caloggero, P.E., PTOE, PTP, whose *curriculum vitae* was admitted as Petitioner's Exhibit 8, and who was accepted

ORDER RECEIVED FOR FILING
Date 2/20/2020
By

as an expert in traffic engineering. The traffic study concluded that there would be no adverse impacts on traffic or congestion as a result of this proposed development.

With regard to the floodplain issue, Mr. Rosenblatt noted that in *Attar v. DMS Tollgate, LLC, supra,* the court of appeals held that under the BCZR it is permissible for a Petitioner to seek a special exception "before receiving County approval for the proposed road relocation and approval of the flood plain relocation from [the Federal Emergency Management Agency]." *Id.* at 451 Md. at 278. While this may be so, I explained to Mr. Rosenblatt that any approval of the special exception request in this case would be subject to the conditions requested by the County agencies.

THEREFORE, IT IS ORDERED this **20th** day of **February, 2020,** by this Administrative Law Judge, that the Petition for Special Exception seeking a special exception to allow a fuel service station as defined by BCZR Sec. 405 in an MLR-IM zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Prior to issuance of Permits, Petitioner must comply with the ZAC comments submitted by DEPS and DPW, copies of which are attached hereto and made a part hereof.
2. Prior to issuance of Permits, Petitioner shall conduct and submit to DPW for its review and approval an updated ultimate conditions floodplain study of the property.
3. No permits shall issue for any new buildings within the riverine floodplain.

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

ORDER RECEIVED FOR FILING
Date 2/20/2020
By

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 2, 5 Philadelphia Court **which is presently zoned** MLR IM

Deed References: 12865/00172; 07827/00274 10 Digit Tax Account # 2000010426, 2000010424

Property Owner(s) Printed Name(s) Point Breeze Credit Union

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

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

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

2. X **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for SEE ATTACHED

3.____ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

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).

ORDER RECEIVED FOR FILING
Date 1/9/2020
By JSR

Contract Purchaser/Lessee:

SEE ATTACHED
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt
Name- Type or Print

Signature

Venable, 210 W. Pennsylvania Ave, Suite 500, Towson, MD
Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt
Name – Type or Print

Signature

Venable, 210 W. Pennsylvania Ave., Suite 500, Towson, MD
Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0008-X **Filing Date** 1/9/20 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

ATTACHMENT TO
PETITION FOR SPECIAL EXCEPTION

REQUESTED RELIEF

1. Special Exception for a fuel service station in the MLR IM zone.

2. Also, for such further relief as the Administrative Law Judge may require.

ATTACHMENT TO
ZONING PETITION

OWNER:

POINT BREEZE CREDIT UNION

BY: _____
Name: Kimberley Maugrum, SVP/CM80
Authorized Representative

BOHLER

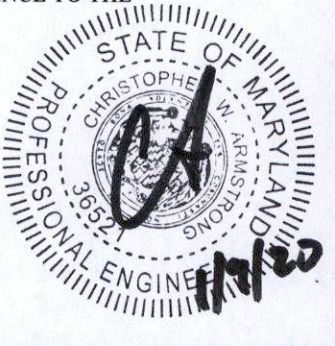
901 Dulaney Valley Road, Suite 801
Towson, MD 21204
410.821.7900

ZONING DESCRIPTION
TAX MAP 89, PARCEL 350, LOT 3
THE LANDS OF
POINT BREEZE CREDIT UNION
LIBER 7827 FOLIO 274
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE NORTHERNLY RIGHT-OF-WAY LIMITS OF PHILADELPHIA ROAD (MD ROUTE 7) (VARIABLE RIGHT-OF-WAY), WHICH IS 215.48 FEET SOUTHWEST OF A POINT LOCATED ON THE NORTHERNLY RIGHT-OF-WAY LIMITS OF PHILADELPHIA ROAD AND CENTERED WITHIN THE RIGHT-OF-WAY OF FONTANA LANE, THENCE DEPARTING SAID NORTHERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE PHILADELPHIA ROAD RIGHT-OF-WAY ON THE SOUTH AND THE LAND OF POINT BREEZE CREDIT UNION (LIBER 7827 FOLIO 274) ON THE NORTH;

1. SOUTH 49 DEGREES – 1 MINUTE – 12 SECONDS WEST, 356.39 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 40 DEGREES – 57 MINUTE – 57 SECONDS WEST, 61.18 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 79 DEGREES – 55 MINUTES – 56 SECONDS WEST, 36.36 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 47 DEGREES – 05 MINUTES – 33 SECONDS WEST, 128.31 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 16 DEGREES – 50 MINUTES – 14 SECONDS EAST, 31.00 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 45 DEGREES – 56 MINUTES – 46 SECONDS WEST, 53.50 FEET TO A POINT, THENCE;
7. CONTINUING NORTH 42 DEGREES – 54 MINUTES – 27 SECONDS EAST, 35.40 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 47 DEGREES – 05 MINUTES – 29 SECONDS WEST, 4.00 FEET TO A POINT, THENCE;
9. CONTINUING NORTH 42 DEGREES – 54 MINUTES – 27 SECONDS EAST, 65.00 FFET TO A POINT, THENCE;
10. CONTINUING NORTH 47 DEGREES – 05 MINUTES – 34 SECONDS WEST, 13.00 FEET TO A POINT, THENCE;
11. CONTINUING NORTH 42 DEGREES – 54 MINUTES – 27 SECONDS EAST, 53.82 FEET TO A POINT, THENCE;
12. CONTINUING SOUTH 55 DEGREES – 55 MINUTES – 55 SECONDS EAST, 30.02 FEET TO A POINT, THENCE;
13. CONTINUING NORTH 81 DEGREES – 44 MINUTES – 37 SECONDS EAST, 27.86 FEET TO A POINT, THENCE;
14. CONTINUING SOUTH 57 DEGREES – 33 MINUTES – 33 SECONDS EAST, 18.80 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 49 DEGREES – 26 MINUTES – 45 SECONDS EAST, 60.29 FEET TO A POINT, THENCE;
16. CONTINUING SOUTH 67 DEGREES – 31 MINUTES – 13 SECONDS EAST, 48.36 FEET TO A POINT, THENCE;
17. CONTINUING NORTH 79 DEGREES – 02 MINUTES – 23 SECONDS EAST, 36.91 FEET TO A POINT, THENCE;
18. CONTINUING SOUTH 65 DEGREES – 26 MINUTES – 32 SECONDS EAST, 111.82 FEET TO A POINT, THENCE;
19. CONTINUING NORTH 74 DEGREES – 09 MINUTES – 54 SECONDS EAST, 82.25 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 72,987 SQUARE FEET OR 1.68 ACRES.



2020-0008-X

RE:	PETITION FOR SPECIAL EXCEPTION 2, 5 Philadelphia Road; NW/S of Philadelphia Road, 165' SW of the c/line 14th Election & 6th Councilmanic Districts Legal Owner(s): Point Breeze Credit Union Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2020-008-X

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JAN 15 2020

Carole S Demilio

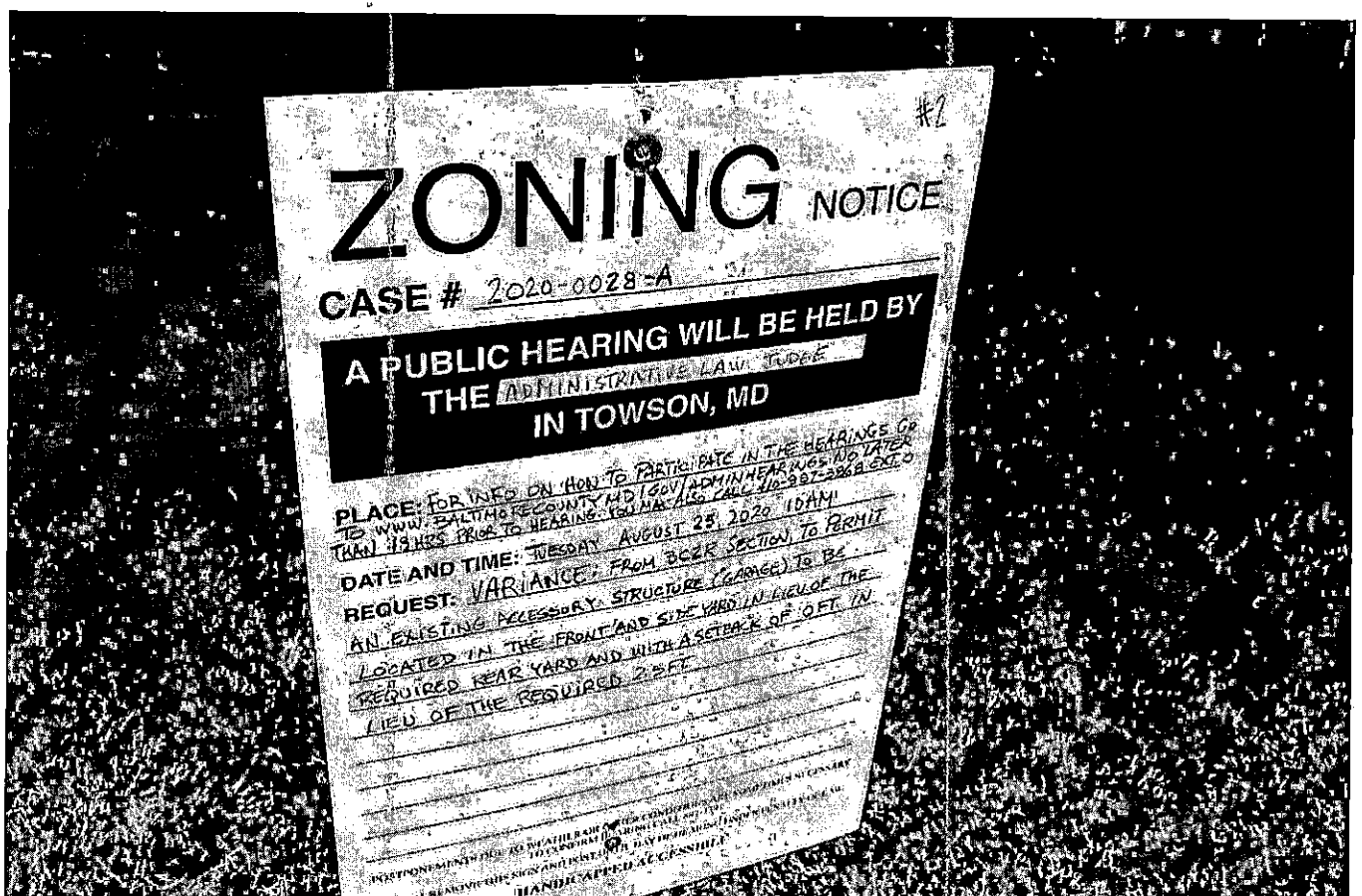
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

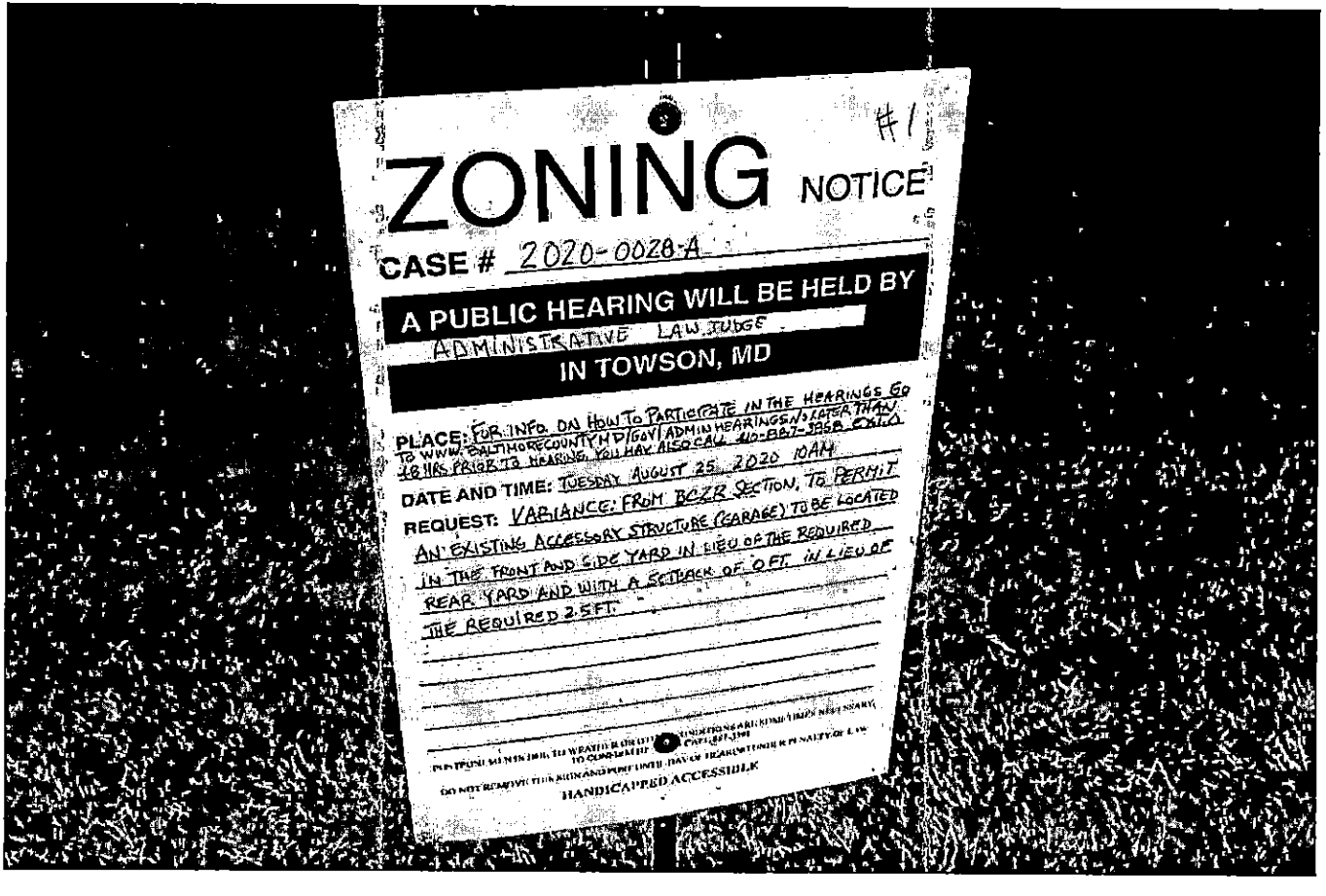
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of January, 2020, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


#1
ZONING NOTICE
CASE # 2020-0028-A
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD
PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 15 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EXT 0
DATE AND TIME: TUESDAY AUGUST 25, 2020 10AM
REQUEST: VARIANCE: FROM BCZR SECTION TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND WITH A SETBACK OF 0FT IN LIEU OF THE REQUIRED 2FT
HANDICAPPED ACCESSIBLE


#1
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CASE # 2020-0028-A
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ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD
PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS/ LATER THAN 48 HRS PRIOR TO HEARING, YOU MAY ALSO CALL 410-887-3868 COLO
DATE AND TIME: TUESDAY AUGUST 25, 2020 10AM
REQUEST: VARIANCE: FROM BCZR SECTION, TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND WITH A SETBACK OF 0 FT. IN LIEU OF THE REQUIRED 2.5 FT.
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 8-2-20

RE: Case Number: 2020-0028-A

Petitioner/Developer: Spence

Date of Hearing/Closing: Tues Aug. 25, 2020 10AM

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 4516 Old Court Rd

The signs(s) were posted on 8-2-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

RE:	PETITION FOR SPECIAL EXCEPTION 2, 5 Philadelphia Road; NW/S of Philadelphia Road, 165' SW of the c/line 14th Election & 6th Councilmanic Districts Legal Owner(s): Point Breeze Credit Union Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2020-008-X

* * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

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

RECEIVED
JAN 15 2020

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 Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

2-18-20

Sherry Nuffer

From:	SGT ROBERT BLACK <1opie@comcast.net>
Sent:	Thursday, January 30, 2020 7:54 PM
To:	Barbara Lukasevich; Administrative Hearings; CARobinson@Venable.com; Kristen L Lewis
Subject:	Certification's For 2020-0008-X
Attachments:	Cert 1 2020-0008-X.doc; Cert 2 2020-0008-X.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.

Certification's for 2 Philadelphia Court. Invoice will be sent to Barb in another email. Thanks.

CERTIFICATE OF POSTING

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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:

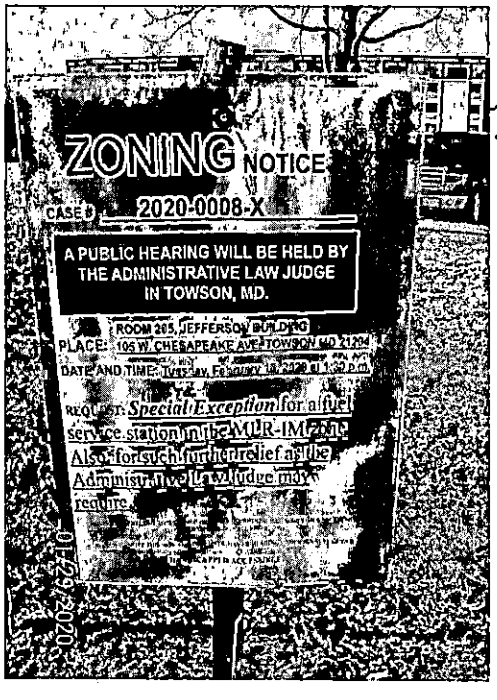
Ladies and Gentlemen:

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: _____

2 Philadelphia Court **SIGN 1**

January 29, 2020

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



Sincerely,

January 29, 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

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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:

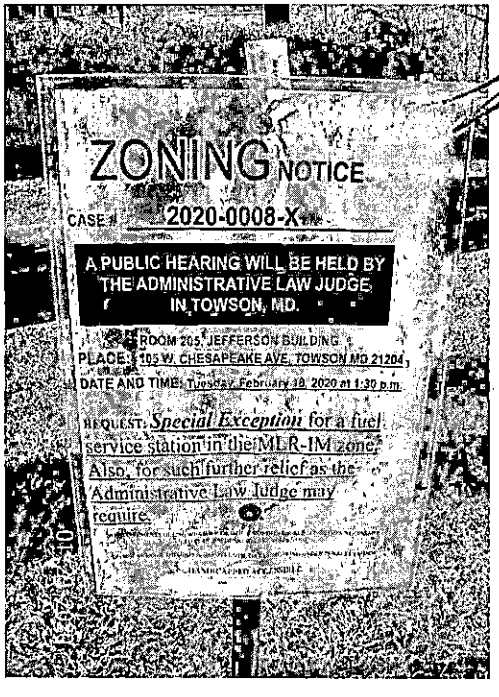
Ladies and Gentlemen:

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: _____

2 Philadelphia Court **SIGN 2**

January 29, 2020

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



Sincerely,

January 29, 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

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 2020

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
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Towson, Maryland 21204

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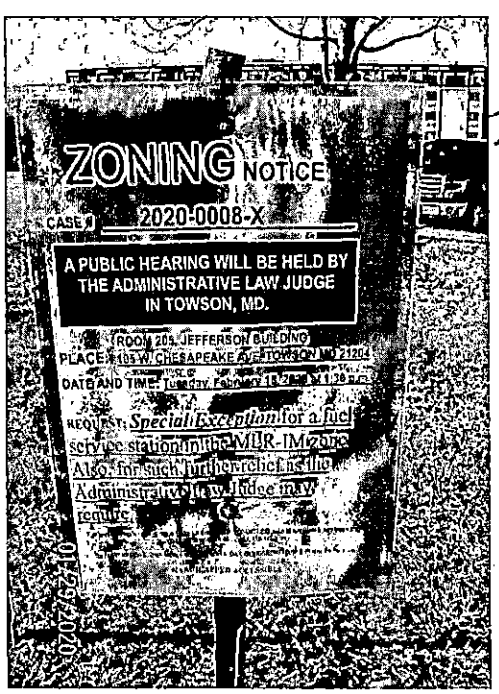

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January 29, 2020

(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

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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:

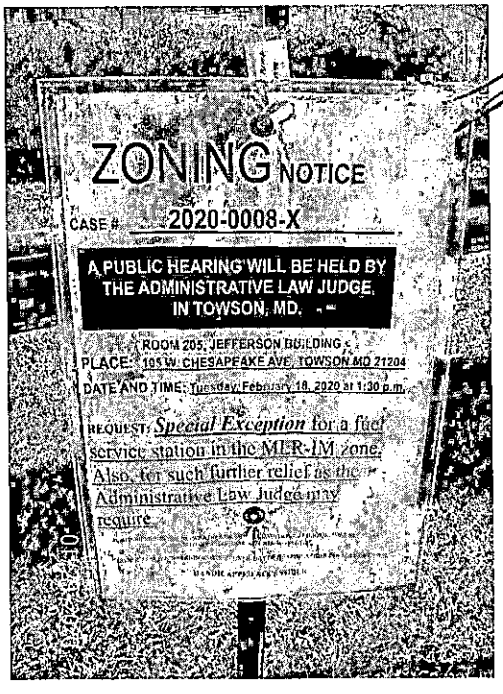
Ladies and Gentlemen:

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: _____

2 Philadelphia Court **SIGN 2**

January 29, 2020

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



Sincerely,

January 29, 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)

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11840842
Case #: 2020-0008-X
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0008-X

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:

1/29/2020

Darlene Miller

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: 2020-0008-X
2 Philadelphia Court
N/w side of Philadelphia Court, south west of centerline of intersection with Fontana Lane
14th Election District - 6th Councilmanic District
Legal Owners: Point Breeze Credit Union
Special Exception for a fuel service station in the MLR-IM zone. Also, for such further relief as the Administrative Law Judge may require.
Hearing: Tuesday, February 18, 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.
Ja29

CERTIFICATE OF POSTING

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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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January 29, 2020

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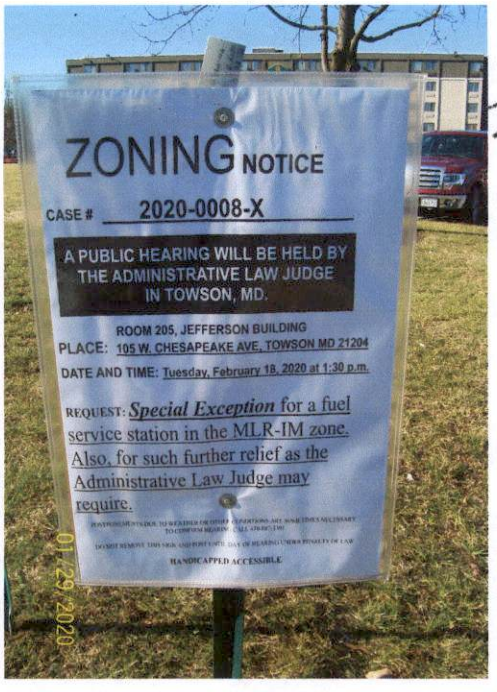
(Month, Day, Year)



Sincerely,

January 29, 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

2020-0008-X

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Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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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2 Philadelphia Court **SIGN 2**

January 29, 2020

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

Sincerely,

January 29, 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)

JOHN A. OLSZEWSKI, JR.
County Executive

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

January 17, 2020

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: 2020-0008-X
2 Philadelphia Court
N/w side of Philadelphia Court, south west of centerline of intersection with Fontana Lane
14th Election District – 6th Councilmanic District
Legal Owners: Point Breeze Credit Union

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

Hearing: Tuesday, February 18, 2020 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

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

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 29, 2020.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Wednesday, January 29, 2020 - Issue

Please forward billing to:
Barbara Lukasevich 410-494-6200
Venable, LLP
210 W. Pennsylvania Avenue. Ste. 500
Towson, MD 21204

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0008-X
2 Philadelphia Court
N/w side of Philadelphia Court, south west of centerline of intersection with Fontana Lane
14th Election District – 6th Councilmanic District
Legal Owners: Point Breeze Credit Union

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

Hearing: Tuesday, February 18, 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.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0008-X

Property Address: 2 Philadelphia Court

Property Description: _____

_____

Legal Owners (Petitioners): Point Breeze Credit Union

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukeasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Penn Ave, Ste 500

Towson, MD 21204

_____

Telephone Number: (410) 494-6200

Revised 7/9/2015

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2

Property Address: 2 Philadelphia Court

Property Description:

Legal Owners (Petitioners): Peirce Russell Casey Burns

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia Lutzenkirchen

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave, Ste 500
Towson, MD 21204

Telephone Number: (410) 494-6200

Revised 2/8/2016

JOHN A. OLSZEWSKI, JR.
County Executive

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

February 11, 2020

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

RE: Case Number: 2020-0008-X, 2, 5 Philadelphia Court

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 09, 2020. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-008

RECEIVED
FEB 14 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 2.5 Philadelphia Court
Petitioner: Point Breeze Credit Union
Zoning: MLR IM
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception from the Baltimore County Zoning Regulations (BCZR) for a fuel service station located in the MLR IM zoning district.

A site visit was conducted on 2/3/2020. The property is located on the Philadelphia Road corridor in the Rosedale community. It is owned by the Point Breeze Credit Union, which currently has their branch office on the property. The site is proposed to be redeveloped by building a fuel service station/Wawa convenience store where the credit union currently exists and moving the location of the credit union to an undeveloped parcel to the west. The site is located on a major road, near the beltway exit/entrance ramp and fairly distant from any residential uses. The site is located adjacent to a tributary that outfalls into Stemmers Run and may be within a portion of the FEMA 100-Year Floodplain.

Through the hearing process, the ALJ should analyze the potential impacts of the FEMA 100-Year Floodplain. An updated floodplain study should be investigated to assess potential impacts prior to any decision of the special exception relief being requested.

The Department of Planning does not oppose the special exception request based in the above statements. Should the special exception be granted, the Department will require the review of architecture, landscaping and signage of the proposed development prior to the filing of any permits.

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

Division Chief:
Jenifer G. Nugent

CPG/JGN/kma/

s:\planning\dev rev\zac\zacs 2020\20-008.docx

2-18-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JAN 15 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0008-X
Address 2, 5 Philadelphia Court
(Point Breeze Credit Union Property)

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

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.**
2. Development of the property must comply with the requirements of Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains

Reviewer: Steve Ford, EPS
Paul Dennis, EPS, EIR

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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Office of Administrative Hearings

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

DATE: January 15, 2020

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Reviewer: Steve Ford, EPS
Paul Dennis, EPS, EIR

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director
Department of Public Works

DATE: January 17, 2020

SUBJECT: Case No: 2020-0008-X
2 & 5 Philadelphia Court, Rosedale, Maryland 21237

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception for a fuel service station in the MLR IM Zone. Also for such further relief as the Administrative Law Judge may require.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception" dated January 8, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

JOHN A. OLSZEWSKI, JR.
County Executive

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

February 18, 2020

Bohler Engineering,
901 Dulaney Valley Road, Suite 801
Towson, Maryland 21204
Attn: Mr. Eric McWillaims
Phone: 410-821-7900

Subject: Rock Creek – Philadelphia, LLC
Zoning Case # 2020-0008-X
2 Philadelphia Court
Rosedale, Maryland 21237

Dear Mr. McWilliams:

This is in response to a meeting held, December 11, 2019 and your request for review of the Concept Landscape Plan submitted on January 27, 2020, dated January 22, 2020, it has been cursory reviewed based on the Schematic Landscape Plan checklist with a number of comments and could be approved after the comments have been addressed, provided the Special Exception is granted.

Sincerely,

James Hermann, RLA. 2/18/2020
Landscape Architect, Development Plans Review

cc:

6

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. 2020-0008-X

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

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

Upon review of this property the Department of Public Works has found that there is a riverine flood plain near or on the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception" dated January 8, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

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* * * * *

VKD: cen
cc: file

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. 2020-0008-X

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* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-008

INFORMATION:
Property Address: 2.5 Philadelphia Court
Petitioner: Point Breeze Credit Union
Zoning: MLR IM
Requested Action: Special Exception

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A site visit was conducted on 2/3/2020. The property is located on the Philadelphia Road corridor in the Rosedale community. It is owned by the Point Breeze Credit Union, which currently has their branch office on the property. The site is proposed to be redeveloped by building a fuel service station/Wawa convenience store where the credit union currently exists and moving the location of the credit union to an undeveloped parcel to the west. The site is located on a major road, near the beltway exit/entrance ramp and fairly distant from any residential uses. The site is located adjacent to a tributary that outfalls into Stemmers Run and may be within a portion of the FEMA 100-Year Floodplain.

Through the hearing process, the ALJ should analyze the potential impacts of the FEMA 100-Year Floodplain. An updated floodplain study should be investigated to assess potential impacts prior to any decision of the special exception relief being requested.

The Department of Planning does not oppose the special exception request based in the above statements. Should the special exception be granted, the Department will require the review of architecture, landscaping and signage of the proposed development prior to the filing of any permits.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

s:\planning\dev rev\zac\zacs 2020\20-008.docx

c: Laurie Hay
Adam M. Rosenblatt
Office of the Administrative Hearings
People's Counsel for Baltimore County

AE
AE
AE
Serpens Ct
Gemini Ct
Orion Ct
Rossville Blvd
Rossville Blvd
Fontana Ln
Philadelphia Ct
Philadelphia Rd
Parking
Parking
695
695
Perry Way

2-18-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JAN 15 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0008-X
Address 2, 5 Philadelphia Court
(Point Breeze Credit Union Property)

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

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2. Development of the property must comply with the requirements of Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains

Reviewer: Steve Ford, EPS
Paul Dennis, EPS, EIR

ORDER RECEIVED FOR FILING
Date 2/20/2020
By SLD

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BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director
Department of Public Works

DATE: January 17, 2020

SUBJECT: Case No: 2020-0008-X
2 & 5 Philadelphia Court, Rosedale, Maryland 21237

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SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

ORDER RECEIVED FOR FILING
Date 2/20/2020
By

February 6, 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 petition for special exception to allow a proposed Convenience Store & fuel station on Lot 3 of the subject property. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

Rock Creek – Philadelphia, LLC
Site Plan to accompany petition for Special Exception
Case No. 2020-0008-X
SHA Tracking No. 20APBA003XX
MD 7 (north side) 590' west of Fontana Lane
Mile Post 2.69
Baltimore County

An access permit will be required for proposed entrance modifications and frontage improvements on MD 7 for this re-development. Before providing specific comments regarding the entrance and frontage improvement requirements, the MDOT SHA requests the opportunity to review a traffic impact study (TIS) to determine the impacts to the site accesses, and the surrounding road network. We require four (4) hard copies, and a CD of the study for our review. This submittal can be made to Ms. Wendy Wolcott at the District 4 Office, 320 West Warren Road, Hunt Valley, MD 21030, to the attention of Richard Zeller. Please utilize the above SHA Tracking number when making this submission.

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

Sincerely,

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

cc: Bohler Engineering / 901 Dulaney Valley Road, Suite 801, Towson, MD 21204
Rock Creek – Philadelphia, LLC / 1155 Connecticut Avenue, NW, Suite 600
Washington, DC 20036
Point Breeze Credit Union / 11104 McCormick Road, Hunt Valley, MD 21031
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

AE
AE
AE
Serpens Ct
Orion Ct
Gemini Ct
Rossville Blvd
Rossville Blvd
Fontana Ln
25
23
21
15
4
2
5
Philadelphia Ct
Philadelphia Rd
Parking
Parking
695
695
Petrie Way
6419

CHRIS ARMSTRONG, PE
PROJECT MANAGER

carmstrong@bohlereng.com

EDUCATION

B.S. Civil Engineering
University of Delaware

PROFESSIONAL LICENSES

Maryland PE #36521

PROFESSIONAL AFFILIATIONS

NAIOP

Urban Land Institute - Baltimore

Chris currently serves as a project manager in Bohler's Towson, MD office. With over 13 years of civil engineering design and project management experience, he brings a wealth of knowledge and problem solving abilities to each project.

Chris has expert knowledge in stormwater management, roadway design, commercial site layout, construction inspections, site meetings, cost estimating, plan review and agency coordination, and various other aspects of civil engineering.

SELECT PROJECT EXPERIENCE

Circle East Development, Towson, MD

Goucher College, Froelicher Hall, MD

The Avenue at White Marsh, White Marsh, MD

CVS, Parkville, MD

Silver Diner, Frederick, MD

Flats at 703, Towson, MD

CVS, Nottingham, MD

Walgreens, Nottingham, MD

Brightview Senior Living, Catonsville, MD

YMCA, Catonsville, MD

YMCA, Towson, MD

Kimco Fullerton, Baltimore, MD

Chick-fil-a, Nottingham, MD

Chick-fil-a, Baltimore, MD

Shoppes I at Nottingham, Nottingham, MD

PETITIONER'S EXHIBIT 2

BOHLER

JOSEPH J. CALOGGERO, P.E., PTOE, PTP

Vice President

The Traffic Group.
Merging Innovation and Excellence®

"A Leader in Sustainable Transportation Solutions"

Joe Caloggero is a professional Traffic Engineer who brings over 30 years of both technical and academic experience to The Traffic Group, Inc. His responsibilities include, but are not limited to, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning. He has managed over 500 Land Development Projects and has testified as an expert witness for various projects in many different jurisdictions.

Previously, Mr. Caloggero served as a Traffic Engineer for Parsons Brinckerhoff Quade & Douglas, Inc. and the Maryland State Highway Administration. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning.

Job History

2000 - Present
Traffic Engineer/Vice President
The Traffic Group, Inc.

1998 – 2000
Traffic Engineer
Parsons, Brinckerhoff, Quade & Douglas, Inc.

1993 - 1998
Traffic Engineer
Maryland State Highway Administration

Educational Background

Bachelor of Science in Civil Engineering
West Virginia University, Dec. 1991

Publications

Co-author, "*Positive Guidance in Maryland—Guidelines and Case Studies*," Maryland State Highway Administration Document, July 1997.
Co-author, "*Highway Agency Tort Liability and Risk Management Relative to Pedestrian Facilities*," Proceedings of Conference on Risk Management and Tort Liability, Pennsylvania State University, April 1993.

Places where Mr. Caloggero has testified as an expert witness

DELAWARE
Kent County, DE – Regional Planning Commission

MARYLAND
Baltimore County – Zoning Commissioner, Board of Appeals
Calvert County – Board of Appeals
Carroll County – Board of Zoning Appeals, Planning and Zoning Commission
Charles County – Board of Appeals
City of Brunswick – Mayor and Council
City of Frederick – Planning Commission, Board of Appeals
City of Hagerstown – Planning Commission, Mayor & City Council City of Rockville – Board of Appeals
Frederick County – Planning Commission, Board of Appeals, Board of County Commissioners
Howard County – Hearing Examiner, Board of Appeals
Montgomery County – Hearing Examiner, Planning Board
Prince George's County – Hearing Examiner, Planning Board
St. Mary's County – County Commissioners, Planning Commission
Town of La Plata – Planning Commission
Town of Mount Airy – Board of Zoning Appeals
Town of Rising Sun – Planning Commission
Town of Taneytown – Planning Commission
Town of Thurmont – Planning Commission
Town of Walkersville – Board of Appeals

VIRGINIA
City of Manassas, VA – Planning Commission
Town of Front Royal, VA – Planning Commission, Town Council

PETITIONER'S EXHIBIT 8

Paul Mayhew

From: Terry Curtis
Sent: Friday, February 14, 2020 1:29 PM
To: Kristen L Lewis; Michael Mallinoff
Cc: Vishnubhai K Desai; Peoples Counsel; Peter Max Zimmerman; Eugene Cauley; Charles Nwokoro; David A Derickson; Rosenblatt, Adam M.; Steve Walsh; Paul Mayhew
Subject: RE: ZAC Agenda Case No. 2020-0008-X, 2 & 5 Philadelphia Court
Attachments: Philadelphia Court #2 Case #2020-0008-X.PDF

Good afternoon,

Yesterday I met with Adam Rosenblatt (Venable, LLP) the attorney and Mike Gesell (Bohler Engineering) the engineer representing the developer for the above referenced project. Based on the conversation, they understood that we are asking for an updated flood study because the original flood study was performed in the mid 80's and our standards in the design manual have changed since then. The zoning hearing for a Special Exception to allow a fuel service station in the MLR IM zone for this site is on Tuesday, February 18, 2020. To perform an up-to-date flood study, Bohler Engineering will need more time.

Also, based on our conversation and a letter shown to me by Mr. Rosenblatt, the Department of Environmental Protection and Sustainability (DEPS) will be requiring this plan approval to go to the Development Review Committee (DRC). This will take some time after the zoning hearing on February 18, 2020.

The Department of Public Works agrees that a flood study is still required. If the Special Exception to allow a fuel service station in the MLR IM zone is granted, we are asking the Administrative Law Judge to consider the special exception with a condition. The condition should be a flood study must be reviewed and "Accepted for Filing" by the Department of Permits, Approvals and Inspections Bureau of Development Plans Review and no permits will be granted until such time.

If you have any questions please feel free to contact me anytime.

Have a great day,

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 219
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

From: Terry Curtis
Sent: Wednesday, January 22, 2020 1:52 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Kevin Wagner -MDE- <kevin.wagner@maryland.gov>;

Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Eugene Cauley <ecauley@baltimorecountymd.gov>; Charles Nwokoro <cnwokoro@baltimorecountymd.gov>
Subject: ZAC Agenda Case No. 2020-0008-X, 2 & 5 Philadelphia Court

Good afternoon everyone,

Please find attached are comments to the above referenced project found on the Zoning Advisory Committee Agenda with a distribution date of January 13, 2020 and formal or informal responses due January 20, 2020. For Baltimore County Offices, the originals have been placed in the interoffice mail system and your office should be receiving them shortly. For outside agencies, this email will serve as your official copy.

If you have any questions please feel free to contact me anytime.

Have a great day,

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 219
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 2020-0008-X
DATE 2/18/20

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Adam Rosenblatt	Venable 210 W. Penn Ave Ste 500	Towson, MD 21204	amrosenblatt@venable.com
Chris Armstrong	901 Dulaney Valley Rd. Ste 801	Towson, MD 21204	CArmstrong@Bohlereng.com
JOE CALOGGERO	TRAFFIC GROUP 9900 FRANKLIN SQ	DR STEH BALT 21236	JCALOGGERO@TRAFFIC.net
Peter Shkreli	Rock Creek 1155 Conn Ave NW	Washington DC 20036	pshkreli@rockcreekpg.com
Kevin CONTARDI	6920 Green Valley Road, new MARKET MD	NEW MARKET, MD	KCONTARDI@CONTARDIConsulting
Kim Maugrum Point Breeze	11104 McCormick Rd.	Hunt Valley MD 21031	Kmaugrum@pointbreezecu.com
michael Gesell	901 Dulaney Valley Road suite 801	TOWSON MD 21204	mgesell@bohlereng.com
Emily Pate	901 Dulaney Valley Road Ste 801	Towson MD 21204	epate@bohlereng.com

2-18

CASE NO. 2019- 0008-X

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
1/15	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
2/13	PLANNING (if not received, date e-mail sent _____)	NOT OPPOSED W/ Comment
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
1/17/20	Department of Public Works	Comment
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/29/2020 THE Daily Record

SIGN POSTING (1st) Date: 1/29/2020 by SSG Robert Black

SIGN POSTING (2nd) Date: 2-15-2020 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District - 14 Account Number -** 2000010426

Owner Information

Owner Name:	POINT BREEZE CREDIT UNION	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	ATTN: TONIA NIEDZIALKOWSKI 11104 MCCORMICK RD HUNT VALLEY MD 21031-	**Deed Reference:**	/07827/ 00274

Location & Structure Information

Premises Address:	2 PHILADELPHIA CT 0-0000	**Legal Description:**	1.503 AC GOLDEN RING EXECUTIVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0089	0006	0350	10000.04	0000			3	2019	Plat Ref:	0054/ 0131

Special Tax Areas: None

Town: None

Ad Valorem: None

Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	14,608 SF		1.5000 AC	07

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	360,700	360,700		
Improvements	1,212,300	1,312,900		
Total:	1,573,000	1,673,600	1,606,533	1,640,067
Preferential Land:	0			0

Transfer Information

Seller: GR-3 LIMITED PAR TNERSHIP	**Date:** 04/04/1988	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /07827/ 00274	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

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:**

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 14 **Account Number -** 2000010424

Owner Information

Owner Name:	POINT BREEZE CREDIT UNION	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	ATTN: TONIA NIEDZIALKOWSKI 11104 MCCORMICK ROAD HUNT VALLEY MD 21031-	**Deed Reference:**	/12865/ 00172

Location & Structure Information

Premises Address:	5 PHILADELPHIA CT 0-0000	**Legal Description:**	1.292 AC GOLDEN RING EXECUTIVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0006	0350	10000.04	0000			1	2019	Plat Ref: 0054/ 0131

Special Tax Areas: None

Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.2900 AC	07

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2019	As of 07/01/2020
Land:	232,500	232,500		
Improvements	0	0		
Total:	232,500	232,500	232,500	232,500
Preferential Land:	0			0

Transfer Information

Seller: SHONEYS INC	**Date:** 05/15/1998	**Price:** $170,000
Type: ARMS LENGTH VACANT	**Deed1:** /12865/ 00172	**Deed2:**
Seller: SALFNER KATHERIN E E	**Date:** 07/07/1986	**Price:** $390,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07202/ 00627	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

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:**

PM 2-18-2020
1:30 pm

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Saturday, February 15, 2020 6:32 PM
To: Barbara Lukasevich; amrosenblatt@venable.com; Administrative Hearings
Subject: Recertification's For 2020-0008-X
Attachments: Re-Cert 1 2020-0008-X.doc; Re-Cert 2 2020-0008-X.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 2 Philadelphia Court. Thanks.

RECEIVED
FEB 18 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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

RECEIVED
FEB 18 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Attn: Kristen Lewis:

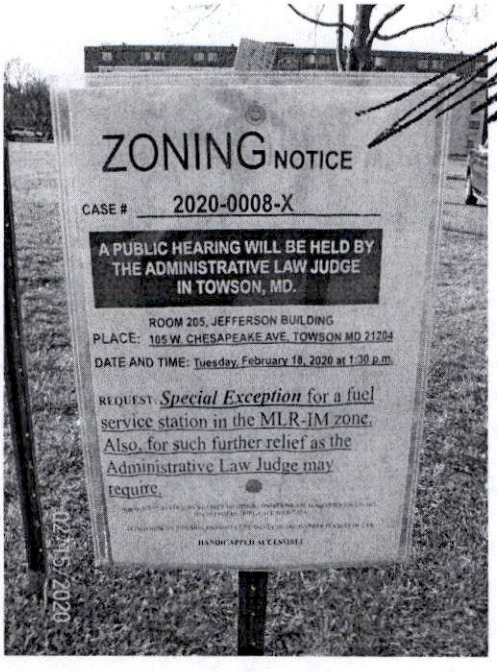
Ladies and Gentlemen:

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: _____

2 Philadelphia Court **SIGN 1 Recertification**

January 29, 2020

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



Sincerely,

February 15, 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

2020-0008-X

RE: Case No.: _____

Petitioner/Developer: _____

Point Breeze Credit Union

February 18, 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

RECEIVED
FEB 18 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Attn: Kristen Lewis:

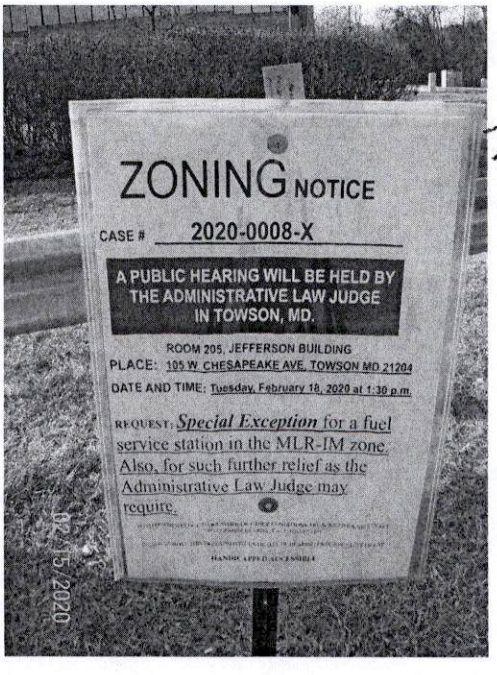
Ladies and Gentlemen:

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: _____

2 Philadelphia Court **SIGN 2 Recertification**

January 29, 2020

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



Sincerely,

February 15, 2020

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

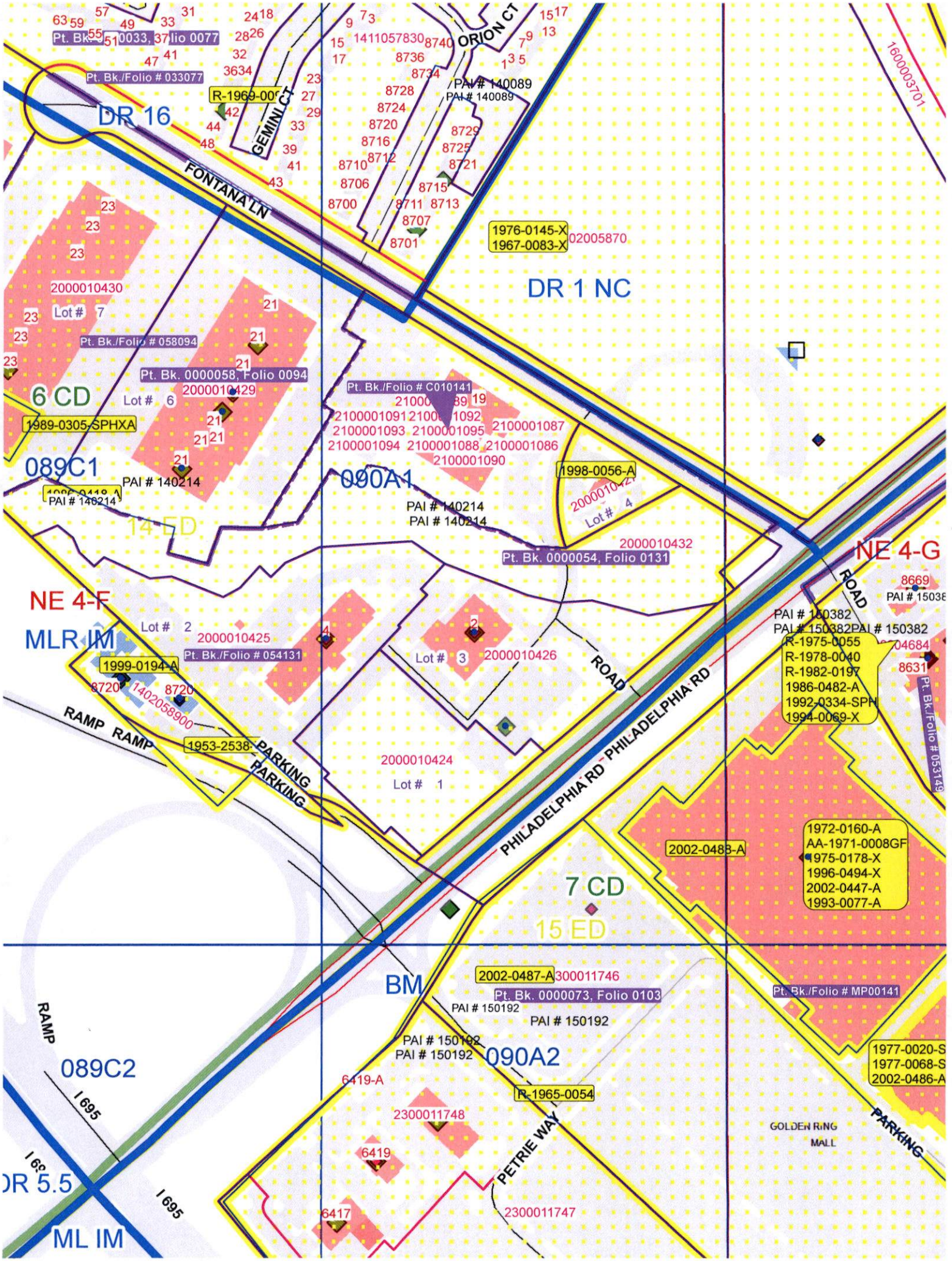
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)


DR 16
FONTANA LN
GEMINI CT
ORION CT
DR 1 NC
6 CD
089C1
090A1
14 ED
NE 4-F
MLR IM
NE 4-G
7 CD
15 ED
BM
089C2
090A2
ML IM
DR 5.5
I 695
RAMP
PARKING
ROAD
PHILADELPHIA RD
PETRIE WAY
GOLDEN RING MALL
Pt. Bk./Folio # 033077
Pt. Bk./Folio # 058094
Pt. Bk. 0000058, Folio 0094
Pt. Bk./Folio # C010141
Pt. Bk. 0000054, Folio 0131
Pt. Bk./Folio # 054131
Pt. Bk. 0000073, Folio 0103
Pt. Bk./Folio # MP00141
Pt. Bk./Folio # 053149
PAI # 140089
PAI # 140214
PAI # 150382
PAI # 150192
1976-0145-X
1967-0083-X
02005870
1989-0305-SPHXA
1998-0056-A
1999-0194-A
1953-2538-
R-1969-00
R-1975-0055
R-1978-0040
R-1982-0197
1986-0482-A
1992-0334-SPH
1994-0069-X
1972-0160-A
AA-1971-0008GF
1975-0178-X
1996-0494-X
2002-0447-A
1993-0077-A
2002-0488-A
2002-0487-A
R-1965-0054
1977-0020-S
1977-0068-S
2002-0486-A
2000010430
2000010429
2000010425
2000010426
2000010424
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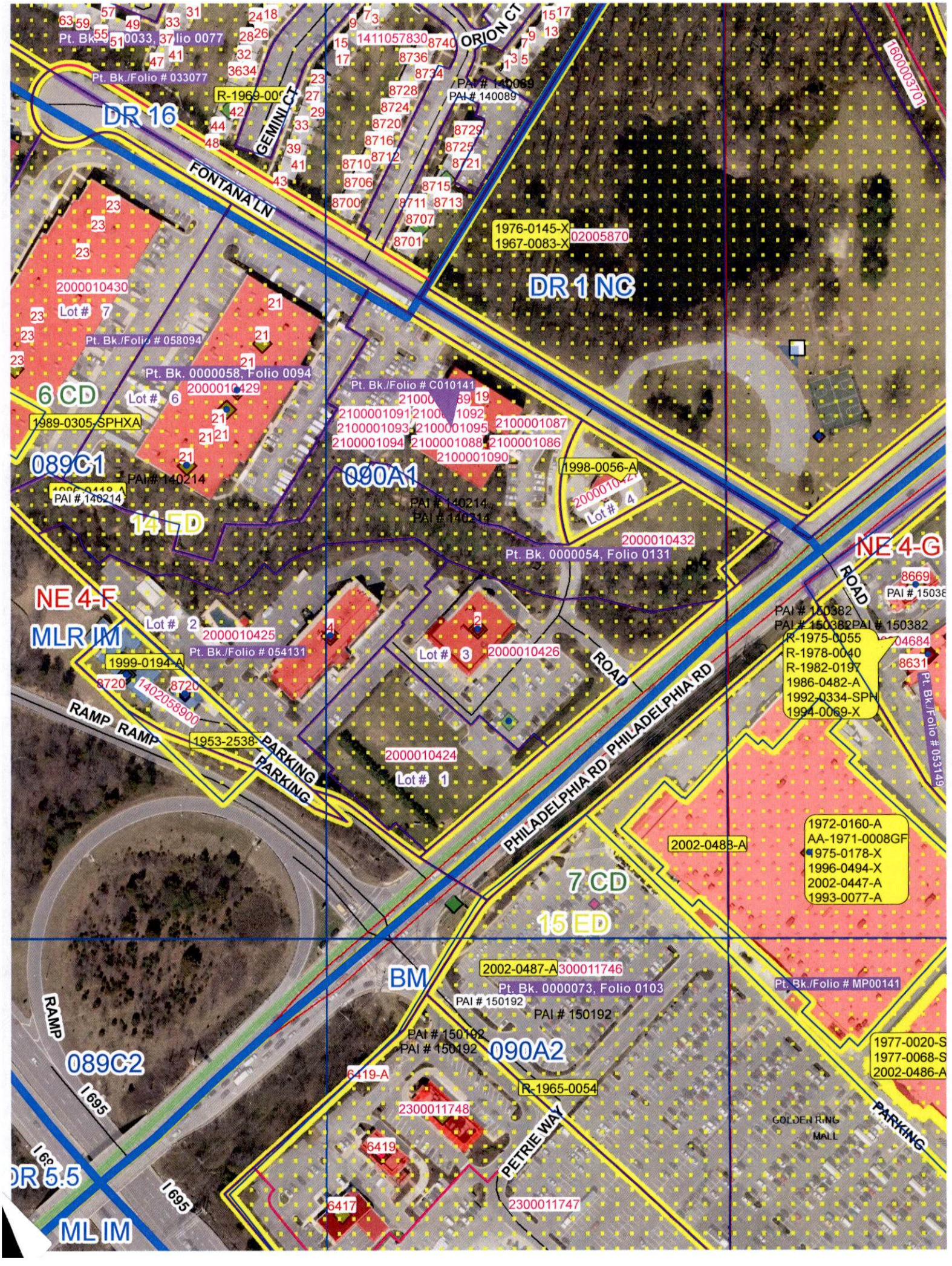
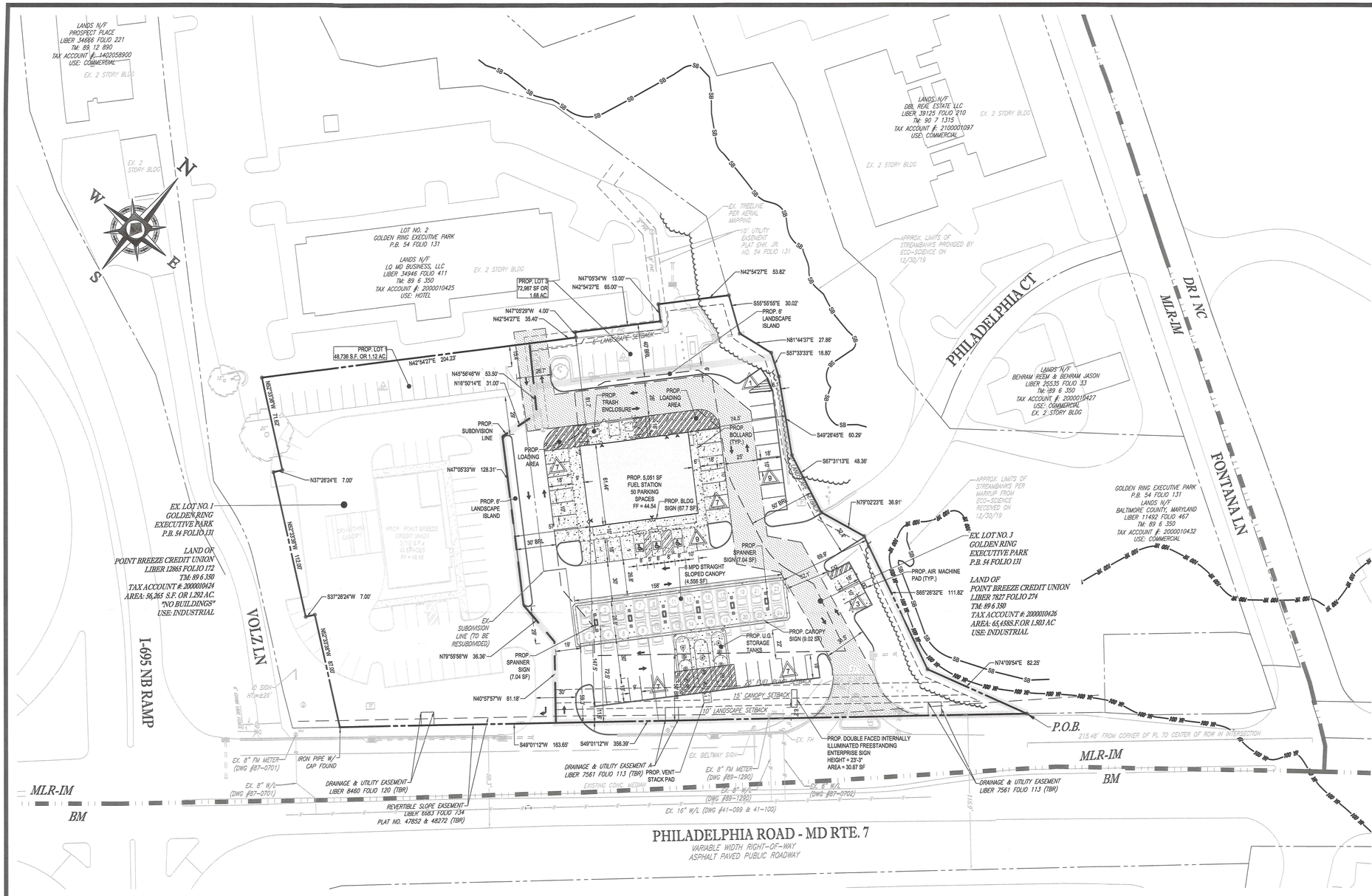
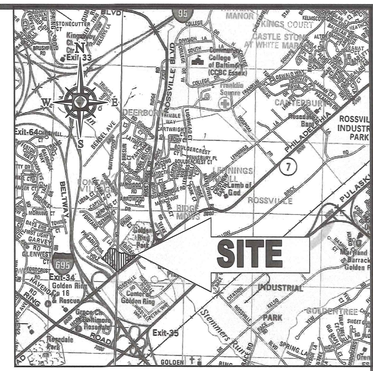
2300011747
1402058900
1600003701


DR 16
FONTANA LN
GEMINI CT
ORION CT
DR 1 NC
1976-0145-X
1967-0083-X
02005870
1600003701
Pt. Bk./Folio # 033077
Pt. Bk. 0033, 37 lio 0077
R-1969-00
1411057830
PAI # 140089
2000010430
Lot # 7
Pt. Bk./Folio # 058094
6 CD
1989-0305-SPHXA
Pt. Bk. 0000058, Folio 0094
2000010429
Lot # 6
089C1
PAI # 140214
PAI # 146214
14 ED
090A1
Pt. Bk./Folio # C010141
2100001091
2100001092
2100001093
2100001095
2100001087
2100001094
2100001088
2100001086
2100001090
1998-0056-A
2000010431
Lot # 4
PAI # 140214
PAI # 140214
2000010432
Pt. Bk. 0000054, Folio 0131
NE 4-G
NE 4-F
MLR IM
Lot # 2
2000010425
Pt. Bk./Folio # 054131
1999-0194-A
1402058900
Lot # 3
2000010426
ROAD
PHILADELPHIA RD
PAI # 150382
R-1975-0055
R-1978-0040
R-1982-0197
1986-0482-A
1992-0334-SPH
1994-0069-X
8669
8631
Pt. Bk./Folio # 053149
RAMP
1953-2538
PARKING
2000010424
Lot # 1
2002-0488-A
1972-0160-A
AA-1971-0008GF
1975-0178-X
1996-0494-X
2002-0447-A
1993-0077-A
7 CD
15 ED
BM
2002-0487-A
300011746
Pt. Bk. 0000073, Folio 0103
PAI # 150192
Pt. Bk./Folio # MP00141
090A2
089C2
I 695
6419-A
R-1965-0054
2300011748
6419
6417
2300011747
PETRIE WAY
GOLDEN RING MALL
1977-0020-S
1977-0068-S
2002-0486-A
DR 5.5
ML IM





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5

SCALE: 1"=1000'

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 2 PHILADELPHIA COURT
   - B. SITE AREA: EX. LOT 3: 65,458 SF OR 1.503 AC. PROP. LOT 3: 72,987 SF OR 1.68 AC.
   - C. SPECIAL EXCEPTION AREA: 66,293 SF. OR 1.52 AC.
   - D. ELECTION DISTRICT: 14
   - E. COUNCILMANIC DISTRICT: 6
   - F. ADC MAP: 37A4, 36K4, 37A5
   - G. CENSUS TRACT: 4407.01
   - H. TAX MAP: 89
   - I. PARCEL: 350
   - J. TAX ACCOUNT NO.: 2000010426
2. ZONING: MLR-IM
3. ZONING MAP REFERENCE: 090A1, 089C1
4. FLOOR AREA RATIO: PERMITTED = 0.60, EXCEPT THAT NOT MORE THAN 50% OF THE LAND AREA MAY BE COVERED BY BUILDINGS PROVIDED (LOT 3) = 0.07 (5,051 S.F. / 72,987 S.F.)
5. EXISTING LAND USE: COMMERCIAL (BANK AND OFFICE)
   PROPOSED LAND USE: CONVENIENCE STORE AND FUEL STATION (LOT 3)
6. SETBACKS: (LOT 3)

	REQUIRED	PROVIDED
FRONT (PHILADELPHIA ROAD)	50' (CONVENIENCE)	147.5' ±
	25' (FUEL PUMP)	72.5' ±
	15' (CANOPY)	59.3' ±
SIDE (SOUTHWEST)	30' (SUM OF BOTH SIDE SETBACKS TO EQUAL 80')	57' ±
SIDE (NORTHEAST)	50' (SUM OF BOTH SIDE SETBACKS TO EQUAL 80')	74.5' ±
REAR (NORTHWEST)	40'	81.7' ±

7. LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
FRONT (PHILADELPHIA ROAD)	10'	11.6' ±
SIDE (SOUTHWEST)	N/A	6'
SIDE (NORTHEAST)	6'	6.1' ±
REAR (NORTHWEST)	N/A	N/A

*A 6' LANDSCAPE BUFFER IS PROVIDED ALONG THE SPECIAL EXCEPTION AREA LINE.

8. BUILDING HEIGHT PERMITTED: 60'
   PROPOSED BUILDING HEIGHT: C-STORE = 33'-0" CANOPY = 25'-2"
9. THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND (UNINCORPORATED AREAS), PANEL 430 OF 580", MAP NUMBER 24001004430G, WITH A MAP REVISED DATE OF MAY 5, 2014.
8. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS (WATER, SEWER, TRAFFIC) AS DESIGNATED ON THE BASIC SERVICES MAPS.
9. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
10. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
11. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
12. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
13. THERE ARE NO KNOWN ABANDONED FUEL SERVICE STATIONS WITH ONE MILE OF THE SITE (SECTION 405.3 BCZR)
14. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
15. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
16. THIS SITE IS WITHIN THE URBAN RURAL DEMARCATION LINE.

BENCHMARKS

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE COUNTY BENCHMARK NO. 902 WITH A PUBLISHED ELEVATION OF 46.41 FEET.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (12 FUELING POSITIONS X 1,500 S.F.)	= 18,000 S.F.
CONVENIENCE STORE (4 X 5,051 S.F.)	= 20,204 S.F.
ATM MACHINE (1 ATM X 1,000 S.F.)	= 1,000 S.F.
CARRY OUT RESTAURANT (6 X 0 S.F.)	= 0 SF
REQUIRED TOTAL AREA	= 39,204 S.F.
PROVIDED TOTAL AREA	= 66,293 S.F. (SE AREA)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EX. TREELINE PER AERIAL MAPPING	
	PROP. SPECIAL EXCEPTION AREA	
	PROP. SUBDIVISION LINE	
SS	SANITARY SEWER	SL
W	WATER	W
E	UNDERGROUND ELECTRIC	E
OH	OVERHEAD ELECTRIC	OH
T	UNDERGROUND TELEPHONE	T
G	UNDERGROUND GAS	G
	STORMDRAIN	
	CURB AND GUTTER	
	HEADER CURB	
	ZONING LINE	
SB	EX. STREAMBANK LIMITS	SB
	ASPHALT PAVING	
	CONCRETE PAVING	
	RELOCATED ACCESS EASEMENT	

COMMERCIAL PERMIT HISTORY

2 PHILADELPHIA COURT:

NO COMMERCIAL PERMIT HISTORY

ZONING HISTORY

CASE NO. 1986-0418-A: VARIANCE REQUEST TO PERMIT A SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 30 FEET AND A SUM OF THE SIDE YARDS OF 65 FEET IN LIEU OF THE REQUIRED 80 FEET TO LOT 3, AN OPEN CANOPY REAR YARD SETBACK OF 8 FEET IN LIEU OF THE REQUIRED 40 FEET AND THE REQUIRED OPEN CANOPY PROJECTION SETBACK OF 30 FEET AS TO LOT 4, OFF-STREET PARKING WITHIN 14 FEET FROM A RESIDENTIAL ZONE IN LIEU OF THE REQUIRED 25 FEET AS TO LOTS 5, 6, AND 7, A BUILDING OR OTHER INDUSTRIAL STRUCTURE 84 FEET DISTANCE FROM THE NEAREST RESIDENTIAL ZONE LINE IN LIEU OF THE REQUIRED 100 FEET AS TO LOTS 6 AND 7, AND A DISTANCE BETWEEN THE BUILDINGS OF 25 FEET IN LIEU OF THE REQUIRED 80 FEET AND A SIDE YARD SETBACK OF 23 FEET IN LIEU OF THE REQUIRED 30 FEET AS TO LOT 8, ALL IN ACCORDANCE WITH THE PETETIONER'S EXHIBIT 1, WAS HEREBY GRANTED ON THE 23RD DAY OF APRIL, 1986.

OWNER

POINT BREEZE CREDIT UNION
11104 MCCORMICK ROAD
HUNT VALLEY, MD 21031
ATTN: TONIA NIEDZIALKOWSKI

DEVELOPER

ROCK CREEK - PHILADELPHIA, LLC
1155 CONNECTICUT AVENUE, NW
SUITE 600
WASHINGTON, DC 20036
ATTN: PETER SHKRELI
PHONE: 202-835-1210

PARKING TABULATION CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
CONVENIENCE STORE W/ GASOLINE	5,051	5/1,000 S.F.	26
1 SPACE PER EMPLOYEES ON LARGEST SHIFT			8
1 SPACE PER AUTOMATIC TELLER MACHINE (ATM)			1
1 SPACE PER AIR MACHINE			2
TOTAL PARKING REQUIRED			37
TOTAL PARKING PROVIDED (INCLUDE 3 ADA SPACES)			50

REASON FOR SPECIAL EXCEPTION

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

DESIGN & DRAWING BASED ON NAVD 88 DATUM DETERMINED BY GPS OBSERVATIONS

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

PROFESSIONAL CERTIFICATION
I, CHRISTOPHER W. ARMSTRONG, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36521, EXPIRATION DATE: 6/7/20

X - 2020-0002

BOHLER ENGINEERING

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

THE INFORMATION, DESIGN AND CONCEPTS SET FORTH IN THIS SITE PLAN ARE PROPRIETARY AND SHALL NOT BE USED OR DISCLOSED TO ANY OTHER PERSON WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, AND SHALL BE RETURNED UPON REQUEST OR UPON COMPLETION OF THE PROJECT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD192099
DRAWN BY:	EBP
CHECKED BY:	CWA
DATE:	1/8/2020
CAD I.D.:	MD192099-SEP-0

PROJECT:

SITE PLAN EXHIBIT

FOR

ROCK CREEK - PHILADELPHIA, LLC

LOCATION OF SITE

2 PHILADELPHIA COURT
ROSEDALE, MD
BALTIMORE COUNTY

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

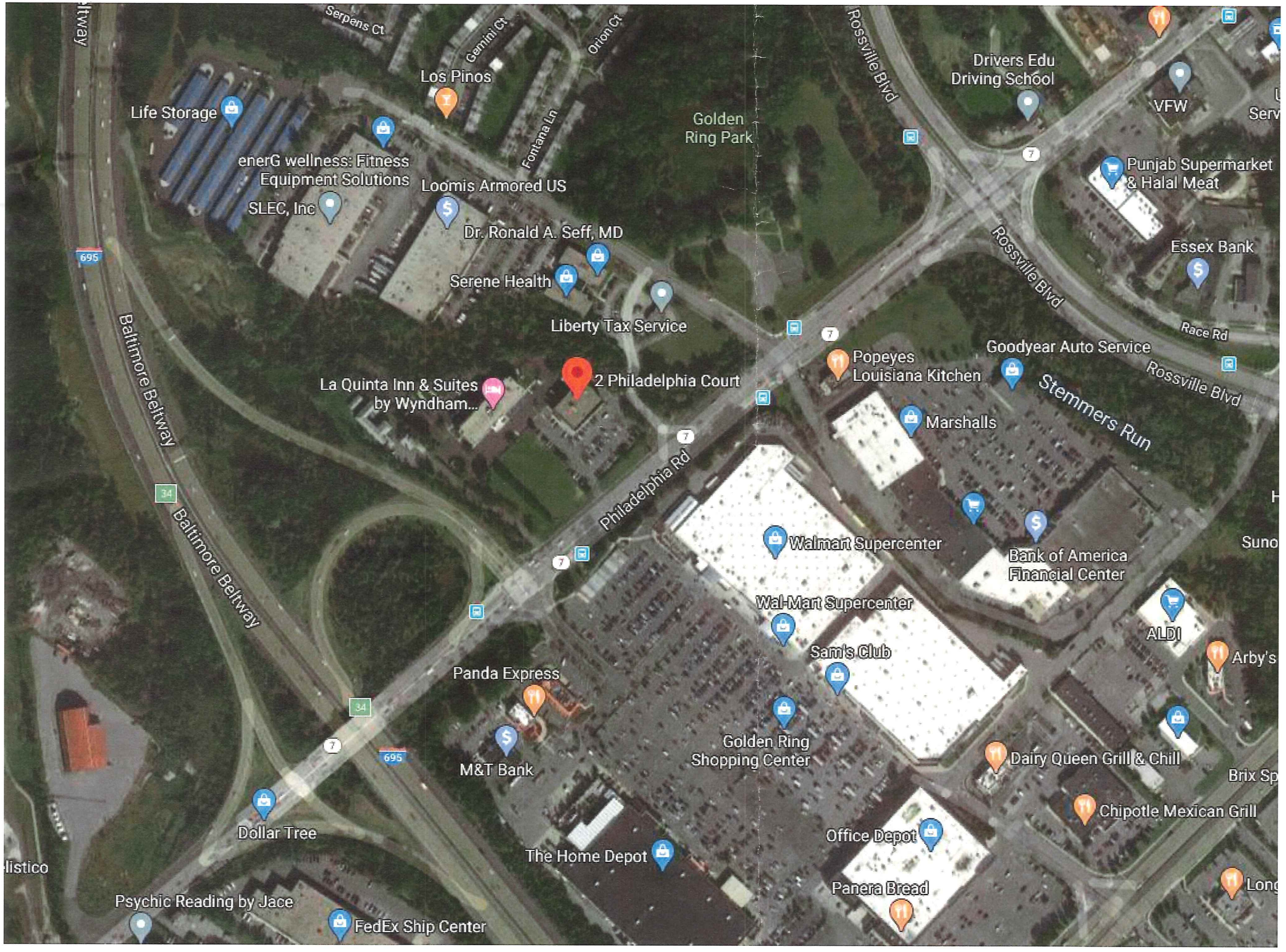
C. W. ARMSTRONG — STATE OF MARYLAND — No. 36521 — PROFESSIONAL ENGINEER — 6/7/2020

SHEET TITLE:

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SHEET NUMBER: 1

REVISION 0 - 1/8/2020



PETITIONER'S EXHIBIT 3

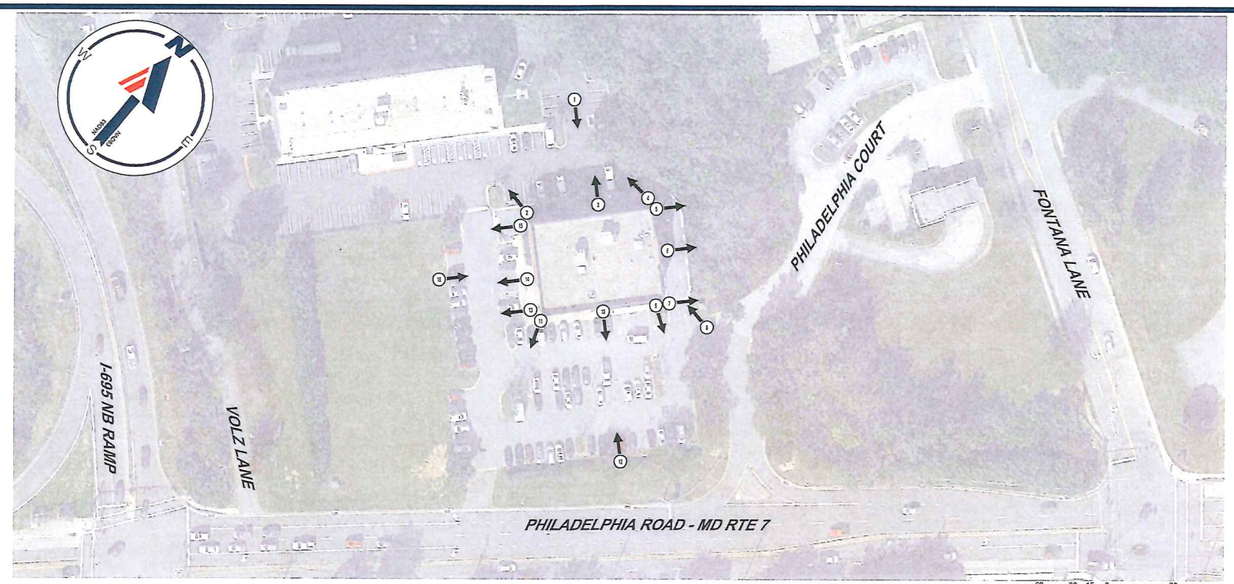
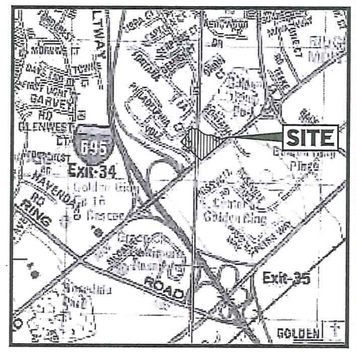


PHOTO #10

PHOTO #11



LOCATION MAP

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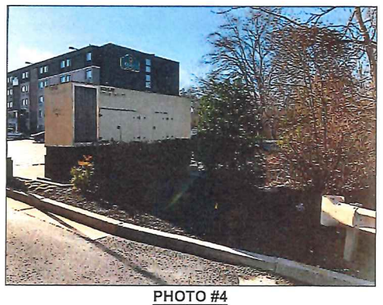
PERMIT USE NO. 20602153-5
SCALE: 1" = 2000'

PHOTO #1



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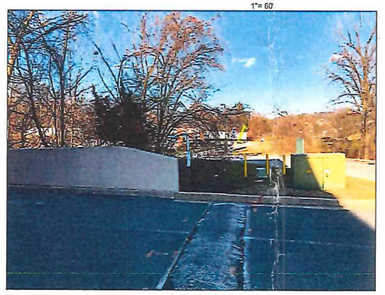

PHOTO #7

PHOTO #12

PHOTO #15

PHOTO #2

PHOTO #5

PHOTO #8

PHOTO #13

PHOTO #16

PHOTO #3

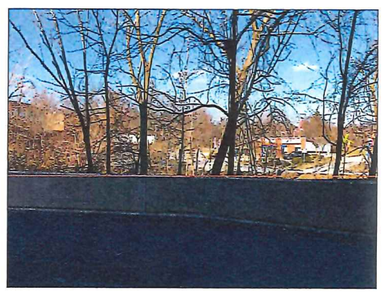

PHOTO #6

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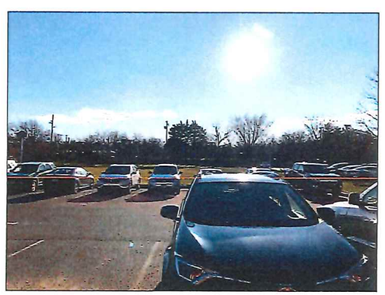

PHOTO #14

PETITIONER'S EXHIBIT 4

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.:	MD192099
DRAWN BY:	EBP
CHECKED BY:	CWA
DATE:	2/17/2020
CAD I.D.:	EXA-1

PROJECT:

SITE PLAN EXHIBIT

FOR

ROCK CREEK - PHILADELPHIA, LLC

2 PHILADELPHIA COURT
ROSEDALE, MD
BALTIMORE COUNTY

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

SHEET TITLE:

PHOTO LOCATION MAP

SHEET NUMBER:

ORG. DATE - 2/17/2020

H:\SIV\SITE\MD\DRAWINGS\EXHIBITS\PHOTO LOCATION MAP\MD192099 EXA-1 — JAYCEE.01 - PHOTO LOCATION MAP.DWG EBP

ILLUSTRATIVE SITE PLAN

MD192099

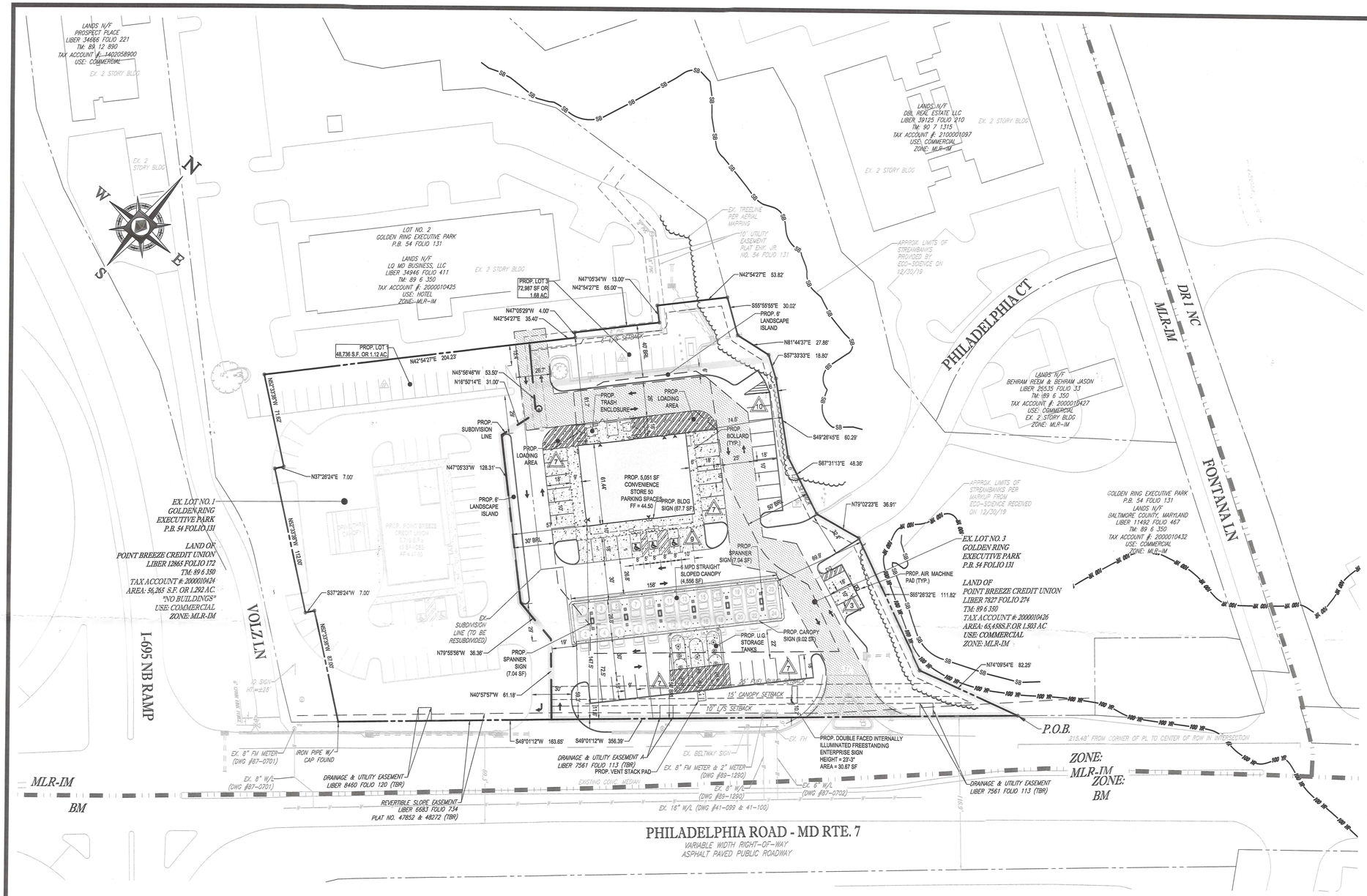
1"=30'

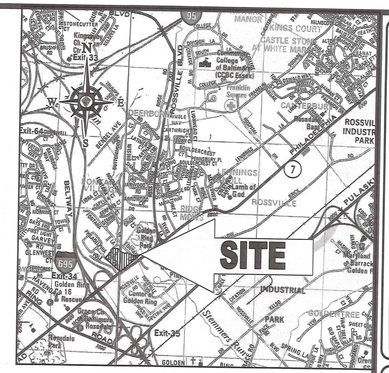
02-04-20

2 PHILADELPHIA COURT
ROSEDALE, MARYLAND
BALTIMORE COUNTY

PETITIONER'S EXHIBIT 5

BOHLER





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5

SCALE: 1"=1000'

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 2 PHILADELPHIA COURT
   - B. SITE AREA: EX. LOT 3-71,197 SF OR 1.68 AC. PROP. LOT 3: 72,987 SF OR 1.68 AC.
   - C. SPECIAL EXCEPTION AREA: 66,293 SF. OR 1.52 AC.
   - D. ELECTION DISTRICT: 14
   - E. COUNCILMANIC DISTRICT: 6
   - F. ADC MAP: 37A4, 36K4, 37A5
   - G. CENSUS TRACT: 4407.01
   - H. TAX MAP: 89
   - I. PARCEL: 350
   - J. TAX ACCOUNT NO.: 2000010426
2. ZONING: MLR-IM
3. ZONING MAP REFERENCE: 090A1, 089C1
4. FLOOR AREA RATIO: PERMITTED = 0.60, EXCEPT THAT NOT MORE THAN 50% OF THE LAND AREA MAY BE COVERED BY BUILDINGS PROVIDED (LOT 3) = 0.07 (5,051 S.F. /72,987 S.F.)
5. EXISTING LAND USE: COMMERCIAL (BANK AND OFFICE)
   PROPOSED LAND USE: CONVENIENCE STORE AND FUEL STATION (LOT 3)
6. SETBACKS: (LOT 3)

	REQUIRED	PROVIDED
FRONT (PHILADELPHIA ROAD)	50' (CONVENIENCE) 25' (FUEL PUMP) 15' (CANOPY)	147.5' ± 72.5' ± 59.3' ±
SIDE (SOUTHWEST)	30' (SUM OF BOTH SIDE SETBACKS TO EQUAL 80')	57' ±
SIDE (NORTHEAST)	50' (SUM OF BOTH SIDE SETBACKS TO EQUAL 80')	74.5' ±
REAR (NORTHWEST)	40'	81.7' ±

7. LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
FRONT (PHILADELPHIA ROAD)	10'	11.6' ±
SIDE (SOUTHWEST)	N/A	6'
SIDE (NORTHEAST)	6'	6.1' ±
REAR (NORTHWEST)	N/A	N/A *

*A 7 LANDSCAPE BUFFER IS PROVIDED ALONG THE SPECIAL EXCEPTION AREA LINE.

8. BULDING HEIGHT PERMITTED: 60'
   PROPOSED BUILDING HEIGHT: C-STORE = 33'-0" CANOPY = 25'-2"
9. THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MAUAL.
11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND (UNINCORPORATED AREAS), PANEL 430 OF 580", MAP NUMBER 24005100430G, WITH A MAP REVISED DATE OF MAY 5, 2014.
8. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS (WATER, SEWER, TRAFFIC) AS DESIGNATED ON THE BASIC SERVICES MAPS.
9. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
10. AN FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
11. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
12. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
13. THERE ARE NO KNOWN ABANDONED FUEL SERVICE STATIONS WITH ONE MILE OF THE SITE (SECTION 405.3 BCZR)
14. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
15. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
16. THIS SITE IS WITHIN THE URBAN RURAL DEMARCATION LINE.

BENCHMARKS

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE COUNTY BENCHMARK NO. 902 WITH A PUBLISHED ELEVATION OF 46.41 FEET.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION (12 FUELING POSITIONS X 1,500 S.F.)	= 18,000 S.F.
CONVENIENCE STORE (4 X 5,051 S.F.)	= 20,204 S.F.
ATM MACHINE (1 ATM X 1,000 S.F.)	= 1,000 S.F.
CARRY OUT RESTAURANT (6 X 0 S.F.)	= 0 SF
REQUIRED TOTAL AREA	= 39,204 S.F.
PROVIDED TOTAL AREA	= 66,293 S.F. (SE AREA)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EX. TREELINE PER AERIAL MAPPING		
PROP. SPECIAL EXCEPTION AREA		
PROP. SUBDIVISION LINE		
SANITARY SEWER	SL	SL
WATER	W	W
UNDERGROUND ELECTRIC	E	E
OVERHEAD ELECTRIC	OH	OH
UNDERGROUND TELEPHONE	T	T
UNDERGROUND GAS	G	G
STORMDRAIN		
CURB AND GUTTER		
HEADER CURB		
ZONING LINE		
EX. STREAMBANK LIMITS	SB	SB
ASPHALT PAVING		
CONCRETE PAVING		
RELOCATED ACCESS EASEMENT		

COMMERCIAL PERMIT HISTORY

2 PHILADELPHIA COURT:

NO COMMERCIAL PERMIT HISTORY

ZONING HISTORY

CASE NO. 1986-0418-A: VARIANCE REQUEST TO PERMIT A SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 30 FEET AND A SUM OF THE SIDE YARDS OF 65 FEET IN LIEU OF THE REQUIRED 80 FEET TO LOT 3, AN OPEN CANOPY REAR YARD SETBACK OF 8 FEET IN LIEU OF THE REQUIRED 40 FEET AND THE REQUIRED OPEN CANOPY PROJECTION SETBACK OF 30 FEET AS TO LOT 4, OFF-STREET PARKING WITHIN 14 FEET FROM A RESIDENTIAL ZONE IN LIEU OF THE REQUIRED 25 FEET AS TO LOTS 5, 6, AND 7, A BUILDING OR OTHER INDUSTRIAL STRUCTURE 84 FEET DISTANCE FROM THE NEAREST RESIDENTIAL ZONE LINE IN LIEU OF THE REQUIRED 100 FEET AS TO LOTS 6 AND 7, AND A DISTANCE BETWEEN THE BUILDINGS OF 26 FEET IN LIEU OF THE REQUIRED 80 FEET AND A SIDE YARD SETBACK OF 23 FEET IN LIEU OF THE REQUIRED 30 FEET AS TO LOT 8, ALL IN ACCORDANCE WITH THE PETETIONER'S EXHIBIT 1, WAS HEREBY GRANTED ON THE 23RD DAY OF APRIL, 1986.

OWNER

POINT BREEZE CREDIT UNION
11104 MCCORMICK ROAD
HUNT VALLEY, MD 21031
ATTN: TONIA NIEDZIALKOWSKI

DEVELOPER

ROCK CREEK - PHILADELPHIA, LLC
1155 CONNECTICUT AVENUE, NW
SUITE 600
WASHINGTON, DC 20036
ATTN: PETER SHKRELI
PHONE: 202-835-1210

40 20 10 0 40
1"= 40'

PARKING TABULATION CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
CONVENIENCE STORE W/ GASOLINE	5,051	5/1,000 S.F.	26
1 SPACE PER EMPLOYEES ON LARGEST SHIFT			8
1 SPACE PER AUTOMATIC TELLER MACHINE (ATM)			1
1 SPACE PER AIR MACHINE			2
TOTAL PARKING REQUIRED			37
TOTAL PARKING PROVIDED (INCLUDE 3 ADA SPACES)			50

REASON FOR SPECIAL EXCEPTION

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

PETITIONER'S EXHIBIT 1

DESIGN & DRAWING BASED ON NAVD 88 DATUM DETERMINED BY GPS OBSERVATIONS

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

PROFESSIONAL CERTIFICATION
I, CHRISTOPHER W. ARMSTRONG, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36521, EXPIRATION DATE: 6/7/20

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

THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY TO BOHLER ENGINEERING AND SHALL BE USED FOR THIS PROJECT ONLY. ANY REPRODUCTION OR USE OF THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD192099
DRAWN BY:	EBP
CHECKED BY:	CWA
DATE:	2/17/2020
CAD I.D.:	MD192099-SEP-0

PROJECT:

SITE PLAN EXHIBIT

FOR

ROCK CREEK - PHILADELPHIA, LLC

LOCATION OF SITE

2 PHILADELPHIA COURT
ROSEDALE, MD
BALTIMORE COUNTY

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

C. W. ARMSTRONG
STATE OF MARYLAND
36521
PROFESSIONAL ENGINEER
2/18/20

SHEET TITLE:

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SHEET NUMBER: 1

REVISION 0 - 2/17/2020

H:\19\MD192099\DRAWINGS\PLAN SETS\SPECIAL EXCEPTION\MD192099-SEP-0_-_LAYOUT 01 - SITE PLAN.DWG PRINTED BY: EPATE 2.17.20 @ 3:06 PM LAST SAVED BY: EPATE

LINE TABLE

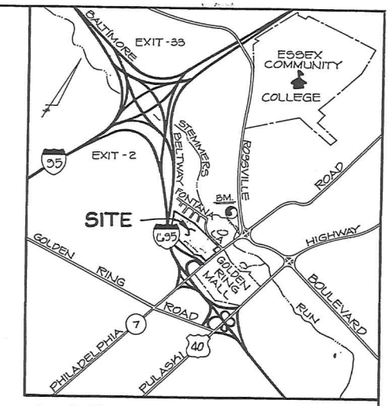
NAME	BEARING	DISTANCE
L1	N 43°20'48" E	34.00
L2	N 67°23'30" E	88.74
L3	S 74°37'43" E	88.67
L4	S 12°21'17" W	40.36
L5	S 73°28'57" E	61.67
L6	N 18°45'18" E	59.77
L7	S 61°08'57" E	65.04
L8	N 31°09'44" E	69.55
L9	S 60°29'20" E	35.04
L10	S 84°33'26" E	35.52
L11	S 79°14'02" E	51.25
L12	S 79°14'02" E	10.63
L13	S 74°38'14" W	82.26
L14	S 67°27'17" W	44.58
L15	N 51°16'26" W	30.72
L16	N 23°55'29" W	25.14
L17	N 46°39'21" W	30.77
L18	S 48°41'25" W	30.73
L19	N 64°53'16" W	77.60
L20	S 85°03'41" W	33.60
L21	N 67°56'53" W	84.98
L22	S 61°33'09" W	39.82
L23	S 41°59'09" W	44.46
L24	N 45°18'16" W	23.44
L25	S 46°08'08" W	31.70
L26	S 58°39'02" E	46.24
L27	N 43°00'26" W	60.25
L28	N 57°07'15" W	10.60
L29	S 82°10'57" W	27.80
L30	N 59°25'44" W	91.80
L31	S 65°55'11" W	94.34
L32	N 61°04'52" W	46.94
L33	N 78°58'12" E	36.81
L34	S 31°56'52" W	40.07
L35	S 58°03'08" E	43.00
L36	S 58°03'08" E	20.00
L37	N 31°56'52" E	26.03
L38	N 43°20'48" E	55.02
L39	S 46°39'12" E	13.00
L40	N 43°20'48" E	65.00
L41	S 46°39'12" E	4.00
L42	N 43°20'48" E	17.00
L43	S 46°39'12" E	60.00
L44	N 43°20'48" E	55.00
L45	S 46°39'12" E	63.07

COORDINATE TABLE

#	NORTH	EAST	#	NORTH	EAST	#	NORTH	EAST
BD1	15957.2340	34487.3564	FC-9	15064.0462	36086.8724	FP-43	15036.8551	35816.5507
BD2	15835.5472	34851.5692	EC-74	15307.1587	34716.1055	FP-4	15145.1701	34952.0617
BD9	14566.0839	35498.7921	21	15269.3904	35769.8817	FP-5	15031.6385	35068.8640
BD10	14826.5653	35421.0402	CL-22	15074.8595	34943.3951	FP-6	15068.1357	35155.5406
BD11	14648.4599	35378.8121	CL-40	15009.2261	35452.8383	FP-7	15028.3541	35145.3385
BD12	14654.8249	35357.7232	CL-45	14959.1652	35545.1567	FP-8	15011.9564	35205.2160
BD13	15339.5763	34632.2673	CL-49	14788.2521	35336.0241	FP-9	15065.1865	35225.4195
BD14	15363.6535	34498.5607	CL-51	14857.1911	35417.2418	FP-16	15035.2516	35216.1153
BD15	15619.3585	34443.7657	CL-65	15089.5229	35748.1549	FP-17	14886.2771	35265.5544
BD16	15893.2932	34482.3514	CL-111	15961.8429	35231.3061	FP-23	15013.3795	35324.6857
BD17	15080.0935	36063.0032	CL-114	15434.2324	35442.3249	FP-24	14951.4152	35391.8310
BD18	15058.2425	36027.5580	CL-116	15225.4186	35777.6500	FP-27	15007.8266	35285.1715
BD19	14983.2435	35951.5637	CL-118	15063.3418	35971.6834	FP-28	14974.8515	35255.4226
BD20	14948.5285	35989.8091	CL-120	15400.2383	35421.1223	FP-29	14960.6462	35223.1946
BD21	14648.8407	35522.5097	CL-121	15377.4600	35457.6027	FP-30	14992.6891	35150.4872
LC-1	14972.0949	35560.6579	CL-122	14792.1705	35642.3660	FP-31	14989.7266	35117.6150
RP5	14728.8827	35733.0078	CL-123	14773.3043	35669.7592	FP-32	15022.7360	35046.7488
RP6	14777.1763	35687.1408	CB-324	14815.9642	35469.0934	FP-33	15009.6605	35051.1670
RP-10	14971.4836	35832.8947	CB-425	15244.7987	35328.3833	FP-34	15030.1725	35008.1906
RP-11	14962.3569	35842.2895	CB-541	15295.2216	35381.4127	FP-35	15059.1604	34998.3330
RP-20	14915.2614	35457.6715	FP-45	15201.3502	35647.4423	FP-36	15072.2187	34974.6290
RP-22	14912.5160	35500.5823	FP-50	15083.1470	35413.3731	FP-37	14735.5226	35764.2466
RP-24	14761.2915	35554.0862	FP-51	15154.4041	35516.5264	FP-38	14728.1502	35721.9593
RP-26	15282.4720	34602.1662	FP-52	15164.7585	35488.7507	FP-39	15055.2265	34939.4546
55-1	14843.1741	35524.5110	FP-53	15152.0074	35457.4958	FP-40	15115.6409	34870.1592
55-4	15031.2252	35444.1678	FP-54	15162.5254	35402.3191	FP-41	15014.8481	35370.7244
55-15	15282.7183	34779.3139	FP-56	15104.3464	35342.1816	FP-43	15138.7302	34870.4372
55-16	15015.3548	35444.3551	FP-57	14947.6231	35685.4162	FP-44	15066.4715	35281.2240
55-17	14994.3411	35301.6681	FP-58	14987.1744	35457.3010	FP-45	15147.3942	35003.2860
55-19	15158.5020	34894.6842	FP-55	14957.3767	35422.1215	FP-46	14910.1148	35244.8574
55-21	15140.6928	34967.8719	FP-60	14993.3887	35534.3162	FP-47	15160.1974	34858.0268
55-22	15087.1788	35157.8891	FP-61	15045.4503	35518.7846	FP-48	15041.2965	35152.6745
RW-11	15065.7238	35018.8942	FP-64	15010.5344	35503.7754	FP-15	15080.8091	35702.3816
LC-2	14625.5120	35481.0273	LC-4	14980.7956	35388.3261	LC-5	14984.2788	35332.6241
LC-3	14613.3868	35476.7293						

DENSITY TABULATIONS

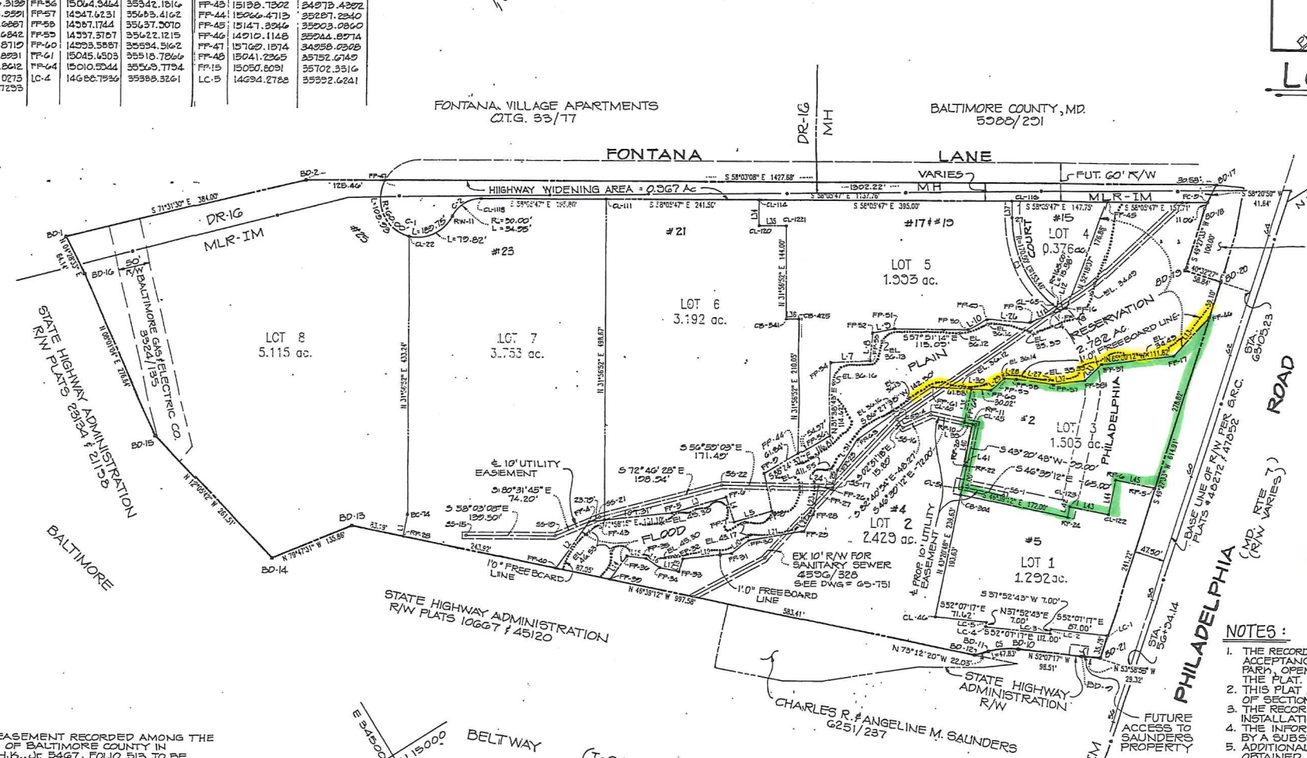
	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-7	LOT-8	TOTAL SITE
AREA (GROSS)	1.292 Ac±	2.429 Ac±	1.503 Ac±	0.376 Ac±	1.993 Ac±	3.192 Ac±	3.753 Ac±	5.115 Ac±	19.820 Ac±
AREA (NET)	1.292 Ac±	2.429 Ac±	1.503 Ac±	0.376 Ac±	1.993 Ac±	3.192 Ac±	3.753 Ac±	5.115 Ac±	19.434 Ac±
ZONED: MLR-IM	1.292 Ac±	2.429 Ac±	1.503 Ac±	0.376 Ac±	1.993 Ac±	3.192 Ac±	3.753 Ac±	4.688 Ac±	19.340 Ac±
ZONED: MH	—	—	—	—	—	—	—	—	0.180 Ac±
ZONED: DR-16	—	—	—	—	—	—	—	0.427 Ac±	0.760 Ac±
PRESENT USE	NON - CONFORMING RESIDENTIAL								
PROPOSED USE		MOTEL 30,120 ♯	OFFICE 25,000 ♯	BANK (DRIVE-IN) 2,500 ♯	OFFICE 25,000 ♯	OFF. - 12,000 ♯ WHSE-35,416	OFF. - 17,000 ♯ WHSE-44,934	OFF.-1,448 ♯ WHSE-80,560 ♯	259,655 ♯
F.A.R. ALLOWED	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
F.A.R. PROPOSED		30,120÷105,807 = 0.33	25,000÷145,411 = 0.38	2500÷16,379 = 0.15	25,000÷86,815 = 0.29	47,416÷139,044 = 0.34	61,934÷163,482 = 0.38	82,008÷222,809 = 0.37	259,655÷813,160 = 0.33
PARKING SPACES REQ'D		133.0	66.7	8.3	66.7	65.3	80.7	4.8	434.5
PARKING SPACES PROVIDED		137	71	8	92	88	106	6	508
OPEN SPACE REQ'D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	—



LOCATION MAP

SCALE: 1" = 2000'

BM
HUB № 12G17 ELEV. 80.52
HALF INCH IRON BAR AT S.W. EDGE OF CONC. WALK ON N.W. SIDE OF ROUTE 7 AND S.W. SIDE OF ROSSVILLE BLVD.



NOTE: EX. 10' UTILITY EASEMENT RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN DEED LIBER E.H.K., JR 5467, FOLIO 513. TO BE VACATED UPON EXECUTION OF THIS PLAT.

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	181°12'01"	60.00	189.75	S 3C°27'38" E	119.99
C2	62°57'51"	50.00	54.95	S 89°34'43" E	52.22
C3	51°43'14"	176.00	153.46	S 06°45'15" W	148.36
C4	5°20'20"	165.00	15.37	S 17°06'12" E	15.37
C5	28°26'58"	130.82	47.83	S 82°35'38" E	47.57

GRAPHIC SCALE 1"=100'

OWNERS

DOROTHY E. HERPEL
8724 PHILADELPHIA ROAD
BALTIMORE, MD. 21237
DEED 4121-151, 2253-380
PROP. № 1600001430
0.728± ACRES

HUGHY & KATHERINE SAILFNER
8722 PHILADELPHIA ROAD
BALTIMORE, MD. 21237
DEED 4121-148
PROP. № 1410002380
0.081± ACRES.

KATHERINE E. SAILFNER & DOROTHY E. HERPEL
8724 PHILADELPHIA ROAD
BALTO. MD. 21237
DEED G264-270
PROP. № 1422046025
21.695± ACRES

DEVELOPER

SIENA CORPORATION
710 AMERICAN CITY BUILDING
LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 964-9446

NOTES:
1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68, BILL #59-82
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE CO.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
6. C.R.G. APPROVAL OCT. 10, 1985

PROPERTY LINE
FLOODPLAIN

PLAT OF
GOLDEN RING EXECUTIVE PARK

ELECTION DISTRICT № 14 — BALTIMORE CO., MD.
SCALE: 1" = 100' — APRIL 30, 1986
THIS SITE LOCATED IN STEMMER'S RUN WATERSHED

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.

HUB №	NORTH	EAST
12G17	15,447.16	36,585.08
12GG3	17,082.03	36,202.47

NOTE:
THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

_____ DATE
_____ DATE
_____ DATE

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF THE MARKERS.

REG. NO. _____ DATE _____

DEPUTY STATE AND COUNTY HEALTH
DIRECTOR _____ DATE 5/20/86

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR _____ DATE 5/12/86

DEPARTMENT OF PUBLIC WORKS
DIRECTOR _____ DATE 5/26/86

D. S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

P.W.A. COMPLETED 12/6/85
FINAL PLAT CHECKED _____
PLANNING _____
ENGINEERING 5-15-86
HOUSE NUMBERS sent 5-29-86

COMPUTED BY: G.M.B.
CHECKED BY: J.E.P.
DRAWN BY: P.J.C.
P.N.: 0547

BALTIMORE COUNTY, MD.
OFFICE OF PLANNING AND ZONING
EXAMINED AND APPROVED
DATE JUN 9 1986
BY [signature]

BALTIMORE COUNTY, MD.
DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED
DATE 6-9-86
BY [signature]

E.H.K. JR. 54 FOLIO 131
FILMED
DATE JUN 9 1986
BY [signature]

PETITIONER'S EXHIBIT 7

MSA CSU 2136-6524 54-131