MEMORANDUM

DATE: January 19, 2021

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0200-SPHA – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 14, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
(9504 Philadelphia Road)	*	OFFICE OF
(9506-9544 Philadelphia Road		
14th Election District	*	ADMINISTRATIVE HEARINGS
6th Council District		
Rossville, LLC	*	
Legal Owners		FOR BALTIMORE COUNTY
Tractor Supply Company	*	
Contract Purchaser/Lessee		**Case No. 2020-0200-SPHA**
	*	
Petitioners		

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Rossville, LLC, legal owners, and Tractor Supply Company, contract purchaser/lessee (the "Petitioners") in regard to the King's Court Shopping Center located at 9504 Philadelphia Rd. and 9506-9544 Philadelphia Rd. in the Rosedale area (the "Shopping Center"). A Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BZCR") to approve the sale of utility and trailers and trailer supplies in the BL zone. Variance relief from parking regulation BCZR, §409.6 was also filed to allow a total of 383 off-street parking spaces in lieu of the required 567 spaces. Variance relief from sign provisions under BCZR, §450.4 was requested to allow: (a) two (2) freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the two permitted freestanding joint identification signs (one for Philadelphia Road and one for King Avenue) (Signs I.D. #1, I.D. #2) [1] ; (b) two (2) free standing, joint identification signs with letter height for tenant

[1] The revised Petition for Variance dated November 30, 2020 requested zoning relief from Section 450.4 of the BCZR to allow two freestanding joint identification signs on one road frontage (Philadelphia Road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles Circle) (Signs I.D. #1, I.D. #2). At the time of filing the revised Petition, it was understood that each of the aforementioned five (5) roads were public roads which would permit the Petitioner to install five (5) signs. However, in the ZAC comment, Department of Public Works clarified that only Philadelphia Road and King Avenue were public roads; the remaining roads (Princess Drive, King Arthur Circle and King Charles Circle) are privately owned. That clarification notwithstanding, the requested relief to retain the two (2) existing signs on Philadelphia Rd. did not change.

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By

names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2); and (c) for tenants in a multi-tenant building, two (2) wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2), and to have one (1) wall-mounted enterprise sign on a façade without a separate customer entrance (Prop. Sign #3). Variance relief from BCZR, §409.8A.3 was requested to allow light standards in a surface parking facility without curbing or landscaping. Finally, Petitioners also seek all relief necessary for compliance with the Baltimore County Landscape Manual (2000).

Due to COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. David H. Karceski, Esquire, C. Andrew Robinson, Esquire, and Venable, LLP appeared on the behalf of Petitioners. There were no Protestants or interested persons in attendance. A Zoning Advisory Committee ("ZAC") comment dated September 11, 2020 was received from the Department of Planning ("DOP"). DOP did not oppose the requested relief. A second ZAC comment dated August 20, 2020 was received by Department of Environmental Protection and Sustainability ("DEPS") who also did not oppose the requested relief. Lastly, a comment was received from Department of Public Works ("DPW") dated September 9, 2020 opposing the parking variance.

A three (3) sheet, red-lined site plan was prepared and sealed by Joseph J. Ucciferro, PE of Bohler Engineering (the "Site Plan"). (Pet. Ex. 1). Mr. Ucciferro was accepted as an expert in professional engineering, in BCZR, and in the burden of proof necessary for the special hearing, variance and other requested relief. (Pet. Ex. 2).

Evidence was presented by Mr. Karceski by way of proffer and witness testimony. The Shopping Center is approximately 6.19 acres with approximately 80,000 sf of gross leasable area and is known as King's Court Shopping Center with addresses of 9504 Philadelphia Rd. and 9506-9544 Philadelphia Rd. It is zoned BL. With the exception of the Pizza Hut at 9504 Philadelphia Rd., as

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depicted in an aerial photo, the Shopping Center is 'L shaped'; a village center surrounded on three (3) sides by residential communities. (Pet. Ex. 3). The Shopping Center parking lot and view onto the surrounding residential streets are depicted in photographs. (Pet. Ex. 4). Rossville, LLC, the legal owner, purchased the Shopping Center in 2013 which, at that time, was 100% leased.

For 35 years, a Mars Supermarket had been the main anchor tenant ("Mars"). Unfortunately, Mars closed its doors in 2016. Since that time, while some smaller tenants remained, the vacancy rate has been at 77%. The current tenants are listed on the Site Plan and include Dunkin Donuts, Pizza Hut, Kings Court Liquor, Dry Cleaners, Old Philadelphia Inn, and Kings Nail and Tan.

The proposal here is to reinvest and improve the Shopping Center with two (2) new tenant anchors as follows: (1) Tractor Supply Company will occupy the former Mars site (24,673 sf) and will use some of the parking lot for outdoor display area (14,503 sf) to sell its utility trailers, lawn equipment and/or larger items for sale as itemized on the Display Merchandise list. (Pet. Exs. 7 and 8); and (2) Baltimore Medical System will occupy the corner space of the 'L shaped' configuration (14, 414 sf).

Tractor Supply Company has 1,800 stores in 49 states. An aerial photograph of the tractor supply store in Huntington, MD is illustrative. (Pet. Ex. 9). Proposed improvements to the Mars site will include the front façade as well as a new roof and a new LED sign. (Pet. Ex. 5). New sidewalks will be installed, the parking lot will be resealed with parking spaces relined, along with the implementation of new circular traffic patterns.

Mark Keeley, lead transportation planner with Traffic Concepts, Inc., was admitted as a traffic expert. (Pet. Ex. 10). Mr. Keeley testified in regard to the parking variance. As per the Site Plan, based on the total square footage in the Shopping Center, the BCZR requires 567 spaces. Analyzing the ITE Parking Manual, 5th Ed. for an integrated shopping center with large anchor stores, Mr. Keeley opined that highest peak hours occurred on Saturdays, generating the need for

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By DMunson

the most parking spaces. The ITE Manual assumes that 2.91 parking spaces will be occupied per 1,000 sq. ft. With a total of 81,637 sq. ft. for the Shopping Center, he testified that the parking demand for the proposed tenants and existing tenants is 238 spaces. The Petitioner is proposing 383 spaces. In his opinion, at peak hours on Saturdays, only 60% of the existing parking spaces are utilized. Mr. Keeley separately studied each use in the Shopping Center under the ITE Manual and discovered that only 79% of the spaces are occupied on Saturday peak hours. Accordingly, it was Mr. Keeley's opinion that the proposed 383 spaces provide ample parking for the uses at this Shopping Center.

With regard to the Special Hearing BCZR, §500.7 to approve the sale of utility trailers and trailer supplies in the BL zone, I do not believe zoning relief of any sort is required for Petitioner to sell utility trailers at this site. The trailers in question are small utility trailers of the sort used by homeowners to transport mulch, garden supplies or hauling junk to the dump. A photo was submitted which show the type of trailers at issue. (Pet. Ex. 8). These trailers are no larger or heavier than the tractors and riding lawn mowers which would also be sold at this store (and at other "big box" retailers like Home Depot).

While I do not believe granting the Petition for Special Hearing would have a detrimental impact upon the community, I am concerned the approval could be construed as authority to sell at the Shopping Center other sorts of "trailers" (e.g., RVs or manufactured homes) as that term is defined in BCZR, §101.1. To eliminate any doubt on the point, I will grant the requested relief but permit sales of only the sort of utility trailers shown in the photos submitted at the hearing.

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

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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By DRMahon

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

The property is irregularly shaped. It juts out to include the existing Pizza Hut building (9504 Pulaski Hwy.) with its associated parking lot. Set in the middle of five (5) roads, the Shopping Center functions as a village center with integrated, established pedestrian paths between the Shopping Center and the adjacent residential communities. This peculiar relationship between the roads, pedestrian paths and this neighborhood Shopping Center has existed for decades. This uniqueness limits the Shopping Center's ability to provide more parking; there is no off-site acreage available. Moreover, a stream located at the north-western corner runs underneath the Shopping Center and further limits expansion.

With regard to the parking variance, Mr. Keeley's uncontroverted testimony was clear and convincing. I find that the proposed 383 parking spaces is ample parking for existing and proposed uses. I also find significant the DOP ZAC comment that, based on aerial photos of the Property, the parking lot has not been over half occupied since 1995. Although DPW raised a concern in its ZAC comment about overflow parking from the Shopping Center to King Avenue, I am not convinced, based on the evidence presented, that there will be undue hardship to the adjacent homes on King Avenue even if residential permit parking becomes pertinent, given the ample parking available at the Shopping Center for the existing and proposed uses.

Due to the unique characteristics of the Property, I find that the Petitioner would suffer a practical difficulty if the parking variance is not granted. Not only was the evidence persuasive that the existing parking is sufficient, in order for the Shopping Center to remain viable in this community and for Tractor Supply and Baltimore Medical Systems to lease space, the parking variance is necessary. In addition, if the Petitioner is also required to comply with the lighting standards for a surface parking facility without curbing or landscaping as required by BCZR,

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By DR Mignon

§409.8.A.3, parking would be further reduced. Accordingly, a variance of the lighting standards is granted.

With regard to the requested sign variance, I find that based on the unique features of the Property and integrated neighborhood, the Petitioner would suffer a practical difficulty if one (1) of the two (2) existing signs on Philadelphia Rd. was removed and reinstalled on King Avenue. It is uncontroverted that, of the five (5) roads surrounding the Shopping Center, Philadelphia Rd. has the most visibility, with the most traffic. The larger of the two freestanding signs is located on Philadelphia Rd. at the main entrance to the Shopping Center. (Pet. Ex. 1). Conversely, King Avenue is primarily a residential street and as such, there would be an adverse impact to, and intrusion upon, the residents of King Avenue to have a freestanding sign relocated there. Additionally, while the letter height for tenant names on both freestanding signs is 3 inches (in lieu of 8 inches), the Tractor Supply logo at the top will add visibility. Accordingly, the variance for letter height will be granted.

Given the limited visibility near the corner of the 'L' shape of Shopping Center, the Petitioner would suffer a practical difficulty if two (2) wall mounted signs on the façade of Old Philadelphia Inn is not granted. In the same way, there would be an unreasonable hardship suffered by the Petitioner if its tenant, (Dunkin Donuts) does not have a wall mounted sign on the façade of its drive-thru. Accordingly, I find both requests are in strict harmony with the spirit and intent of the sign regulations and will not injure the public health, safety or welfare.

Finally, due to the physical limitations and age of the Shopping Center, the requested relief from compliance with the Baltimore County Landscape Manual (2000) is necessary. I grant this relief subject to the condition that the Petitioner work with the Baltimore County Landscape Architect to finalize all landscaping and fencing for the Shopping Center.

THEREFORE, IT IS ORDERED this **15th** day of **December, 2020**, by this Administrative

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By DMignon

Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve the sale of utility trailers and trailer supplies in the BL zone (such as those shown in the attached photograph which is expressly incorporated into this Order) is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance relief from §409.6 of the BCZR to allow a total of 383 off-street parking spaces in lieu of the required 567 parking spaces is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance relief from §450.4 to allow: (A) two (2) freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the two (2) permitted freestanding joint identification signs (one for each of the road frontages – Philadelphia Road and King Avenue) (Signs I.D. #1, I.D. #2); (B) freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2); and (C) for tenants in a multi-tenant building, two (2) wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2) and one (1) wall-mounted enterprise sign on a façade without a separate customer entrance (Prop. Sign #3) is hereby GRANTED as set forth on the Site Plan; and

IT IS FURTHER ORDERED that the Petition for Variance relief from §409.8.A.3 to allow light standards in a surface parking facility without curbing or landscaping is hereby GRANTED; and

IT IS FURTHER ORDERED that any relief necessary for compliance with the Baltimore County Landscape Manual (2000) is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this

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By DMignon

time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. No permanent structures may be constructed and/or used in connection with the outdoor display area(s) shown on the plan.

3. No on-site rental and/or repair of any equipment or inventory offered for sale shall be permitted.

4. The Petitioner shall work with the Baltimore County Landscape Architect to devise a landscape plan to comply, to the greatest extent possible, with the Baltimore County Landscape Manual, including all landscaping and/or fencing required for the outdoor sales area(s) as shown on the Site Plan.

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

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING
Date 12/15/20
By DrMunson

CERTIFICATE OF POSTING

RE: Case No.: 2020-0200-SPHA

Petitioner/Developer: Rossville, LLC.

Date of Hearing/Closing: December 4, 2020

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

Attn: Kristen Lewis:

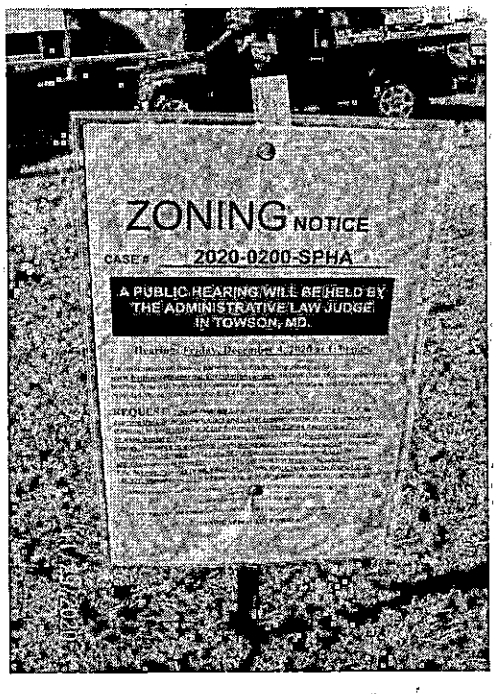
Ladies and Gentlemen:

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:

Philadelphia Road at King Avenue and Baron Place **SIGN 1**

Recertification

The sign(s) were posted on November 14, 2020
(Month, Day, Year)



Sincerely,

November 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)

ERTIFICATE OF POSTI

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RE: Case No.: _____

Petitioner/Developer: _____

Rossville, LLC.

Date of Hearing/Closing: December 4, 2020

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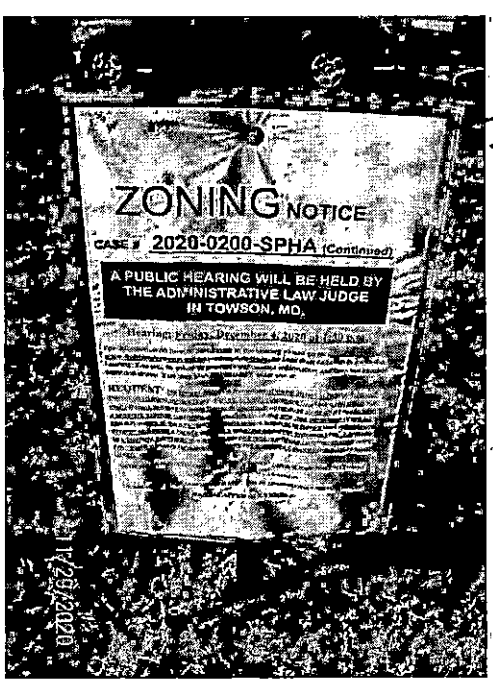
Ladies and Gentlemen:

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: _____

Philadelphia Road at King Avenue and Baron Place **SIGN 2**

Recertification

The sign(s) were posted on November 14, 2020
(Month, Day, Year)



Sincerely,

November 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

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Petitioner/Developer: _____

Rossville, LLC.

December 4, 2020

Date of Hearing/Closing: _____

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Attn: Kristen Lewis:

Ladies and Gentlemen:

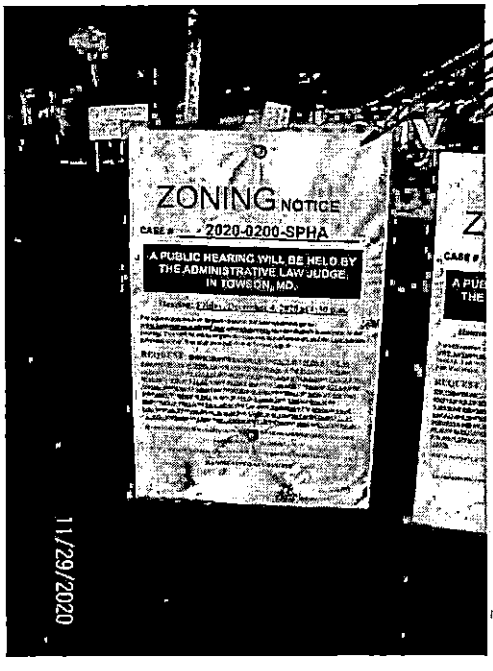
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

Philadelphia Road at King Avenue and Baron Place **SIGN 3**

Recertification

November 14, 2020

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



Sincerely,

November 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)

ERTIFICATE OF POSTI

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Rossville, LLC.

December 4, 2020

Date of Hearing/Closing: _____

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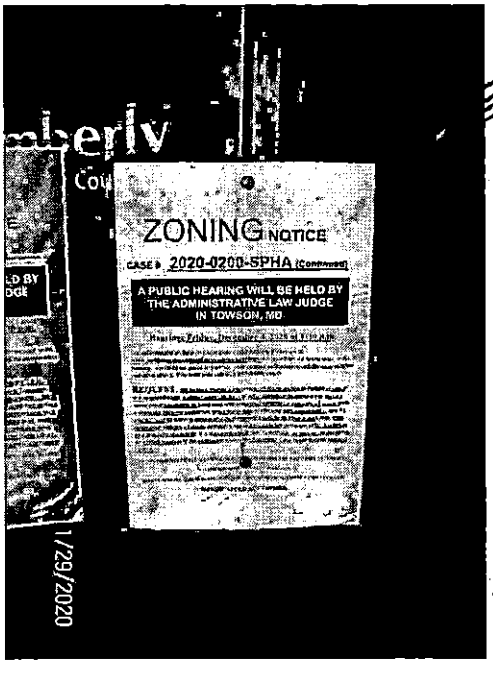
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

Philadelphia Road at King Avenue and Baron Place **SIGN 4**

Recertification

November 14, 2020

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



Sincerely,

November 29, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

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(410) 282-7940

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Petitioner/Developer: _____

Rossville, LLC.

December 4, 2020

Date of Hearing/Closing: _____

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Attn: Kristen Lewis:

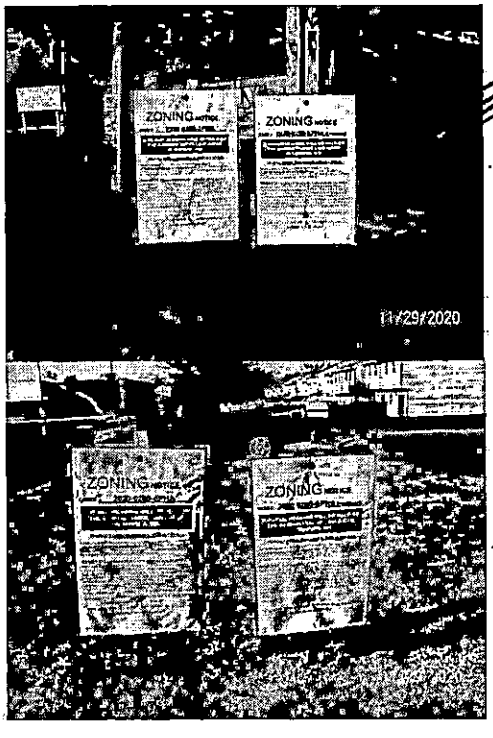
Ladies and Gentlemen:

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Philadelphia Road at King Avenue and Baron Place **Groups 1 & 2 Recertification**

November 14, 2020

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



Sincerely,

November 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)

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NOV 24 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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Petitioner/Developer: Rossville, LLC.

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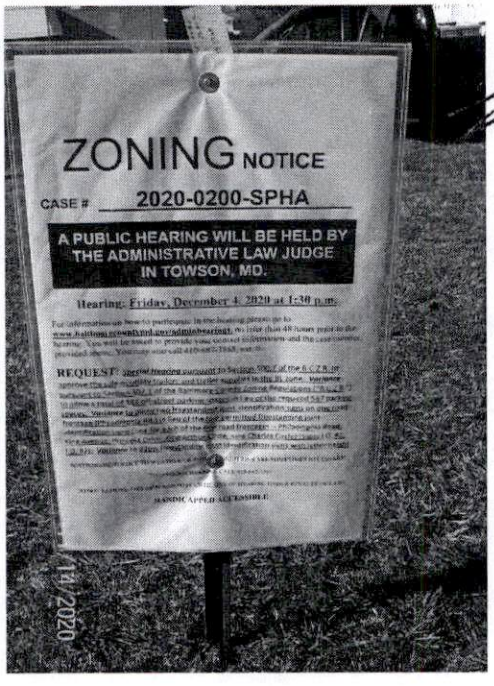
Attn: Kristen Lewis:

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Philadelphia Road at King Avenue and Baron Place **SIGN 1**

The sign(s) were posted on November 14, 2020
(Month, Day, Year)



Sincerely,

November 14, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

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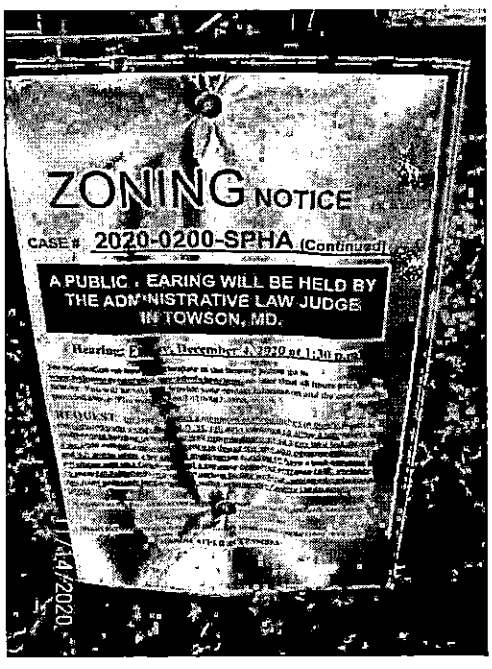
Attn: Kristen Lewis:

Ladies and Gentlemen:

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Philadelphia Road at King Avenue and Baron Place **SIGN 2**

The sign(s) were posted on November 14, 2020
(Month, Day, Year)



Sincerely,

November 14, 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 POSTI

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RE: Case No.: _____

Petitioner/Developer: _____

Rossville, LLC

December 4, 2020

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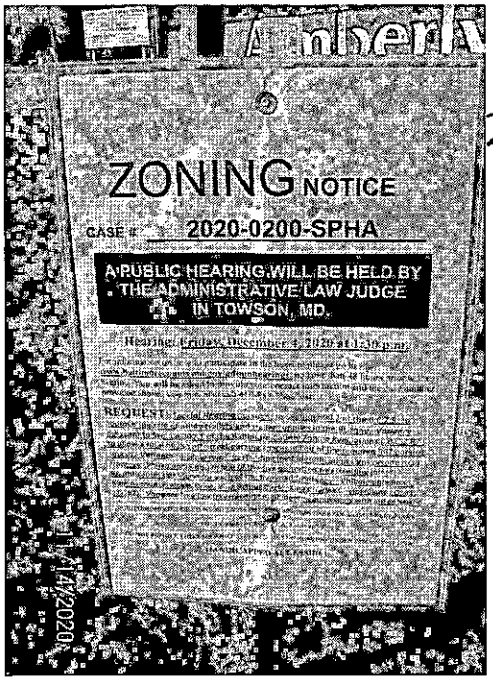
Ladies and Gentlemen:

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: _____

Philadelphia Road at King Avenue and Baron Place **SIGN 3**

November 14, 2020

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



Sincerely,

November 14, 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

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Petitioner/Developer: _____

Rossville, LLC

December 4, 2020

Date of Hearing/Closing: _____

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Attn: Kristen Lewis:

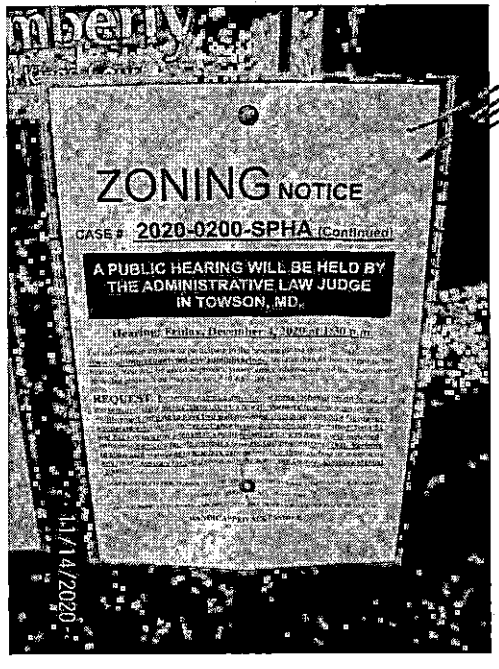
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This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

Philadelphia Road at King Avenue and Baron Place **SIGN 4**

November 14, 2020

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



Sincerely,

November 14, 2020

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

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)

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Petitioner/Developer: Rossville, LLC

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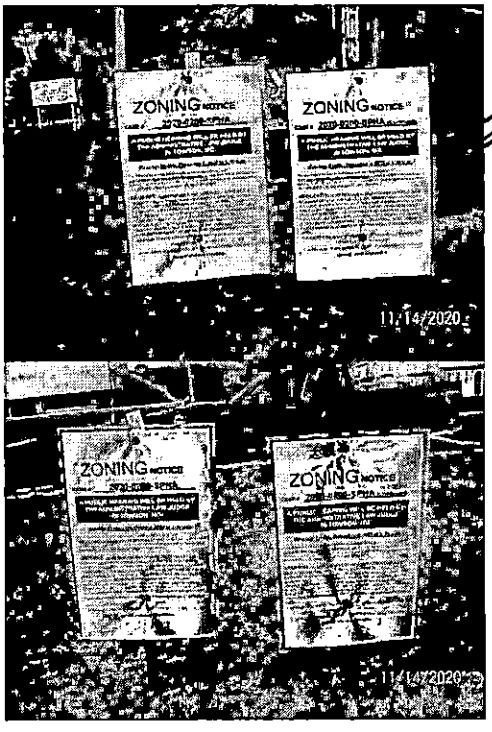
Attn: Kristen Lewis:

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:

Philadelphia Road at King Avenue and Baron Place
GROUPS 1 & 2

The sign(s) were posted on November 14, 2020
(Month, Day, Year)



Sincerely,

November 14, 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

Order #: 11935305
Case #: 2020-0200-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0200-SPHA

PUBLISHER'S AFFIDAVIT

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

11/13/2020

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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0200-SPHA
9504, 9506-9544 Philadelphia Road
N/west corner of Philadelphia Road and Middle River Road
14th Election District- 5th Councilmanic District
Legal Owners: Rossville, LLC
Contract Purchaser/Lessee: Tractor Supply Company

Special Hearing to approve the sale of utility trailers and trailer supplies in the BL zone. Variance to allow a total of 383 off street parking spaces in lieu of the required 567 parking spaces. To allow two freestanding joint identification signs on one road frontage (Philadelphia Road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages, Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles). To allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches. To allow a tenant in a multi-tenant building to have 2 wall-mounted enterprise signs on a façade with a separate

exterior customer entrance in lieu of the one sign permitted (Signs A1, A3, C1 and C2).

Hearing: Friday, December 4, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

n13

RECEIVED
NOV 24 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0200-SPHA
9504, 9506-9544 Philadelphia Road
N/west corner of Philadelphia Road and Middle River Road
14th Election District – 6th Councilmanic District
Legal Owners: Rossville, LLC
Contract Purchaser/Lessee: Tractor Supply Company

Special Hearing to approve the sale of utility trailers and trailer supplies in the BL zone. Variance to allow a total of 383 off street parking spaces in lieu of the required 567 parking spaces. To allow two freestanding joint identification signs on one road frontage (Philadelphia Road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages, Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles). To allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches. To allow a tenant in a multi-tenant building to have 2 wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs A1, A3, C1 and C2).

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Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Tractor Supply Co., 5401 Virginia Way, Brentwood TN 37027
Christopher D'Anna, Rossville LLC, 9627 Philadelphia Road, Ste. 100, Baltimore 21237

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 14, 2020**

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2020

NOTICE OF ZONING HEARING

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9504, 9506-9544 Philadelphia Road
N/west corner of Philadelphia Road and Middle River Road
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Contract Purchaser/Lessee: Tractor Supply Company

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Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Tractor Supply Co., 5401 Virginia Way, Brentwood TN 37027
Christopher D'Anna, Rossville LLC, 9627 Philadelphia Road, Ste. 100, Baltimore 21237

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 14, 2020**

TO: THE DAILY RECORD
Friday, November 13, 2020 - Issue

Please forward billing to:
Barbara Lukasevich 410-494-6352
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0200-SPHA
9504, 9506-9544 Philadelphia Road
N/west corner of Philadelphia Road and Middle River Road
14th Election District – 6th Councilmanic District
Legal Owners: Rossville, LLC
Contract Purchaser/Lessee: Tractor Supply Company

Special Hearing to approve the sale of utility trailers and trailer supplies in the BL zone. Variance to allow a total of 383 off street parking spaces in lieu of the required 567 parking spaces. To allow two freestanding joint identification signs on one road frontage (Philadelphia Road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages, Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles). To allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches. To allow a tenant in a multi-tenant building to have 2 wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs A1, A3, C1 and C2).

Hearing: Friday, December 4, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

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: 2020-0200-SPHA

Property Address: 9504 Philadelphia Rd/9506-9544 Philadelphia Road

Property Description: _____

Legal Owners (Petitioners): Rossville LLC

Contract Purchaser/Lessee: Tractor Supply Company

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukaseuich

Company/Firm (if applicable): Venable LLP

Address: 20 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204

Telephone Number: 410 494 6357

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: December 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0200-SPHA rev.
Address 9504 Philadelphia Road
(Rossville, LLC Property)

Zoning Advisory Committee Meeting of **November 30, 2020**.

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

Reviewer: Steve Ford

RECEIVED
DEC - 1 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
AUG 20 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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0200-SPHA
Address 9504 Philadelphia Road
(Rossville, LLC Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/11/2020

FROM: C. Pete Gutwald
Director, Department of Planning

RECEIVED
SEP 17 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2020-0200

INFORMATION:
Property Address: 9504 Philadelphia Road
Petitioner: Rossville LLC
Zoning: BL
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a Variance from § 409.6 of the BCZR to allow a total of 383 off-street parking spaces in lieu of the required 567 spaces. In addition, the applicant is requesting a Variance from § 450.4 of the BCZR to allow two freestanding joint identification signs on one road frontage (Philadelphia Road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles Circle); A Variance from § 450.4 to allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches; and A Variance from § 450.4 to allow a tenant in a multi-tenant building to have two wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted..

A site visit was conducted on 8/29/2020. The property is zoned BL and is adjacent to DR 16, RO and ML IM. Current tenants in the shopping center include a Dunkin Donuts, Pizza Hut, The Olde Philadelphia Inn, a liquor store, a nail salon, and dry cleaners. The applicant is proposing to use part of the existing parking lot for an outdoor display area for a new Tractor Supply store. In addition, Baltimore Medical Systems will be a new tenant in the building as well.

A review of aerial imagery of the property reveals that rarely has the parking lot been over half occupied since 1995, at least at the times the imagery has been taken, leading support to the parking variance request. Similar requests have been granted in other shopping centers with PAD sites.

For the sign variances, two freestanding joint identification signs currently exist on the premises, both of which front Philadelphia Road. Given the frontage on a heavily traveled right-of-way, retaining the two signs will add visibility for the shopping center tenants. For the smaller of the two signs, while the lettering is small, the addition of the orange logo at the top of the sign should make up for any lack of visibility in the smaller lettering. The Applicant noted that given the constraints of the existing sign, larger font would be difficult.

The two wall-mounted enterprise signs for the Olde Philadelphia Inn provide this tenant necessary space for wayfinding and communicating business operations.

Given the reasons stated above, The Department of Planning has no objections to the parking variance or the sign variances in this case.

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

Prepared by:

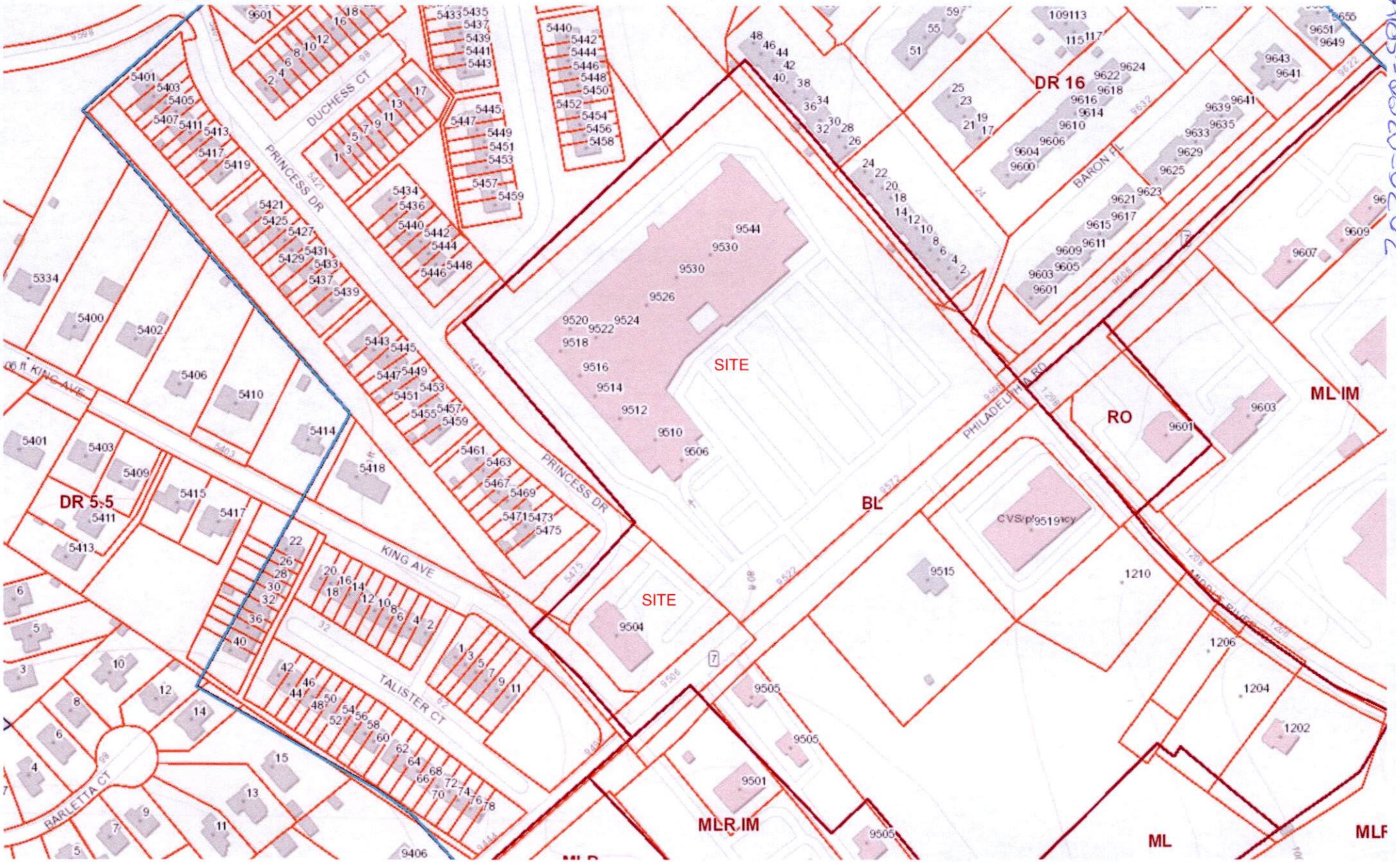
Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/KP/

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


SITE
SITE
DR 16
DR 5.5
BL
RO
ML IM
MLR IM
ML
MLF
DUCHESS CT
PRINCESS DR
KING AVE
TALISTER CT
BARLETTA CT
BARON PL
PHILADELPHIA RD
96 ft KING AVE
CVS/pharmacy

VENABLE LLP

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

August 5, 2020

T 410.494.6279
F 410.821.0147
CARobinson@Venable.com

Attention: W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
Petitioner: Rossville LLC

Dear Mr. Richards:

Due to the current health crisis, I "drop-filed" a Petition for Special Hearing and Variance (and other required materials) for 9504 Philadelphia Road, 9506 – 9544 Philadelphia Road, and Petitioner Rossville LLC, on Monday (8/3). After I filed the package (which included site plans, zoning maps, descriptions, advertising form, and a check), we realized the legal owner had not signed the petition form.

We have since received three copies of the petition – which includes the legal owner's signature – and have enclosed them herein. We have also included a copy of the original petition submitted on Monday for your reference.

If you have any questions or concerns regarding this filing, please contact me.

Sincerely,

C. Andrew Robinson Jr.

Enclosures

Donna Mignon

From: Kristen L Lewis
Sent: Monday, November 9, 2020 10:59 AM
To: Donna Mignon; Debra Wiley
Subject: FW: 2020-200-SPHA Kings Court Shopping Center

Hello ladies,

Of course I receive the list of participants after I sent the information. Please add them to the webex invite. Thanks again,

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Robinson, Drew [mailto:CARobinson@Venable.com]
Sent: Monday, November 09, 2020 10:51 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Karceski, David H. <DKarceski@Venable.com>
Subject: 2020-200-SPHA Kings Court Shopping Center

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen,

Here is our list of panelists for 2020-200-SPHA:

✓ Karceski, David H. DKarceski@Venable.com
✓ Drew Robinson carobinson@venable.com
✓ Joseph J. Ucciferro jucciferro@bohlereng.com
✓ Jennifer Bass jbass@bohlereng.com
✓ Chris D'Anna chris@marsfood.com
✓ Phil Hanlon phanlon1948@gmail.com
Rick Snyder rick.marsproperties@gmail.com
Bill Metzinger bmetzinger@tractorsupply.com

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

****

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****

Kristen L Lewis

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Monday, November 09, 2020 10:51 AM
To: Kristen L Lewis
Cc: Karceski, David H.
Subject: 2020-200-SPHA Kings Court Shopping Center

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

Kristen,

Here is our list of panelists for 2020-200-SPHA:

Karceski, David H. DKarceski@Venable.com
Drew Robinson carobinson@venable.com
Joseph J. Ucciferro jucciferro@bohlereng.com
Jennifer Bass jbass@bohlereng.com
Chris D'Anna chris@marsfood.com
Phil Hanlon phanlon1948@gmail.com
Rick Snyder rick.marsproperties@gmail.com
Bill Metzinger bmetzinger@tractorsupply.com

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

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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: Gregory W. Carski
Department of Public Works

DATE: September 9, 2020

SUBJECT: Case No: 2020-0200-SPHA
9504 Philadelphia Road, Rosedale, Maryland 21237

The subject case is to determine whether or not the Administrative Law Judge should approve an Administrative Variance to permit the use of the public roadway in lieu of requiring the development to provide the required 567 parking spaces by allowing 184 of those spaces onto the public roadway.

During the review of this property, the Department of Transportation has found that in close proximity to this site, there is a residentially zoned area adjacent to the proposed development. A majority of the roads within close proximity to the proposed site are private roadways where the County has no jurisdiction over these roadways with the exception of King Avenue. Therefore, per County Code under section 18-2-402, the remaining homes along King Avenue could potentially be eligible for residential permit parking since there would be more than 10 homes in a residentially zoned area. Therefore, from our observations, allowing the variance to the parking requirement would create undue hardship to the adjacent homes and most likely would apply for residential permit parking not allowing the overflow from the proposed site to park on the public roadways. The Department of Public Works- Bureau of Transportation does not support the variance to allow the use of the public roadway to meet the development's requirement for parking.

TK/MFF/

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

12/4/20 @ 1:30 pm

CASE NO. 2020- 0200 - SPHA

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
8/20	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
9/11	PLANNING (if not received, date e-mail sent _____)	Comments No Objs.
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/13/20

SIGN POSTING (1st) Date: 11/14/20 by Sgt Black

SIGN POSTING (2nd) Date: 11/29/20 by Sgt Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Donna Mignon

From: Administrative Hearings
Sent: Tuesday, December 1, 2020 1:22 PM
To: Robinson, Drew
Subject: RE: Additional Panelists 2020-200-SPHA

Hi Drew,
I invited everyone below. Thank you.
Have a great day.

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Tuesday, December 1, 2020 1:09 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Karceski, David H. <DKarceski@Venable.com>
Subject: Additional Panelists 2020-200-SPHA

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

Good afternoon. Could you please add the following individuals as panelists for this Friday's hearing on Philadelphia Road (20-200-SPHA)? Thanks!

John Babb jbabb@TractorSupply.com
Laura Mondrick lmondrick@thekeithcorp.com
Mark Keeley mkeeley@traffic-concepts.com
Phil Hanlon phanlon1948@gmail.com

Thank you!

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

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****

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Tuesday, December 1, 2020 1:09 PM
To: Administrative Hearings
Cc: Karceski, David H.
Subject: Additional Panelists 2020-200-SPHA

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

Good afternoon. Could you please add the following individuals as panelists for this Friday's hearing on Philadelphia Road (20-200-SPHA)? Thanks!

John Babb jbabb@TractorSupply.com
Laura Mondrick lmondrick@thekeithcorp.com
Mark Keeley mkeeley@traffic-concepts.com
Phil Hanlon phanlon1948@gmail.com

Thank you!

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

****
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****

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bill Metzinger	bmetzinger@tractorsupply.com	1-	New York Time	English	U.S.
Chris D'Anna	chris@marsfood.com	1-	New York Time	English	U.S.
David Karceski	dhkarceski@venable.com	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Jennifer Bass	jbass@bohlereng.com	1-	New York Time	English	U.S.
Joseph J. Ucciferro	jucciferro@bohlereng.com	1-	New York Time	English	U.S.
Mary Mitchell	mmitchell@tractorsupply.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Phil Hanlon	phanlon1948@gmail.com	1-	New York Time	English	U.S.
Rick Snyder	rick.marsproperties@gmail.com	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Donna Mignon
Sent: Monday, November 30, 2020 11:26 AM
To: Karceski, David H.
Cc: 'Robinson, Drew'
Subject: Case No: 2020-0200-SPHA 9504 Philadelphia Road

Good Morning:

As you are aware, a virtual WebEx hearing has been scheduled for December 4, 2020 at 1:30 p.m. . You should have received an invitation in an email around November 9, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

12/4 1:30 pm

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, November 29, 2020 6:40 PM
To: Barbara Lukasevich; CARobinson@Venable.com; Administrative Hearings
Subject: Recertification's For 2020-0200-SPHA And 2020-0190-SPHX
Attachments: Re-Cert 1 2020-0200-SPHA.doc; Re-Cert 2 2020-0200-SPHA.doc; Re-Cert 3 2020-0200-SPHA.doc; Re-Cert 4 2020-0200-SPHA.doc; Re-Cert Groups 1 & 2 2020-0200-SPHA.doc; Re-Cert 1 2020-0190-SPHX.doc; Re-Cert 2 2020-0190-SPHX.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 Philadelphia Road at King Avenue and Baron Place, and for 11201 Garrison Forest Road. Thanks.

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OFFICE OF
ADMINISTRATIVE HEARINGS

ZAC AGENDA

Case Number: 2020-0200-SPHA **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL HEARING
Legal Owner: Rossville LLC
Contract Purchaser: Tractor Supply Company

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 9504 PHILADELPHIA RD
Location: North West corner of Philadelphia Road Middle River Road.

Existing Zoning: BL, DR 16 **Area:** 6.28 AC
Proposed Zoning:
VARIANCE:
To allow two freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles Circle) (Signs I.D. #1, I.D. #2). To allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2). To allow a tenant in a multi-tenant building to have two wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2) and to allow a tenant in a multi-tenant building to have a wall-mounted enterprise sign on a façade without a separate customer entrance (#3). Variance to allow light standards in a surface parking facility without curbing or landscaping. Any relief necessary for compliance with the Baltimore County Landscape Manual (2000).

SPECIAL HEARING:
Pursuant to Section 500.7 of the B.C.Z.R. to approve the sale of utility trailers and trailer supplies in the BL zone. Variance pursuant to Section 307.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a total of 383 off-street parking spaces in lieu of the required 567 parking spaces.
Attorney: David H. Karceski
Prior Zoning Cases: 2012-0261-XA; R-1975-0054
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:
This case has been revised and will be re-distribute.

GROSS PRICE * : **$591.20**

PACKAGE NAME: BSMG Legal Notices

Product(s): The Baltimore Sun, Affidavit, classified.MDDC.com_TBS
AdSize(s): 1 Column (8BRD)
Run Date(s): Friday, November 13, 2020
Color Spec. B/W

Preview

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 virtual hearing for the property identified herein as follows: CASE NUMBER: 2020-200-SPHA, 9504 Philadelphia Rd., 9506-9544 Philadelphia Rd., 14th Election District – 6th Councilmanic District, Legal Owner: Rossville LLC. Special Hearing pursuant to Section 500.7 of the B.C.Z.R. to approve the sale of utility trailers and trailer supplies in the BL zone. Variance pursuant to Section 307.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a total of 383 off-street parking spaces in lieu of the required 567 parking spaces. Variance from Section 450.4 Attachment 1.7(b) of the B.C.Z.R. to allow two freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess

GROSS PRICE * : **$591.20**

PACKAGE NAME: BSMG Legal Notices

Drive, King Arthur Circle, King Charles Circle) (Signs I.D. #1, I.D. #2). Variance from Section 450.4 Attachment 1.7(b) of the B.C.Z.R. to allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2). Variance from Section 450.4 Attachment 1.5(d) of the B.C.Z.R. to allow a tenant in a multi-tenant building to have two wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2) and to allow a tenant in a multi-tenant building to have a wall-mounted enterprise sign on a façade without a separate customer entrance (#3). Variance from B.C.Z.R. Section 409.8.A.3 to allow light standards in a surface parking facility without curbing or landscaping. Any relief necessary for compliance with the Baltimore County Landscape Manual (2000). Hearing: Friday, December 4, 2020 at 1:30 p.m. For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0. Michael Mallinoff, Director of Permits, Approvals and Inspections for Baltimore County."
11/13/20 6814059

THE BALTIMORE SUN MEDIA GROUP

Order ID: 6814059

Printed: 11/11/2020 2:42:24 PM

* Agency Commission not included

GROSS PRICE * : **$591.20**

PACKAGE NAME: BSMG Legal Notices

Donna Mignon

From: Donna Mignon
Sent: Monday, November 23, 2020 2:28 PM
To: 'Robinson, Drew'
Cc: Karceski, David H.; Debra Wiley
Subject: Case No: 2020-0200-SPHA 9504 Philadelphia Road 9506-9544 Philadelphia Road

Good Afternoon Drew,
I am reviewing the files that are scheduled for November 30th – December 4, 2020.
Please email our office a copy of the newspaper advertisement. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Thursday, November 12, 2020 11:03 AM
To: Kristen L Lewis
Cc: Karceski, David H.; Lloyd Moxley; Jenae Johnson; Donna Mignon; Debra Wiley
Subject: 2020-0200-SPHA - Philadelphia Road
Attachments: Attachment to Petition for Variance(50409861.1).docx

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

Kristen,

Good morning – hope you enjoyed your day off. We have revised the relief we are requesting in Case No. 2020-0200-SPHA. We have already handled the newspaper advertisement (to be published tomorrow) and posting (to be posted by Saturday), but wanted to let you know so that the County website postings (and any other internal County processes) are accurate. The revised relief request is below and the revised petition is attached. Please let us know if we need to do anything else to make this change – thanks!

Case No.: 2020-0200-SPHA

Date: Friday, December 4, 2020 at 1:30 p.m.

Request: Special Hearing pursuant to Section 500.7 of the B.C.Z.R. to approve the sale of utility trailers and trailer supplies in the BL zone. Variance pursuant to Section 307.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a total of 383 off-street parking spaces in lieu of the required 567 parking spaces. Variance to allow two freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles Circle) (Signs I.D. #1, I.D. #2). Variance to allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2). Variance to allow a tenant in a multi-tenant building to have two wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2) and to allow a tenant in a multi-tenant building to have a wall-mounted enterprise sign on a façade without a separate customer entrance (#3). Variance to allow light standards in a surface parking facility without curbing or landscaping. Any relief necessary for compliance with the Baltimore County Landscape Manual (2000).

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

****
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you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.
****

Donna Mignon

From: Kristen L Lewis
Sent: Thursday, November 12, 2020 1:16 PM
To: Robinson, Drew
Cc: Karceski, David H.; Lloyd Moxley; Jenae Johnson; Donna Mignon; Debra Wiley
Subject: RE: 2020-0200-SPHA - Philadelphia Road

Hello Drew,

For any revised petitions, the normal process is to submit them to the Planner who initially took in the Petition. There is a revision fee and the new petitions would then have to be circulated to the agencies on the next agenda. In this instance, the planner is Gary Hucik. We aren't doing an agenda this week, so once the revised petitions and check are received by Gary for review, it would get processed on the next agenda.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Robinson, Drew [mailto:CARobinson@Venable.com]
Sent: Thursday, November 12, 2020 11:03 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Karceski, David H. <DKarceski@Venable.com>; Lloyd Moxley <lmoxley@baltimorecountymd.gov>; Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 2020-0200-SPHA - Philadelphia Road

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

Kristen,

Good morning – hope you enjoyed your day off. We have revised the relief we are requesting in Case No. 2020-0200-SPHA. We have already handled the newspaper advertisement (to be published tomorrow) and posting (to be posted by Saturday), but wanted to let you know so that the County website postings (and any other internal County processes) are accurate. The revised relief request is below and the revised petition is attached. Please let us know if we need to do anything else to make this change – thanks!

Case No.: 2020-0200-SPHA

Date: Friday, December 4, 2020 at 1:30 p.m.

Request: Special Hearing pursuant to Section 500.7 of the B.C.Z.R. to approve the sale of utility trailers and trailer supplies in the BL zone. Variance pursuant to Section 307.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a total of 383 off-street parking spaces in lieu of the required 567 parking spaces. Variance to allow two freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles Circle) (Signs I.D. #1, I.D. #2). Variance to allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2). Variance to allow a tenant in a multi-tenant building to have two wall-mounted enterprise signs on a façade with a

separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2) and to allow a tenant in a multi-tenant building to have a wall-mounted enterprise sign on a façade without a separate customer entrance (#3). Variance to allow light standards in a surface parking facility without curbing or landscaping. Any relief necessary for compliance with the Baltimore County Landscape Manual (2000).

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

****
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****

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 -** 1700006227

Owner Information

Owner Name:	ROSSVILLE LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	C/O MATT DRUMMOND 9627 PHILADELPHIA RD STE 100 BALTIMORE MD 21237-	**Deed Reference:**	/35732/ 00444

Location & Structure Information

Premises Address:	PHILADELPHIA RD 0-0000	**Legal Description:**	KINGS COURT SHOPPING NWS PHILADELPHIA RD 75 NW COR KING AV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0082	0021	0375	10000.04	0000	2		1	2019	Plat Ref:	0043/ 0107

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	2,730 SF		0.6300 AC	24

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		FAST FOOD	/	C4			

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	191,100	191,100		
Improvements	393,300	238,900		
Total:	584,400	430,000	430,000	430,000
Preferential Land:	0			0

Transfer Information

Seller: CMF-ROSSVILLE PARTNERS L L C	**Date:** 01/07/2015	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35732/ 00444	**Deed2:**
Seller: KINGS COURT RETAIL LLC	**Date:** 05/31/2013	**Price:** $5,966,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /33706/ 00160	**Deed2:**
Seller: KINGS COURT ASSOCIATES	**Date:** 06/25/2008	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /27129/ 00405	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
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:**

FILE COPY

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 9504 Philadelphia Road, 9506-9544 Philadelphia Road **which is presently zoned** BL

Deed References: 35732-444 10 Digit Tax Account # 1700006227, 1700008498

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

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

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

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

SEE ATTACHED SHEET

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

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

SEE ATTACHED SHEET

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).

Contract Purchaser/Lessee:

Tractor Supply Company
Name - Type or Print

Signature Mary L. Mitchell, Vice President, Legal - Real Estate

5401 Virginia Way | Brentwood | TN
Mailing Address | City | State

37027 | 615.440.4871 | mmitchell@tractorsupply.com
Zip Code | Telephone # | Email Address

Legal Owners (Petitioners):

Rossville LLC
By: Christopher P. D'Anna, Member
Name #1 – Type or Print | Name #2 – Type or Print

Signature #1 | Signature # 2

9627 Philadelphia Road, Suite 100, Baltimore, Maryland
Mailing Address | City | State

21237 | | |
Zip Code | Telephone # | Email Address

Attorney for Petitioner:

David H. Karceski, Esquire
Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 | Towson | MD
Mailing Address | City | State

21204 | 410-494-6285 | dhkarceski@venable.com
Zip Code | Telephone # | Email Address

Representative to be contacted:

David H. Karceski, Esquire
Name – Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 | Towson | MD
Mailing Address | City | State

21204 | 410-494-6285 | dhkarceski@venable.com
Zip Code | Telephone # | Email Address

CASE NUMBER 2020-0207-SPHA **Filing Date** 8/4/20 **Do Not Schedule Dates:** _____ **Reviewer** gh

REV. 10/4/11

Event Information

Event:	Zoning Hearing - 2020-0200-SPHA - 9504, 9506 - 9544 Philadelphia Road
Type:	Listed Event
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e009a09b0f5f4bd9b7929f9b66d381ec9
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5d96b9ce19b08495bca1e00698530eca
Date and time:	Friday, December 4, 2020 1:30 pm Eastern Standard Time (New York, GMT-05:00)
Duration:	1 hour
Description:	Zoning Hearing Case No: 2020-0200-SPHA 9504, 9506 - 9544 Philadelphia Road Legal Owners: Rossville, LLC Contract Purchaser/Lessee: Tractor Supply Company
Event number:	172 548 6256
Event password:	1234
Host key:	183786
Alternate Host:	Deb Wiley ,Henry Akwah
Panelist info:	
Panelist password:	
Panelist numeric password:	149894
Video Address:	1725486256@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 172 548 6256
Maximum number of registrants:	10000
Destination address after event:	
Host image:	
Attendee list available for viewing by:	Host, presenter and panelists only
Event material:	None
Post-event survey:	No
Email configured:	Pending, Approved, Rejected

Start Ev
You can
event by
Start No

Sta

Send Ev
You can
emails b
Send En

Sen

Registration Information

Registration ID required:	No
Password required:	No
Password:	
Approval required:	No
Custom registration form:	No
After registration, go to URL:	

Manage Registrations | Delete Event | Edit Event

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Donna Mignon

Subject:	Web seminar scheduled: Zoning Hearing - 2020-0200-SPHA - 9504, 9506 - 9544 Philadelphia Road
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee6e93fe85539e0b0f60cbd32fc56d781
Start:	Fri 12/4/2020 1:30 PM
End:	Fri 12/4/2020 2:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	webex

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When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 548 6256

Friday, December 4, 2020 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee6e93fe85539e0b0f60cbd32fc5

Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eebb3f50d3fc3c4f8e4364872093c



Audio conference information
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial 1725486256@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 149894

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e38f42c8cf9d128c15610a06db3df5d40

Need help? Go to http://help.webex.com

Donna Mignon

From: messenger@webex.com
Sent: Monday, November 9, 2020 10:33 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0200-SPHA - 9504, 9506 - 9544 Philadelphia Road

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

cisco Webex

Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to http://help.webex.com

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Donna Mignon

From: messenger@webex.com
Sent: Monday, November 9, 2020 10:33 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0200-SPHA - 9504, 9506 - 9544 Philadelphia Road

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

cisco Webex

Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

Need help? Go to http://help.webex.com

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Donna Mignon

Subject:	Web seminar scheduled: Zoning Hearing - 2020-0200-SPHA - 9504, 9506 - 9544 Philadelphia Road
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee6e93fe85539e0b0f60cbd32fc56d781
Start:	Fri 12/4/2020 1:30 PM
End:	Fri 12/4/2020 2:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 548 6256

Friday, December 4, 2020 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee6e93fe85539e0b0f60cbd32fc5€
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eebb3f50d3fc3c4f8e4364872093c

Start event

Audio conference information
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial 1725486256@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 149894

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e38f42c8cf9d128c15610a06db3df5d40

Need help? Go to http://help.webex.com

Schedule an Event

Basic Information:

Asterisks (*) indicate required values.

*** Event type:** Online Event **Event Template:** [Webex Events Default]

*** Event name:** Zoning Hearing - 2020-0200-SPHA - 9504, 9506 - 95

☑ Listed on public calendar

☑ Delete from My Meetings when completed

Registration: ☑ Required

*** Event password:** 1234 The password must be at least 4 characters.

Date & Time:

*** Start date:** December 4 2020

*** Start time:** 1 30 ○ am ◉ pm Plan event time zones...

Estimated duration: 1 hour 00 minutes

*** Time zones:** New York (Eastern Standard Time, GMT-05:00)

☐ Attendees can join 0 minutes before the scheduled start time

Email reminder: Send me a reminder email None minutes before event starts

Audio Conference Settings:

Select conference type: Webex Audio

☑ Display global call-in numbers

☐ Provide audio to attendees using Audio Broadcast

☑ Mute upon entry for all participants

Entry & exit tone: No Tone

Schedule This Event

Event Description & Options:

Description:

```
Case No:  2020-0200-SPHA
9504, 9506 - 9544 Philadelphia Road
Legal Owners:  Rossville, LLC
Contract Purchaser/Lessee:  Tractor Supply Company
```

Upload a picture about the event description

Host image: Upload a picture of yourself or the presenter

Event material: Upload event material for attendees to download before event starts

Other UCF options: ☐ Do not allow attendees to share rich media files in this event

☑ Request attendees to verify rich media players

Who can view the attendee list: ○ All participants

◉ Only the host, presenter, and panelists

Video: ☑ Turn on video

Post-event survey: Create post-event survey

◉ Do not display survey to attendees

○ Display survey in pop-up window

○ Display survey in main browser window (instead of destination URL)

Destination URL after event: http://

Attendees & Registration:

Attendees: Create invitation list

invitation list

Invite friends: ☑ Allow registrants to invite friends to this event

Maximum number of registrants: 10000

Registration form: Click here to customize your registration form

Destination URL after registration: http://

Approval required: ○ Yes ◉ No Set up approval rules

Registration password: ○ Yes, specify password: The password must be at least 4 characters.
◉ No

Registration ID required: ○ Yes ◉ No

Presenters & Panelists:

Panelists: Edit invitation list
View invitation list

Panelists info: ?

☐ Allow panelists to upload documents associated with the event.

Panelist password: (recommended) The password must be at least 4 characters.

Confirm password:

Email Messages:

Email format: ○ Plain Text ◉ HTML ☑ Include iCalendar Attachments

---

Invitation emails: Attendees | Panelists

Registration emails: ☑ Pending ☑ Approved ☑ Rejected | Event In Progress

Event updated emails: All Approved Registrants | All Attendees | All Panelists

Reminder emails: ☐ 1st Reminder — December 4 2020 — 1 30 ○ am ◉ pm

☐ 2nd Reminder — December 4 2020 — 1 30 ○ am ◉ pm

Follow-up emails: ☐ Thank You for Attending — December 4 2020 — 2 30 ○ am ◉ pm

☐ Absentee Follow-Up Email — December 4 2020 — 2 30 ○ am ◉ pm

Save as template... Go Back Schedule This Event

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ZAC AGENDA

Case Number: 2020-0200-SPHA **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Rossville LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

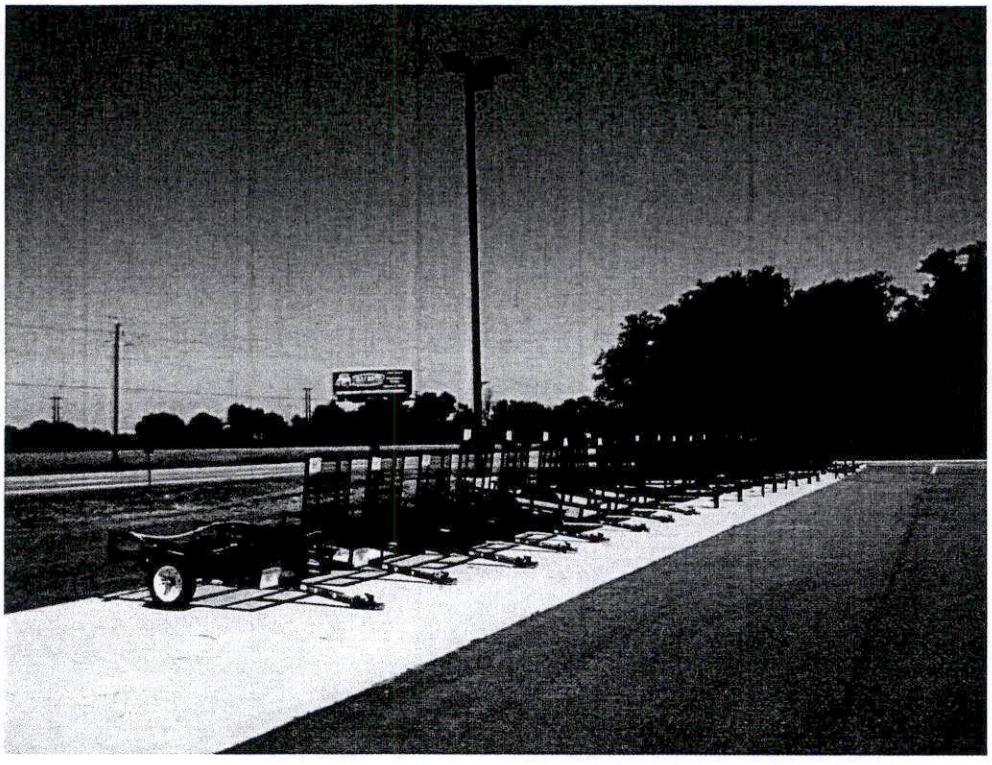
Property Address: 9504 PHILADELPHIA RD
Location: North West corner of Philadelphia Road Middle River Road.

Existing Zoning: BL, DR 16 **Area:** 6.28 AC
Proposed Zoning:
SPECIAL HEARING:
500.7 of the BCZR To approve the sale of utility trailors and trailor supplies in the BL Zone.

VARIANCE:
From section 409.6. Of the Baltimore County Zoning regulation (BCZR) To allow a total of 383 off street parking spaces in lieu of the required 567 parking spaces.
From section 450.4 attachment 1.7 (B) of the BCZR To allow two freestanding joint identification signs on one road frontage (Philadelphia road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages Philadelphia road, King Avenue, Princess Drive, King Arthur Circle, King Charles) (Signs I.D #, I.D#20.
From section 450.4 attachment 1.7 (B)of the BCZR To allow freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (signs I.D. #1, I.D #2).
From section 450.4 attachment 1.5 (D) of the BCZR To allow a tenant in a multi-tenant building to have two wall-mounted enterprise signs on a facade with a separate exterior customer entrance in lieu of the one sign permitted (Signs A1 and A2, C1, and C2.).
Attorney: David H. Karceski
Prior Zoning Cases: 2012-0261-XA; R-1975-0054
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

PETITIONER'S EXHIBIT 8



Utility Trailer Display



Sidewalk Sales and Display

ORDER RECEIVED FOR FILING
Date 12/15/20
By DMignon

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 9504 Philadelphia Road, 9506-9544 Philadelphia Road **which is presently zoned** BL

Deed References: 35732-444 10 Digit Tax Account # 1700006227, 1700008498

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

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

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

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

SEE ATTACHED SHEET

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

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

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

See petition submitted 8/3/2020
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 12/15/20
By DMcMahon

Legal Owners (Petitioners):

Rossville LLC
By: Christopher P. D'Anna, Manager
Name #1 – Type or Print Name #2 – Type or Print

Christopher P. D'Anna
Signature #1 Signature # 2

9627 Philadelphia Road, Suite 100, Baltimore, Maryland
Mailing Address City State

21237 / /
Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire
Name- Type or Print

Signature Venable LLP

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

21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire
Name – Type or Print

Signature Venable LLP

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

21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0200-SPHA **Filing Date** 8/4/20 **Do Not Schedule Dates:** _____ **Reviewer** gk

REV. 10/4/11

Revised 11/13/2020

9504 PHILADELPHIA ROAD, 9506-9544 PHILADELPHIA ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. VARIANCE FROM SECTION 409.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 383 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 567 PARKING SPACES.

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9504 PHILADELPHIA ROAD, 9506-9544 PHILADELPHIA ROAD

ATTACHMENT TO PETITION FOR SPECIAL HEARING

1. SPECIAL HEARING PURSUANT TO SECTION 500.7 OF THE B.C.Z.R. TO APPROVE THE SALE OF UTILITY TRAILERS AND TRAILER SUPPLIES IN THE BL ZONE.

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 9504 Philadelphia Road, 9506-9544 Philadelphia Road **which is presently zoned** BL

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Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Tractor Supply Company
Name- Type or Print

Signature Mary L. Mitchell, Vice President, Legal - Real Estate

5401 Virginia Way, Brentwood, TN
Mailing Address City State

37027 / 615.440.4871 / mmitchell@tractorsupply.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
DATE 11/13/20
BY DMO

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Rossville LLC
By: Christopher P. D'Anna, Member
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

9627 Philadelphia Road, Suite 100, Baltimore, Maryland
Mailing Address City State

21237 / / /
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Attorney for Petitioner:

David H. Karceski, Esquire
Name- Type or Print

CAR
Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
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21204 / 410-494-6285 / dhkarceski@venable.com
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CASE NUMBER 2020-0200-SPHA **Filing Date** 8/4/20 **Do Not Schedule Dates:** _____ **Reviewer** gh

REV. 10/4/11

Revised 11/13/2020

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BOHLER

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

ZONING DESCRIPTION
TAX MAP 82, PARCEL 375
THE LAND OF
ROSSVILLE, LLC
LIBER 35732 FOLIO 444
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE NORTH SIDE OF PHILADELPHIA ROAD WHICH HAS AN 80-FOOT RIGHT OF WAY AT THE DISTANCE OF 56-FEET NORTHEAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTION STREET KING AVENUE WHICH IS A VARIABLE WIDTH RIGHT-OF-WAY, THENCE THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 86 DEGREES – 08 MINUTES – 04 SECONDS WEST, 28.08 FEET TO A POINT, THENCE;

2. CONTINUING NORTH 40 DEGREES – 43 MINUTES – 24 SECONDS WEST, 20.07' FEET TO A POINT, THENCE;

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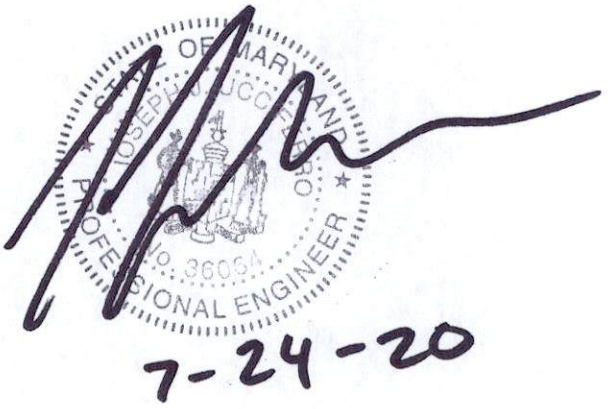
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2020-0200-SPHA

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CONTAINING 301,335 SQUARE FEET OR 6.918 ACRES.



7-24-20

2020-0200-SPHA

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Name- Type or Print

Signature Mary L. Mitchell, Vice President, Legal - Real Estate

5401 Virginia Way | Brentwood | TN
Mailing Address | City | State

37027 | 615.440.4871 | mmitchell@tractorsupply.com
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9627 Philadelphia Road, Suite 100, Baltimore, Maryland
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Attorney for Petitioner:

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Signature Venable LLP

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CASE NUMBER 2020-0200-SPHA **Filing Date** 8/4/2020 **Do Not Schedule Dates:** _____ **Reviewer** _____

REV. 10/4/11

9504 PHILADELPHIA ROAD, 9506-9544 PHILADELPHIA ROAD

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2020-0200-SPHA

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2020-0200-SPHA

BOHLER

901 Dulaney Valley Road, Suite 801
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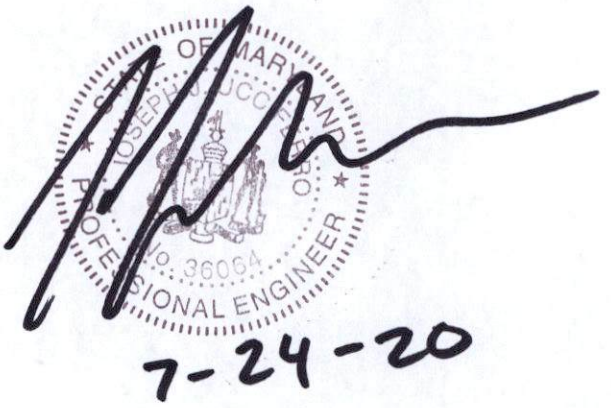
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2020-0209-SPHA

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7-24-20

2020-0200-SPHA

PNC BANK
PNC, N.A. Bank 040
Maryland

VENABLE LLP
750 E. Pratt Street Suite 900
Baltimore, Maryland 21202
Operating Account

F 513505

15-3
540

DATE	AMOUNT
August 03, 2020	$1,000.00

**********ONE THOUSAND AND 00/100

PAY TO THE ORDER OF

Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER $25,000)

VOID AFTER 180 DAYS

⑈0005135O5⑈ ⑆054000030⑆ 55O1OO6999⑈

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

No. 199745

Date: 8/4/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
CE01	8006	0000		CE450				1000

Total: 1000

Rec From: Venable

For: 9504, 9506, & 9544 Philadelphia RD

2020-0200-SPHA

CASHIER'S VALIDATION

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

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

June 3, 2021

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

Dear Mr. Karceski:

RE: Zoning Spirit and Intent Opinion, Kings Court Shopping Center, Revised Location of Propane Storage Tank, Zoning Case ~~2021~~ 2020-0200SPHA, 6th Election District

I have had the opportunity to review your letter of May 26, 2021 pertaining to the above referenced matter. Upon review of your submittal and the order in zoning case 2020-0200-SPHA, I am of the opinion that relocating the proposed 1000 gallon propane tank from its current location shown on Petitioner's exhibit number one into the area marked as "Outdoor Display Area" on said exhibit, is within the Spirit and Intent of the referenced Order and generally within the Spirit and intent of the Baltimore County Zoning Regulations.. This letter must be incorporated onto any future plans submitted to this Office for review.

This letter is strictly limited to the application of the BCZR as applied to the inquiries presented in your letter, and does not, in any fashion; represent verification for any other Local, State or other Regulations that may apply to this property.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

Jeffrey Perlow

Jeffrey Perlow
Zoning Review Supervisor
410-887-3391

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

June 3, 2021

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

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Sincerely,

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Zoning Review Supervisor
410-887-3391

JCM
21-1048

VENABLE LLP

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

May 26, 2021

Jeffrey Perlow, Supervisor
Zoning Review Office
Department of Permits, Approvals, and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21024

Re: Request for Spirit and Intent Determination
Kings Court Shopping Center
9506 - 9544 Philadelphia Road
6th Councilmanic District

Dear Mr. Perlow:

This firm represents Tractor Supply Company ("TSC") and is assisting TSC with zoning-related approvals for its new store to be open for business in June of 2021. In a recent zoning case, Case No. 2020-200-SPHA (the "2020 Case"), the Administrative Law Judge approved a site plan that indicated the location for TSC's new tenant space within the main shopping center building of Kings Court Shopping Center. A copy of the Order and site plan approved in the 2020 Case are enclosed for your review and convenience. Outdoor display areas associated with TSC and a location intended for a propane tank are shown on the site plan approved in the 2020 Case. The area intended for the propane tank when the site plan was offered at the public hearing in this case is shown and labeled "PROP 1,000 GAL PROPANE TANK" on the plan.

The purpose of this letter is confirm with your office that a slightly different location for TSC's propane tank that is redlined in the enclosed site plan, entitled "SITE PLAN TO ACCOMPANY SPIRIT AND INTENT REQUEST - CASE NO. 2020-200-SPHA" (S & I PLAN) and dated May 21, 2021, is within the spirit and intent of the Order issued by the Administrative Law Judge (or "ALJ") in this case and that no additional zoning relief is needed for TSC to install the propane tank in the desired location. The revised location for the propane tank is labeled "PROP PROPANE TANK" and bubbled with a red marking on the S & I PLAN for your review. A review of this site plan indicates that the propane tank will be located within a nearby outdoor display area already approved by the ALJ. This established outdoor display area is cross-hatched in yellow and relocating the tank within it will not require any revisions to the configuration of

the surface off-street parking area, as shown on the approved site plan, or the configuration of parking spaces within it.

Please confirm for the Zoning Review Office that the revised location for TSC's propane tank is within the spirit and intent of Case No. 2020-200-SPHA and that no additional zoning relief is required for installation of the tank in the location shown on the enclosed S & I Plan.

With this letter, I have enclosed a check in the amount of $600.00 made payable to Baltimore County. Maryland to cover the costs associated with your office's review. Please let me know if you require any other materials to complete your review.

Very truly yours,

David H. Karceski

DHK:cak
Enclosures

F 521921

Baltimore County, Maryland 05/26/2021

Ref.	Invoice. #	Invoice Date	Description	Amount Paid
David H. Karceski	52521TSCPHILARD	05/25/2021	Filing fee for Spirit & Intent letter.	600.00

Check Total: **600.00**

VENABLE LLP • 750 E. Pratt Street Suite 900 • Baltimore, Maryland 21202

F 521921

Baltimore County, Maryland 05/26/2021 **Vendor #:** **3094**

Ref. #	Invoice. #	Invoice Date	Description	Amount Paid
David H. Karceski	52521TSCPHILARD	05/25/2021	Filing fee for Spirit & Intent letter.	600.00

Check Total: **600.00**

12/4/20

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
(9504 Philadelphia Road	*	OFFICE OF
(9506-9544 Philadelphia Road		
14th Election District	*	ADMINISTRATIVE HEARINGS
6th Council District		
Rossville, LLC	*	
Legal Owners		FOR BALTIMORE COUNTY
Tractor Supply Company	*	
Contract Purchaser/Lessee		**Case No. 2020-0200-SPHA**
	*	
Petitioners		

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Rossville, LLC, legal owners, and Tractor Supply Company, contract purchaser/lessee (the "Petitioners") in regard to the King's Court Shopping Center located at 9504 Philadelphia Rd. and 9506-9544 Philadelphia Rd. in the Rosedale area (the "Shopping Center"). A Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BZCR") to approve the sale of utility and trailers and trailer supplies in the BL zone. Variance relief from parking regulation BCZR, §409.6 was also filed to allow a total of 383 off-street parking spaces in lieu of the required 567 spaces. Variance relief from sign provisions under BCZR, §450.4 was requested to allow: (a) two (2) freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the two permitted freestanding joint identification signs (one for Philadelphia Road and one for King Avenue) (Signs I.D. #1, I.D. #2) [1]; (b) two (2) free standing, joint identification signs with letter height for tenant

[1] The revised Petition for Variance dated November 30, 2020 requested zoning relief from Section 450.4 of the BCZR to allow two freestanding joint identification signs on one road frontage (Philadelphia Road) in lieu of the five permitted freestanding joint identification signs (one for each of the five road frontages – Philadelphia Road, King Avenue, Princess Drive, King Arthur Circle, King Charles Circle) (Signs I.D. #1, I.D. #2). At the time of filing the revised Petition, it was understood that each of the aforementioned five (5) roads were public roads which would permit the Petitioner to install five (5) signs. However, in the ZAC comment, Department of Public Works clarified that only Philadelphia Road and King Avenue were public roads; the remaining roads (Princess Drive, King Arthur Circle and King Charles Circle) are privately owned. That clarification notwithstanding, the requested relief to retain the two (2) existing signs on Philadelphia Rd. did not change.

names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2); and (c) for tenants in a multi-tenant building, two (2) wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2), and to have one (1) wall-mounted enterprise sign on a façade without a separate customer entrance (Prop. Sign #3). Variance relief from BCZR, §409.8A.3 was requested to allow light standards in a surface parking facility without curbing or landscaping. Finally, Petitioners also seek all relief necessary for compliance with the Baltimore County Landscape Manual (2000).

Due to COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. David H. Karceski, Esquire, C. Andrew Robinson, Esquire, and Venable, LLP appeared on the behalf of Petitioners. There were no Protestants or interested persons in attendance. A Zoning Advisory Committee ("ZAC") comment dated September 11, 2020 was received from the Department of Planning ("DOP"). DOP did not oppose the requested relief. A second ZAC comment dated August 20, 2020 was received by Department of Environmental Protection and Sustainability ("DEPS") who also did not oppose the requested relief. Lastly, a comment was received from Department of Public Works ("DPW") dated September 9, 2020 opposing the parking variance.

A three (3) sheet, red-lined site plan was prepared and sealed by Joseph J. Ucciferro, PE of Bohler Engineering (the "Site Plan"). (Pet. Ex. 1). Mr. Ucciferro was accepted as an expert in professional engineering, in BCZR, and in the burden of proof necessary for the special hearing, variance and other requested relief. (Pet. Ex. 2).

Evidence was presented by Mr. Karceski by way of proffer and witness testimony. The Shopping Center is approximately 6.19 acres with approximately 80,000 sf of gross leasable area and is known as King's Court Shopping Center with addresses of 9504 Philadelphia Rd. and 9506-9544 Philadelphia Rd. It is zoned BL. With the exception of the Pizza Hut at 9504 Philadelphia Rd., as

depicted in an aerial photo, the Shopping Center is 'L shaped'; a village center surrounded on three (3) sides by residential communities. (Pet. Ex. 3). The Shopping Center parking lot and view onto the surrounding residential streets are depicted in photographs. (Pet. Ex. 4). Rossville, LLC, the legal owner, purchased the Shopping Center in 2013 which, at that time, was 100% leased.

For 35 years, a Mars Supermarket had been the main anchor tenant ("Mars"). Unfortunately, Mars closed its doors in 2016. Since that time, while some smaller tenants remained, the vacancy rate has been at 77%. The current tenants are listed on the Site Plan and include Dunkin Donuts, Pizza Hut, Kings Court Liquor, Dry Cleaners, Old Philadelphia Inn, and Kings Nail and Tan.

The proposal here is to reinvest and improve the Shopping Center with two (2) new tenant anchors as follows: (1) Tractor Supply Company will occupy the former Mars site (24,673 sf) and will use some of the parking lot for outdoor display area (14,503 sf) to sell its utility trailers, lawn equipment and/or larger items for sale as itemized on the Display Merchandise list. (Pet. Exs. 7 and 8); and (2) Baltimore Medical System will occupy the corner space of the 'L shaped' configuration (14, 414 sf).

Tractor Supply Company has 1,800 stores in 49 states. An aerial photograph of the tractor supply store in Huntington, MD is illustrative. (Pet. Ex. 9). Proposed improvements to the Mars site will include the front façade as well as a new roof and a new LED sign. (Pet. Ex. 5). New sidewalks will be installed, the parking lot will be resealed with parking spaces relined, along with the implementation of new circular traffic patterns.

Mark Keeley, lead transportation planner with Traffic Concepts, Inc., was admitted as a traffic expert. (Pet. Ex. 10). Mr. Keeley testified in regard to the parking variance. As per the Site Plan, based on the total square footage in the Shopping Center, the BCZR requires 567 spaces. Analyzing the ITE Parking Manual, 5th Ed. for an integrated shopping center with large anchor stores, Mr. Keeley opined that highest peak hours occurred on Saturdays, generating the need for

the most parking spaces. The ITE Manual assumes that 2.91 parking spaces will be occupied per 1,000 sq. ft. With a total of 81,637 sq. ft. for the Shopping Center, he testified that the parking demand for the proposed tenants and existing tenants is 238 spaces. The Petitioner is proposing 383 spaces. In his opinion, at peak hours on Saturdays, only 60% of the existing parking spaces are utilized. Mr. Keeley separately studied each use in the Shopping Center under the ITE Manual and discovered that only 79% of the spaces are occupied on Saturday peak hours. Accordingly, it was Mr. Keeley's opinion that the proposed 383 spaces provide ample parking for the uses at this Shopping Center.

With regard to the Special Hearing BCZR, §500.7 to approve the sale of utility trailers and trailer supplies in the BL zone, I do not believe zoning relief of any sort is required for Petitioner to sell utility trailers at this site. The trailers in question are small utility trailers of the sort used by homeowners to transport mulch, garden supplies or hauling junk to the dump. A photo was submitted which show the type of trailers at issue. (Pet. Ex. 8). These trailers are no larger or heavier than the tractors and riding lawn mowers which would also be sold at this store (and at other "big box" retailers like Home Depot).

While I do not believe granting the Petition for Special Hearing would have a detrimental impact upon the community, I am concerned the approval could be construed as authority to sell at the Shopping Center other sorts of "trailers" (e.g., RVs or manufactured homes) as that term is defined in BCZR, §101.1. To eliminate any doubt on the point, I will grant the requested relief but permit sales of only the sort of utility trailers shown in the photos submitted at the hearing.

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

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property is irregularly shaped. It juts out to include the existing Pizza Hut building (9504 Pulaski Hwy.) with its associated parking lot. Set in the middle of five (5) roads, the Shopping Center functions as a village center with integrated, established pedestrian paths between the Shopping Center and the adjacent residential communities. This peculiar relationship between the roads, pedestrian paths and this neighborhood Shopping Center has existed for decades. This uniqueness limits the Shopping Center's ability to provide more parking; there is no off-site acreage available. Moreover, a stream located at the north-western corner runs underneath the Shopping Center and further limits expansion.

With regard to the parking variance, Mr. Keeley's uncontroverted testimony was clear and convincing. I find that the proposed 383 parking spaces is ample parking for existing and proposed uses. I also find significant the DOP ZAC comment that, based on aerial photos of the Property, the parking lot has not been over half occupied since 1995. Although DPW raised a concern in its ZAC comment about overflow parking from the Shopping Center to King Avenue, I am not convinced, based on the evidence presented, that there will be undue hardship to the adjacent homes on King Avenue even if residential permit parking becomes pertinent, given the ample parking available at the Shopping Center for the existing and proposed uses.

Due to the unique characteristics of the Property, I find that the Petitioner would suffer a practical difficulty if the parking variance is not granted. Not only was the evidence persuasive that the existing parking is sufficient, in order for the Shopping Center to remain viable in this community and for Tractor Supply and Baltimore Medical Systems to lease space, the parking variance is necessary. In addition, if the Petitioner is also required to comply with the lighting standards for a surface parking facility without curbing or landscaping as required by BCZR,

§409.8.A.3, parking would be further reduced. Accordingly, a variance of the lighting standards is granted.

With regard to the requested sign variance, I find that based on the unique features of the Property and integrated neighborhood, the Petitioner would suffer a practical difficulty if one (1) of the two (2) existing signs on Philadelphia Rd. was removed and reinstalled on King Avenue. It is uncontroverted that, of the five (5) roads surrounding the Shopping Center, Philadelphia Rd. has the most visibility, with the most traffic. The larger of the two freestanding signs is located on Philadelphia Rd. at the main entrance to the Shopping Center. (Pet. Ex. 1). Conversely, King Avenue is primarily a residential street and as such, there would be an adverse impact to, and intrusion upon, the residents of King Avenue to have a freestanding sign relocated there. Additionally, while the letter height for tenant names on both freestanding signs is 3 inches (in lieu of 8 inches), the Tractor Supply logo at the top will add visibility. Accordingly, the variance for letter height will be granted.

Given the limited visibility near the corner of the 'L' shape of Shopping Center, the Petitioner would suffer a practical difficulty if two (2) wall mounted signs on the façade of Old Philadelphia Inn is not granted. In the same way, there would be an unreasonable hardship suffered by the Petitioner if its tenant, (Dunkin Donuts) does not have a wall mounted sign on the façade of its drive-thru. Accordingly, I find both requests are in strict harmony with the spirit and intent of the sign regulations and will not injure the public health, safety or welfare.

Finally, due to the physical limitations and age of the Shopping Center, the requested relief from compliance with the Baltimore County Landscape Manual (2000) is necessary. I grant this relief subject to the condition that the Petitioner work with the Baltimore County Landscape Architect to finalize all landscaping and fencing for the Shopping Center.

THEREFORE, IT IS ORDERED this 15th day of **December, 2020**, by this Administrative

Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve the sale of utility trailers and trailer supplies in the BL zone (such as those shown in the attached photograph which is expressly incorporated into this Order) is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance relief from §409.6 of the BCZR to allow a total of 383 off-street parking spaces in lieu of the required 567 parking spaces is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance relief from §450.4 to allow: (A) two (2) freestanding joint identification signs on one road frontage (Philadelphia Rd.) in lieu of the two (2) permitted freestanding joint identification signs (one for each of the road frontages – Philadelphia Road and King Avenue) (Signs I.D. #1, I.D. #2); (B) freestanding joint identification signs with letter height for tenant names a minimum of three inches in height in lieu of the required eight inches (Signs I.D. #1, I.D. #2); and (C) for tenants in a multi-tenant building, two (2) wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the one sign permitted (Signs B1 and B2) and one (1) wall-mounted enterprise sign on a façade without a separate customer entrance (Prop. Sign #3) is hereby GRANTED as set forth on the Site Plan; and

IT IS FURTHER ORDERED that the Petition for Variance relief from §409.8.A.3 to allow light standards in a surface parking facility without curbing or landscaping is hereby GRANTED; and

IT IS FURTHER ORDERED that any relief necessary for compliance with the Baltimore County Landscape Manual (2000) is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this

time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. No permanent structures may be constructed and/or used in connection with the outdoor display area(s) shown on the plan.

3. No on-site rental and/or repair of any equipment or inventory offered for sale shall be permitted.

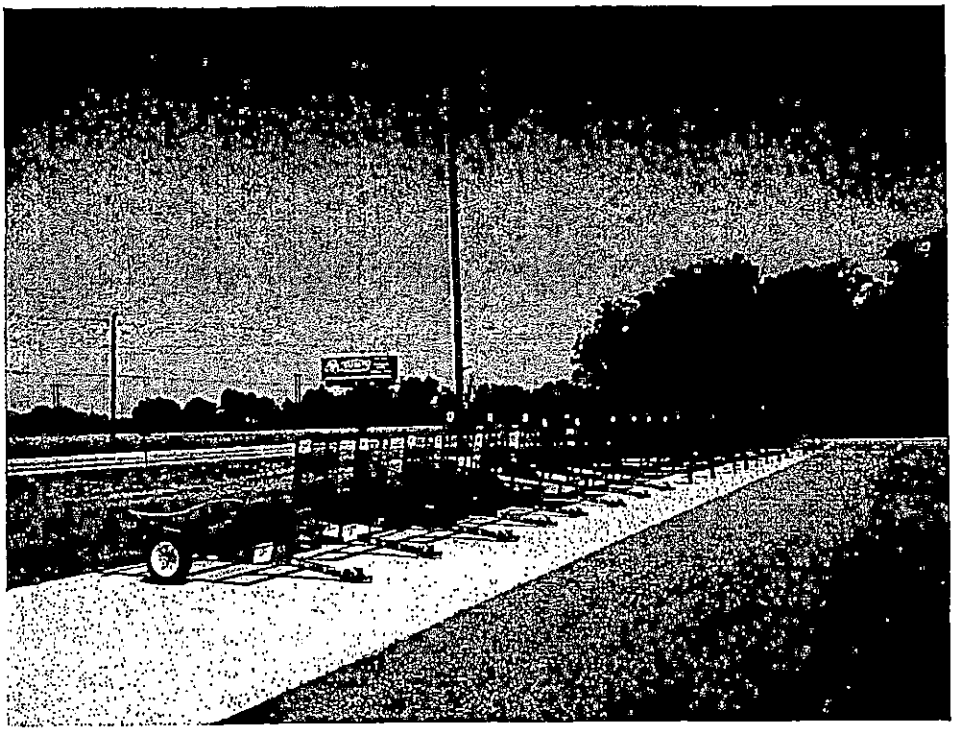
4. The Petitioner shall work with the Baltimore County Landscape Architect to devise a landscape plan to comply, to the greatest extent possible, with the Baltimore County Landscape Manual, including all landscaping and/or fencing required for the outdoor sales area(s) as shown on the Site Plan.

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

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

PETITIONER'S EXHIBIT



Utility Trailer Display



Sidewalk Sales and Display

Donna Mignon

From:	Robinson, Drew <CARobinson@Venable.com>
Sent:	Wednesday, December 2, 2020 12:57 PM
To:	Administrative Hearings
Cc:	Karceski, David H.
Subject:	Petitioner's Exhibits - 2020-0200-SPHA
Attachments:	Exhibit 3 - Aerials.pdf; Exhibit 4 - Site Photos Exhibit with Location Map.pdf; Exhibit 2 - Joe Ucciferro CV.pdf

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

Good afternoon. Please find attached Petitioner's Exhibits 2 – 4. Exhibits 1 and 5 – 10 will be sent in a follow-on email.

Petitioner's Exhibits
Exhibit 1 – Redlined Site Plan
Exhibit 2 – Joe Ucciferro CV
Exhibit 3 – Aerials
Exhibit 4 – Site Photos Exhibit with Location Map
Exhibit 5 – Front Building Façade
Exhibit 6 – About Tractor Supply
Exhibit 7 – List of Outdoor Merchandise
Exhibit 8 – Example Photos – Outdoor Display
Exhibit 9 – Huntington, MD Tractor Supply Store
Exhibit 10 – Mark Keeley CV

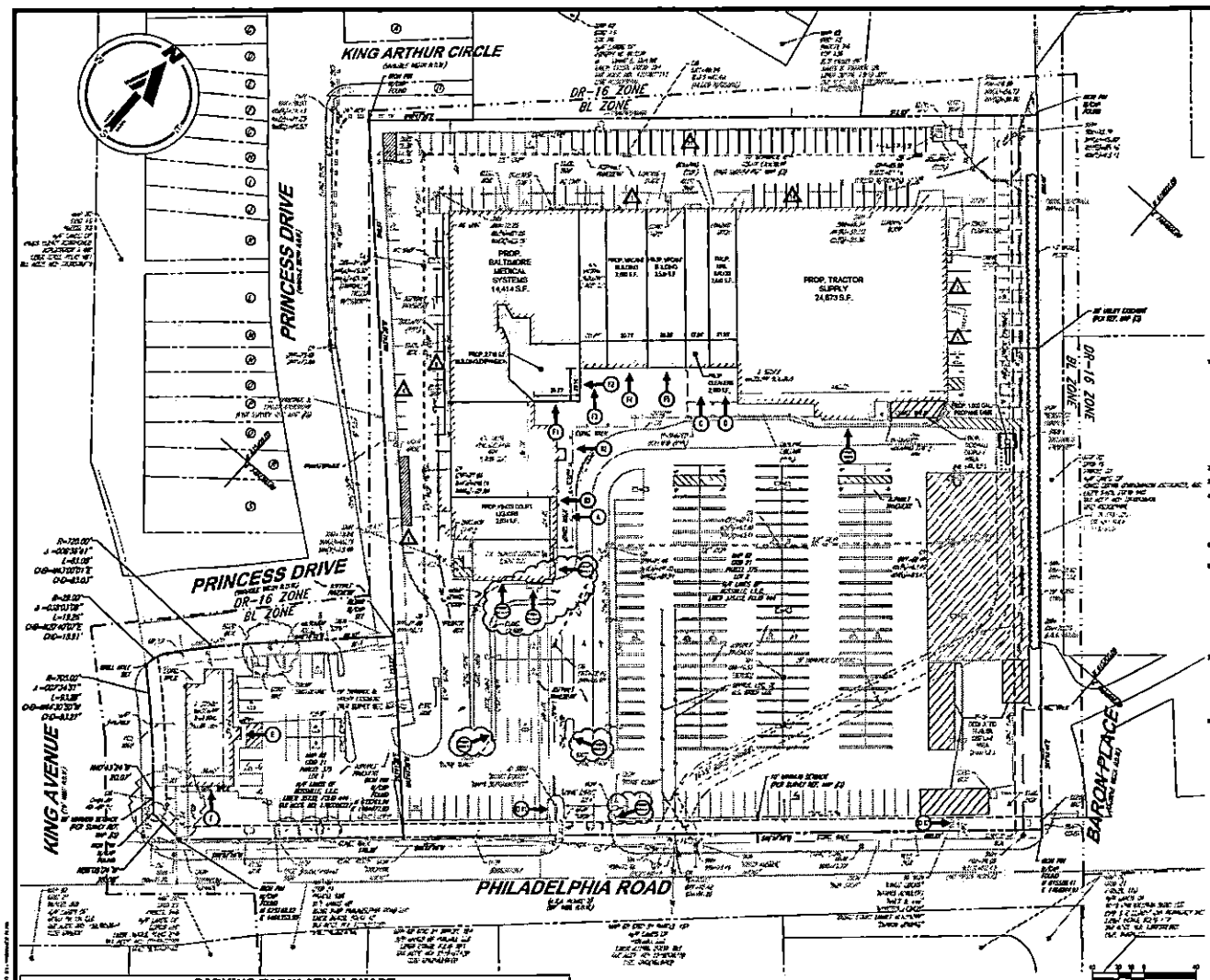
Thanks,

Drew

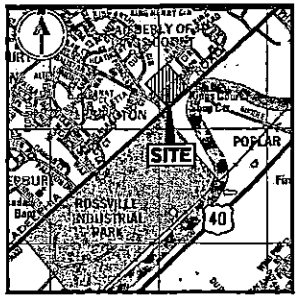
C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | http://secure-web.cisco.com/1ku2IY4UFQZqltMgXcFdsClqwSt-exjWsCRiMOAHsfJarOcSU0UWqFS-jnaayf3C6qP-G5gGbv3Id3OpXnU3kZDfhAlpqfE8wXJPjmlBCAe20Lf5LkPGCaJQe29iyeG5boC4MCz4s_L1059SnHEZtMynl-mRf0-85kXlwiei5eeFg9QLKMnIuJJX8LKtH9vDk99SmA4ShilWdRePNYfhUz83bFyqKY9_0G4HckVUlt0e_1XkYLwUk1yuW_kq4s7uvsl6cfzlvmG5lW7muUYcDUI5L3jXZHbTWjsbcA9dth_tgdfPWDtUdbusIBRZqDRXvDTxwq5eD_sVFHxiea-819H27Bu3K6iv59H_4-fXa-pNPLMNXH8CBWGN-apKilKq5h4-3UsYBxToxmtF477SQ8Bi4EtUy_SNEhkLkLBaqjDEYyDilXhcXtjdSin3qyFfRpx61rY3lubv3uTRHyANDDw/http%3A%2F%2Fwww.Venable.com

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PETITIONER'S EXHIBIT



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20021134

SCALE: 1" = 1,000'

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 9546 PHILADELPHIA ROAD
   - B. SITE AREA: LOT 1: 23.74± S.F. OR 4.54 AC. LOT 2: 272,386 S.F. OR 6.26 AC.
   - C. ELECTION DISTRICT: 14
   - D. COUNCILMANIC DISTRICT: 6
   - E. ADC MAP: 4291P3, 4701G3, 4701P4, 4291G4
   - F. CENSUS TRACT: 4481.07
   - G. TAX MAP: 83
   - H. GRID: 21
   - I. PARCEL: 375
   - J. TAX ACCOUNT NO.: 14-1708002P; 14-1708000B
   - K. WATERSHED: BIRD RIVER
2. ZONING: ML
3. ZONING MAP REFERENCE: 83E3
4. FLOOR AREA RATIO: PERMITTED = 3.5; PROVIDED = LOT 1: 6.14 (3,754 S.F.) / 27,258 S.F.; LOT 2: 0.22 (59,407 S.F.) / 272,386 S.F.
5. EXISTING LAND USE: SHOPPING CENTER; PROPOSED LAND USE: SHOPPING CENTER
6. SETBACKS (TO PROPERTY LINE):

	REQUIRED	PROVIDED
LOT 1:		
FRONT (PHILADELPHIA ROAD)	10'	49.34'
FRONT (KING AVENUE)	10'	21.77'
FRONT (PRINCESS DRIVE)	10'	15.83'
SIDE (EAST)	0'	126.09'
LOT 2:		
FRONT (PHILADELPHIA ROAD)	10'	166.89'
FRONT (PRINCESS DRIVE)	10'	36.67'
SIDE (EAST)	10'	76.79'
REAR (NORTH)	30'	89.48'

7. SETBACK TO PHILADELPHIA ROAD CENTERLINE:
   LOT 1: REQUIRED 40' / PROVIDED 73.79'
   LOT 2: REQUIRED 40' / PROVIDED 321.48'
8. HEIGHT REQUIREMENTS: MAXIMUM OF 45' OR APPLICATION OF THE BUILDING HEIGHT TENT CALCULATION
   BUILDING HEIGHT: 40' MAX
9. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE B (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED TYPE: FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 439 OF 550, MAP NUMBER 24005C0439C WITH A MAP REVISED DATE OF MAY 5, 2014.
12. THE SITE IS NOT LOCATED IN ANY FAILED BANK SERVICE AREAS.
13. BURDEN OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
15. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 100' OF THE PROPERTY.
16. ANY FIXTURE USED TO ILLUMINATE AN OFF-SITE SIGN OR PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
17. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.04 A VARIANCE WILL BE REQUESTED.
18. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
20. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCURE HENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
21. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
22. TRANSIT SPACES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
23. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 45-03, SECTION 604.03.05.

COMMERCIAL PERMIT HISTORY

2-1982-X(M) - REQUEST FOR ZONING RECLASSIFICATION OF PROPERTY FROM DR-16 ZONE TO BL/DR-5 ZONE WAS GRANTED ON APRIL 29, 1974.

2013-0265-XA - REQUEST FOR SPECIAL EXCEPTION TO USE PROPERTY FOR AN ARCADE WITH MORE THAN FOUR (4) AMUSEMENT DEVICES WAS GRANTED ON JUNE 24, 2013.

ZONING HISTORY

DEVELOPER/ APPLICANT

ROSSVILLE, LLC
9837 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237
CONTACT: RICK MEYER
PHONE: 443-741-4873

OWNER

CAS MUTT SAM ASSOCIATES
9837 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237

ADJACENT PROPERTY OWNER INFORMATION

KEY	MAP	GRID	PARCEL	LOT	OWNER	DEED REFERENCE	TAX ACCOUNT NO.	USE
A	82	15	83	89	E. RAPHAELLE D. FOUTE	35674/ 382	1709000228	RESIDENTIAL
B	82	15	83	N/A	KINGS COURT TOWNHOUSE ASSOCIATION INC.	5782/ 462	1709000789	RESIDENTIAL
C	82	16	83	17	JOSEPH M. & BETH SELLY	26727/ 474	1709000163	RESIDENTIAL
D	83	15	83	18	NANCY L. NERI	6149/ 316	1709000182	RESIDENTIAL
E	83	15	83	18	THARIN M. BYNT & NICH MON CHIT	29478/ 297	1709000181	RESIDENTIAL
F	83	15	83	54	JEFFREY K. & DARLENE REMOINE	898/ M 240	1709000180	RESIDENTIAL
G	82	15	83	93	DEMORIAH JEAN ROBYS	434/ 197 82	1709000199	RESIDENTIAL
H	82	15	83	92	MICHAEL A. BRSCH	2389/ 228	1709000196	RESIDENTIAL
I	82	15	83	11	ALEDO M. ALMEDU	36233/ 488	1709000197	RESIDENTIAL
J	82	15	83	89	MICHOLE D. ROTHERELL	1785/ 4 982	1709000198	RESIDENTIAL
K	82	15	83	8	ERIC L. JEFFREYS	2361/ 1 368	1709000195	RESIDENTIAL
L	82	15	83	9	JOSHUA L. NAUTH	3487/ 4 471	1709000194	RESIDENTIAL
M	82	15	83	7	DeBORAH WILLIAMS	2317/ 347 8	1709000193	RESIDENTIAL
N	82	15	83	6	ANTHONY J. NERCA	3164/ 204	1709000192	RESIDENTIAL
O	82	15	83	5	MALIK/ KEAN SHAHSAB	4000/ 1	1709000191	RESIDENTIAL
P	82	15	83	4	UB BANK ASSOCIATION TRUSTEE	3672/ 61	1709000190	RESIDENTIAL
Q	82	16	83	3	JOSE A. ARCOBLEDO	4178/ 362	1709000189	RESIDENTIAL
R	82	15	83	2	C & GP MARYLAND LLC	39/ 69/ 457	1709000149	RESIDENTIAL
A	82	16	83	1	LUKE E. & LENA M. BANKO	1094/ 98 2	1709000147	RESIDENTIAL

PARKING TABULATION CHART

(PARKING SPACES REQUIRED PER BCZR SECTION 409.8A)

TENANT'S NAME	TENANT'S ADDRESS	USE	SQUARE FOOTAGE	CODE REQUIREMENT	SPACES REQUIRED
DUNKIN DONUTS	9534 PHILADELPHIA ROAD	RESTAURANT	1,439	10 SPACES/ 1,000 S.F.	20
KINGS COURT LIQUOR	9539 PHILADELPHIA ROAD	RETAIL	2,500	5 SPACES/ 1,000 S.F.	94
OLD PHILADELPHIA INN	9536 PHILADELPHIA ROAD	RESTAURANT	5,778	10 SPACES/ 1,000 S.F.	83
BALTIMORE MEDICAL SYSTEMS (1ST FLOOR) (B-7)	9530 PHILADELPHIA ROAD	MEDICAL OFFICE	14,414	4.5 SPACES/ 1,000 S.F.	65
TBD	9532 PHILADELPHIA ROAD	RETAIL	2,400	5 SPACES/ 1,000 S.F.	12
TBD	9528 PHILADELPHIA ROAD	RETAIL	2,000	5 SPACES/ 1,000 S.F.	10
TBD	9532 PHILADELPHIA ROAD	RESTAURANT	3,330	10 SPACES/ 1,000 S.F.	67
DRY CLEANERS	9536 PHILADELPHIA ROAD	RETAIL	2,100	5 SPACES/ 1,000 S.F.	11
EDGES NAILS & TAN	9540 PHILADELPHIA ROAD	BEAUTY	2,540	5 SPACES/ 1,000 S.F.	14
TRACTOR SUPPLY COMPANY	9544 PHILADELPHIA ROAD	RETAIL	24,873	5 SPACES/ 1,000 S.F.	126
OUTDOOR SALES AREA	N/A	RETAIL	14,500	5 SPACES/ 1,000 S.F.	73
PIZZA HUT OF MARYLAND	9554 PHILADELPHIA ROAD	RESTAURANT	3,734	10 SPACES/ 1,000 S.F.	61
TOTAL			81,633		597

PARKING SUMMARY

TOTAL PARKING REQUIRED	= 597
EXISTING PARKING	= 572 SPACES
PROPOSED PARKING	= 53 SPACES
LOST PARKING FOR OUTDOOR SALES	= 53 SPACES
TOTAL PARKING PROVIDED	= 625 SPACES (INCLUDING 14 ADA SPACES)
PARKING DEFICIT	= 597 SPACES

OUTDOOR SALES AREA

OUTDOOR DISPLAY AREA = 11,813 S.F.

DEDICATED TRAILER DISPLAY AREA = 6,866 S.F.

SHOWMAN DISPLAY AREA = 695 S.F.

TOTAL OUTDOOR SALES AREA = 14,500 S.F.

VARIANCE REQUEST

1. VARIANCE FROM SECTION 409.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 597 OF THE REQUIRED PARKING SPACES IN LIEU OF THE 625 PROVIDED OFF PARKING SPACES.
2. VARIANCE FROM SECTION 450.4 ATTACHMENT 1 OF THE B.C.Z.R. TO ALLOW TWO (2) FREE STANDING SIGNS FOR WITH A TOTAL SIGN AREA OF 1,000 SQUARE FEET FOR EVERY STREET FRONTAGE IN LIEU OF THE ONE (1) SIGN PERMITTED FOR EVERY STREET FRONTAGE WITH A TOTAL SIGN AREA OF 400 SQUARE FEET PER SIGN, AND TO ALLOW A FREE STANDING SIGN ON PHILADELPHIA ROAD, KING CHARLES CIRCLE, KING AVENUE & PRINCESS DRIVE, AND A SIGN ON KING ARTHUR CIRCLE, KING CHARLES CIRCLE, KING AVENUE & PRINCESS DRIVE IN LIEU OF THE ONE (1) SIGN PERMITTED PER STREET FRONTAGE.
3. VARIANCE FROM SECTION 450.4 ATTACHMENT 1 (B)(1) OF THE B.C.Z.R. TO ALLOW A TENANT IN A MULTI-TENANT BUILDING TO HAVE TWO WALL MOUNTED TYPE SIGNS ON A FACADE WITH A BUSINESS ENTRANCE (SECTION CUSTOMER ENTRANCE) AND ONE SIGN ON A FACADE WITHOUT A BUSINESS ENTRANCE (SECTION CUSTOMER ENTRANCE) IN LIEU OF THE ONE (1) SIGN PERMITTED PER BUILDING FACADE WITH A BUSINESS ENTRANCE (SECTION CUSTOMER ENTRANCE) AND NO SIGNS ON A FACADE WITHOUT A BUSINESS ENTRANCE (SECTION CUSTOMER ENTRANCE).
4. VARIANCE FROM B.C.Z.R. SECTION 409.8.A TO ALLOW LESS STANDARDS IN A SURFACE PARKING FACILITY WITHOUT CURB AND OR LANDSCAPING.
5. ANY RELIEF NECESSARY FOR COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL (2000).

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

REVISIONS

REV	DATE	COMMENT	INITIALS

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	#22200029
DESIGNED BY:	JJG
CHECKED BY:	JJG
DATE:	12/02/20
CAD I.D.:	MD22029-VAR-1.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9546 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

BOHLER //

351 CENTERRY VALLEY ROAD, SUITE 201
TOWSON, MARYLAND 21204
Phone (410) 821-7900
Fax (410) 821-7967
MD@BohlerEng.com

J.J. IACOBERRO
PROFESSIONAL ENGINEER
12/02/20

SHEET TITLE

PLAN TO ACCOMPANY VARIANCE REQUEST

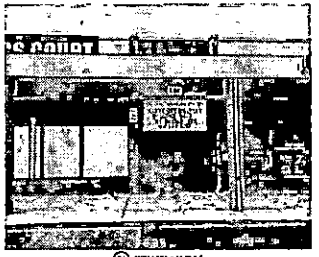
SHEET NUMBER

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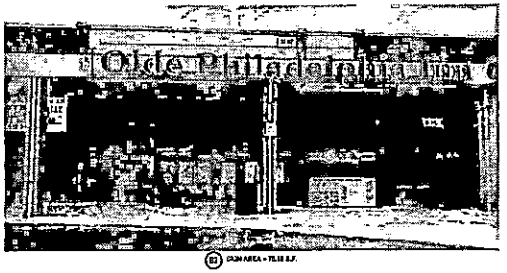
ORG. DATE - 12/02/20



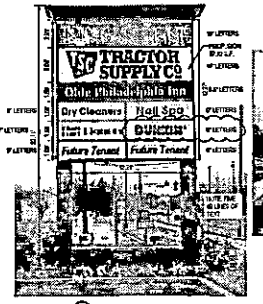
A SIGN AREA = 5.65 S.F.



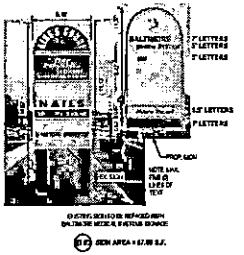
B1 SIGN AREA = 16.00 S.F.



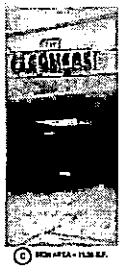
B2 SIGN AREA = 75.00 S.F.



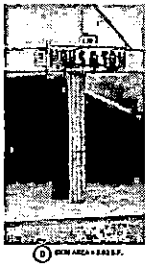
B1F SIGN AREA = 140.00 S.F. (16.25 S.F. AVAILABLE)



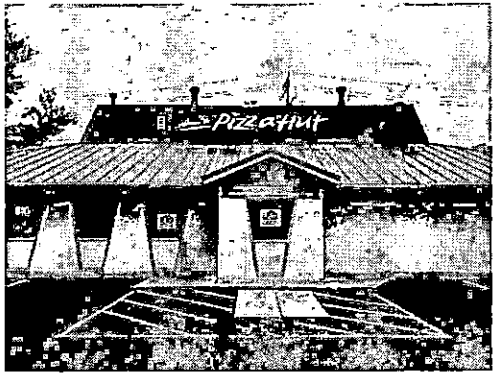
B2F SIGN AREA = 67.00 S.F.



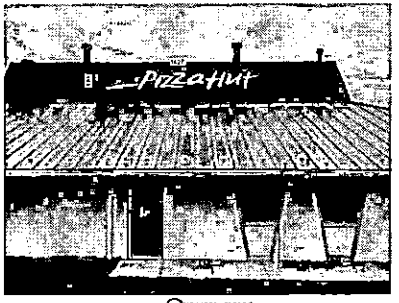
C SIGN AREA = 11.50 S.F.



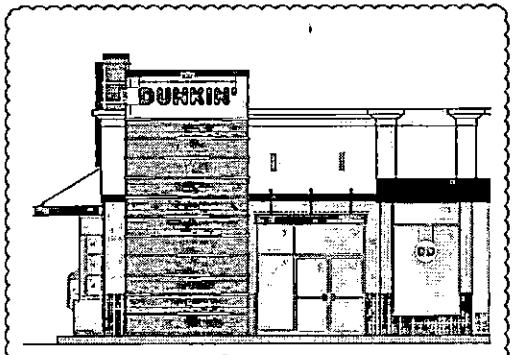
D SIGN AREA = 8.63 S.F.



E SIGN AREA = 25.83 S.F.



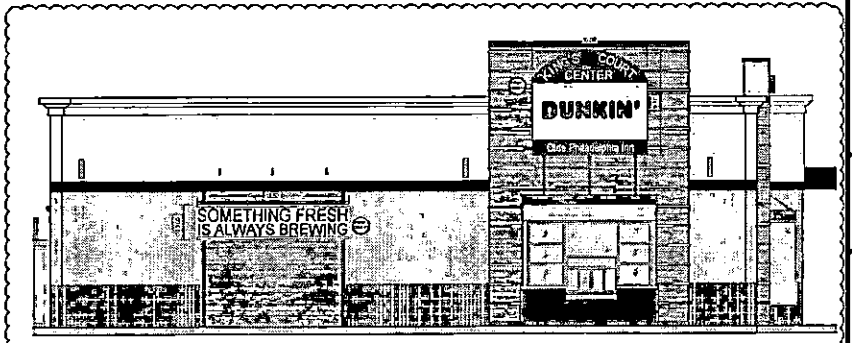
F SIGN AREA = 25.83 S.F.



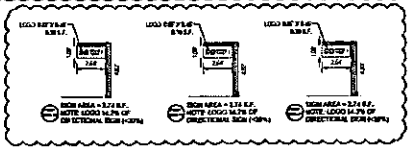
G SIGN AREA = 13.66 S.F.



H SIGN AREA = 231.25 S.F.



I1 PROP. SIGN #1 AREA = 45.00 S.F.
I2 PROP. SIGN #2 AREA = 63.00 S.F.



J1 SIGN AREA = 3.72 S.F.
J2 SIGN AREA = 3.72 S.F.
J3 SIGN AREA = 3.72 S.F.

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
SURVEYING
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

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PROJECT:
KINGS COURT SHOPPING CENTER

FOR
ROSSVILLE, LLC

LOCATION OF SITE
9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 83 G 21 P 575
BALTIMORE COUNTY

BOHLER
201 DUKE OF GLOUCESTER STREET, SUITE 200
ANNAPOLIS, MARYLAND 21401
Phone (410) 573-1900
Fax (410) 573-1910
MD@BohlerEng.com

J.J. IACCIFERRO
PROFESSIONAL ENGINEER

SHEET TITLE
SHOPPING CENTER SIGNS

SHEET NUMBER
2

ORG. DATE - 12/2020

KING'S COURT SHOPPING CENTER

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNAGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
A	KINGS COURT LIQUORS	9.67	1.00	9.66	19.83	39.66
B1	DUNKIN PHILADELPHIA 3rd	9.64	2.83	13.60	73.76	148.52
B2	DUNKIN PHILADELPHIA 3rd	22.83	3.30	75.16		
		TOTAL		81.06		
C	DRY CLEANERS	7.11	1.00	11.34	17.84	35.68
D	KINGS NAILS & TAN	6.70	1.42	9.52	21.46	42.92
PROP. SIGN #1	TRACTOR SUPPLY COMPANY	39.66	8.25	231.00	552.25	924.50
PROP. SIGN #2	DUNKIN DONUTS	8.33	1.50	13.00	30.86	61.70
PROP. SIGN #3	DUNKIN DONUTS	13.00	3.69	48.00	63.00	127.00

* ENTITY WITH SEPARATE EXTERIOR CUSTOMER ENTRANCE MAY ERECT ONE CANOPY AND ONE WALL-MOUNTED SIGN

WALL-MOUNTED JOINT IDENTIFICATION SIGNAGE

ID	TENANT	SIGNAGE			WALL AREA (SF)	PERCENTAGE OF TOTAL WALL AREA	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
PROP. SIGN #4	KINGS COURT CENTER	10.00	6.17	62.16	1,331	5.00	100.00 (7% OF AREA OF WALL WHICH SIGN IS ERECTED)

DIRECTIONAL SIGNAGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
PROP. SIGN #5	DUNKIN DONUTS	2.64	1.00	2.74	4.83	6	6
PROP. SIGN #6	DUNKIN DONUTS	2.64	1.00	2.74	4.83	6	6
PROP. SIGN #7	DUNKIN DONUTS	2.64	1.00	2.74	4.83	6	6

FREESTANDING BUILDING ENTERPRISE WALL/CANOPY SIGNAGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
E	PIZZA HUT	14.27	1.81	25.83	66.13	132.26
F	PIZZA HUT	14.27	1.81	25.83	34.60	69.20

*MAX. SIGN AREA = SPACE THE LENGTH OF THE WALL TO WHICH THE SIGNS ARE AFFIXED; MAX. 150 S.F.
*MAX. THREE WALL MOUNTED SIGNS PERMITTED; MAX. TWO SIGNS PER FACADE

JOINT IDENTIFICATION FREESTANDING SIGNAGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
ID #1	JOINT IDENTIFICATION	11.64	11.89	140.88	22.49	25	150
ID #2	JOINT IDENTIFICATION	5.49	11.13	67.86	14.38	25	150

*MAX. AREA/FACE = 1 SQUARE FOOT PER A LINEAR FEET OF FRONTAGE, MAX. 150 S.F.
450.31 + (16.38 L.F. FRONTAGE) X 1 S.F./1 L.F. = 166.19 S.F.
*1 PER ENTITIES PER FRONTAGE

FUTURE SIGNS

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNAGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
F1	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 75.46	39.33	78.46
F2	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 65.88	34.33	68.66
F3	TBD	TBD	TBD	MAX. 41.62	20.71	41.4266
F4	TBD	TBD	TBD	MAX. 51.42	25.71	51.42
F5	TBD	TBD	TBD	MAX. 58.52	29.26	58.52

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LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

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THE ENGINEER IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

PROJECT No.:	M20200
DRAWN BY:	MCV
CHECKED BY:	JCH
DATE:	12/9/20
CAD I.D.:	M20200-HWS-2.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 0 21 P 375
BALTIMORE COUNTY

BOHLER //
801 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

J.J. HICCFERRO
PROFESSIONAL ENGINEER
12/9/20

SHEET TITLE:

SIGN TABLES

SHEET NUMBER:

3

ORIG. DATE = 12/9/2020

BOHLER //

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

RESUME

Joseph J. Ucciferro, P.E.
Associate



EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as Associate and Branch Manager of Bohler Engineering's Towson, Maryland Office. Experience includes over eighteen (18) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

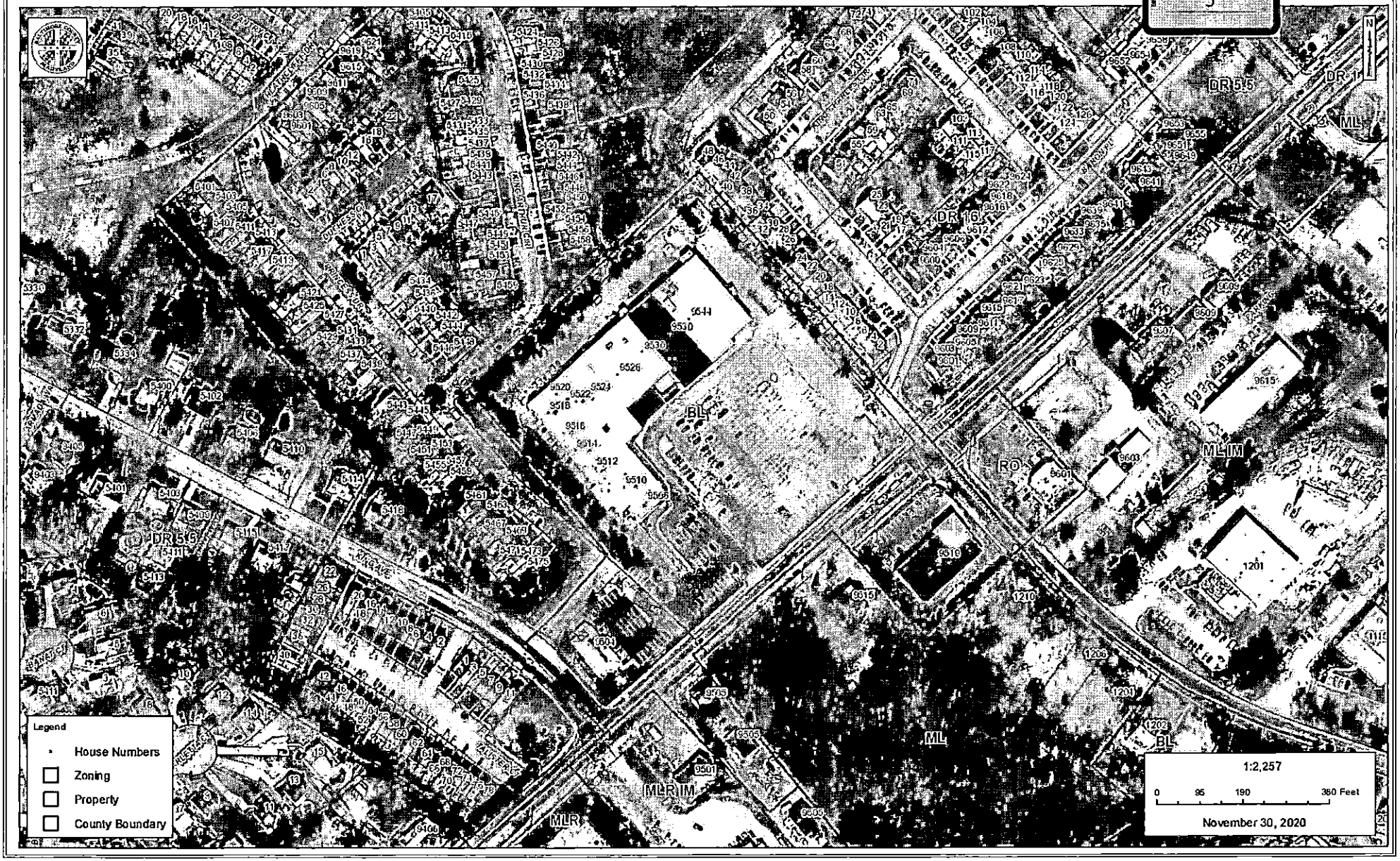
- Tradepoint Atlantic at Sparrows Point (Under Armour, Floor/Décor, Amazon, several others)
- Towson Row
- Circle East // Avalon Towson
- Multiple Special Exception cases for Gas Stations, Car washes, and other uses
- Multiple Variance cases for Signage, Setbacks, Parking, Stacking.
- YMCA complete redevelopment projects in Towson and Catonsville
- Completed and assisted on approvals of several hundred Development Plans over my career.

PROFESSIONAL AFFILIATIONS:

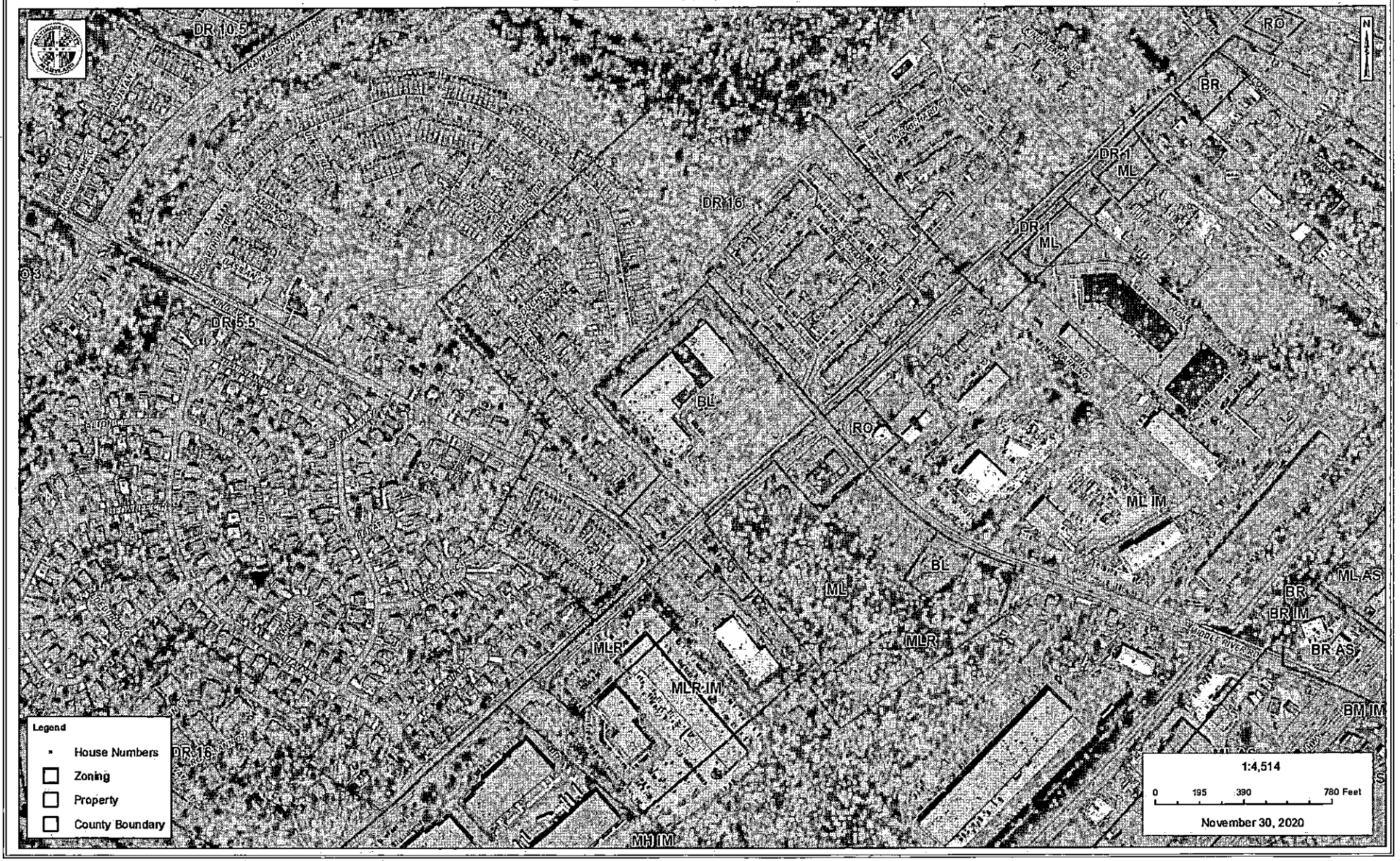
- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Council of Shopping Centers (ICSC)

PETITIONER'S EXHIBIT 3

Kings Court Shopping Center



Kings Court Shopping Center (Wide)



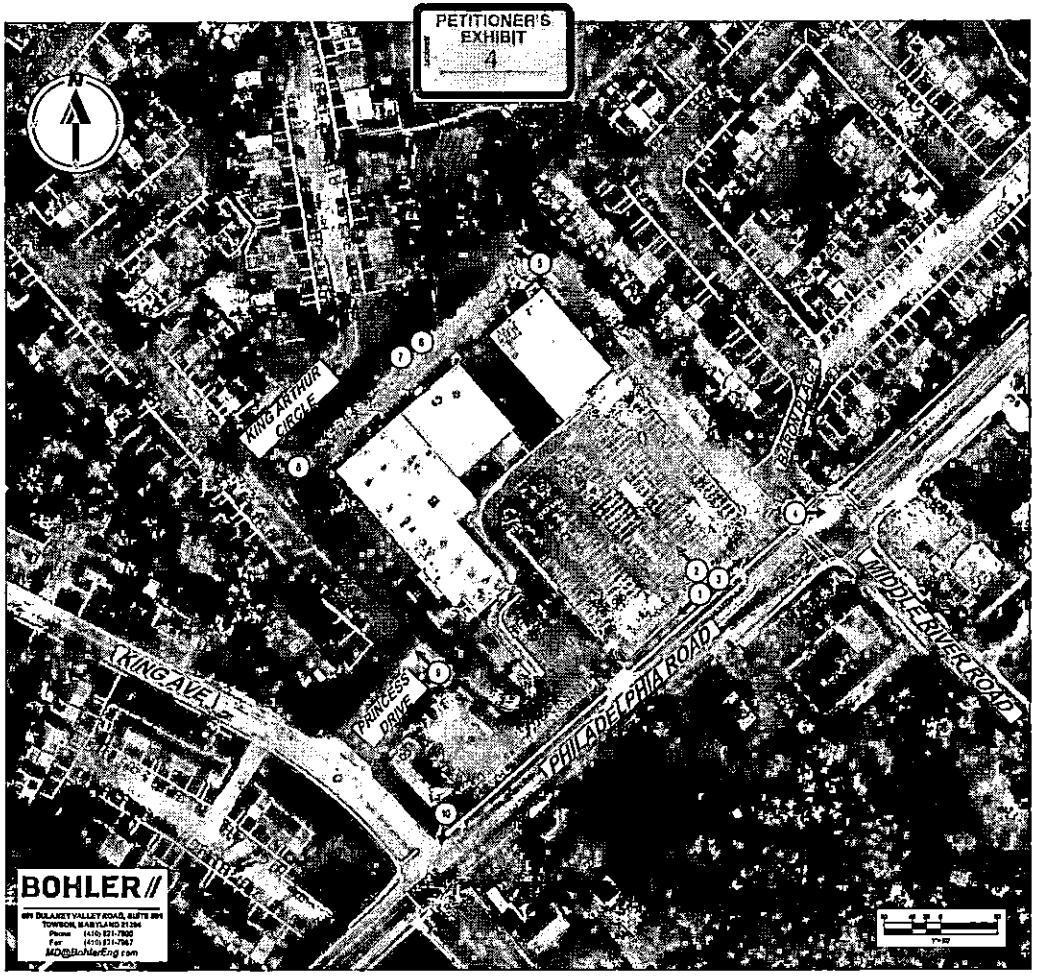


PHOTO LOCATION MAP

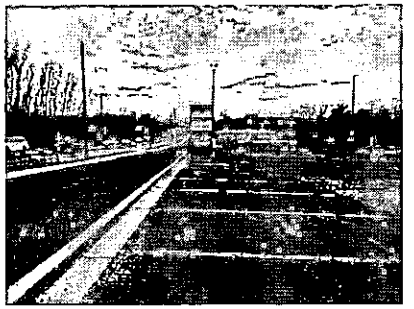


PHOTO #1



PHOTO #2

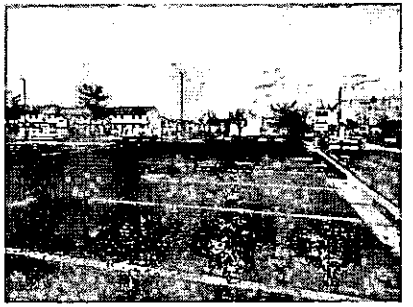


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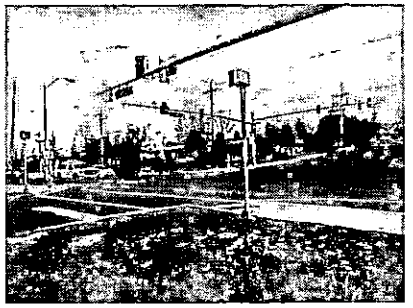


PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7

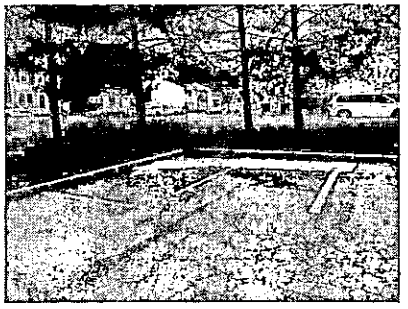


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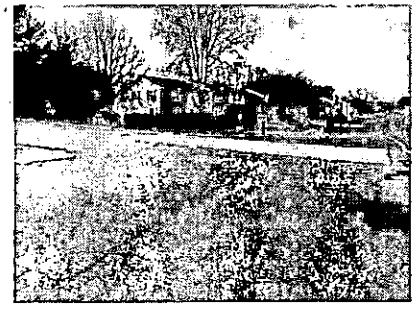
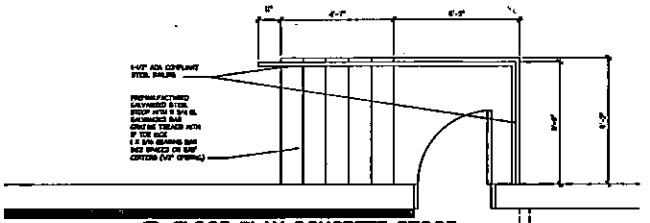


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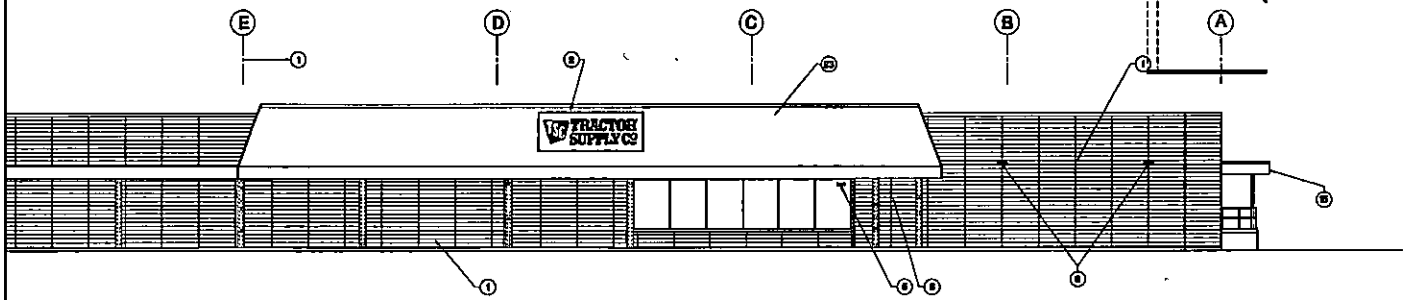


PHOTO #10

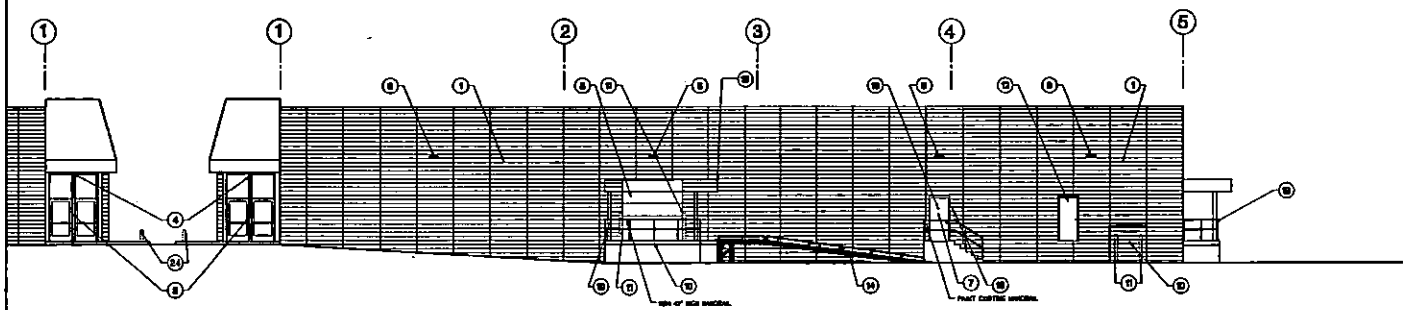
PETITIONER'S EXHIBIT 5



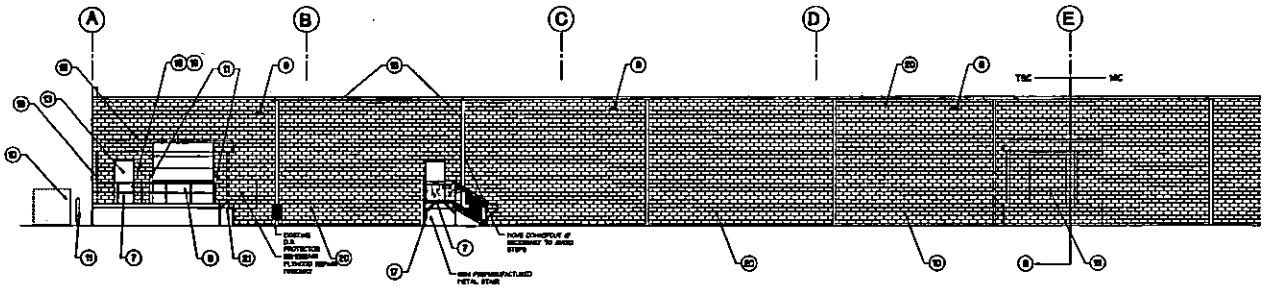
5 FLOOR PLAN CONCRETE STOOP
SCALE: 1/2" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

TSC'S CONTRACTOR CONSTRUCTION NOTES

CONSTRUCTION NOTES (REFER ONLY TO NOTES THAT ARE INDICATED BY NUMERICAL KEY ON PLAN):

1. SEE TO POWER WASH EXTERIOR MASONRY TO EXTENTS AS SHOWN ON A2.0
2. SIGNAGE FURNISHED AND INSTALLED BY OTHERS. CONTRACTOR TO PROVIDE AND INSTALL JUNCTION BOX AND CIRCUIT TO PANEL, SEE ELECTRICAL.
3. EXTERIOR ALUMINUM STOREFRONT ENTRY SYSTEM WITH INSULATED GRAY TINTED GLASS TO MATCH EXISTING STOREFRONT, TO BE INSTALLED BY GC
4. AUTOMATIC DOOR OPENER.
5. PROVIDE 5" TALL BLACK PHYSICAL ADDRESS NUMERALS ,LOCATE ON LOWER 20% OF GLASS
6. KNOX BOX FOR FIRE DEPARTMENT ACCESS MOUNTED @ 6'-0" A.F.F. COORDINATE EXACT LOCATION WITH LOCAL FIRE MARSHAL.
7. CONTRACTOR TO INSTALL NEW HOLLOW METAL PLAN DOOR WHERE INDICATED. SEE SHEET A0.1 FOR DOOR SCHEDULE.
8. CONTRACTOR TO INSTALL NEW 10' X 10' INSULATED SECTIONAL DOOR INSIDE OF BUILDING AT NEW OPENING. SEE SHEET A0.1 DOOR SCHEDULE.
9. NEW EXTERIOR WALL PACK, SEE ELECTRICAL. FIXURT TO MATCH EXISTING WALL PACKS
10. DUMPSTER LOCATION. SEE A0.0
11. NEW 6" CONCRETE FILLED PIPE BOLLARDS, PAINTED, SEE DETAIL ON A0.0. SEE A0.0 FOR DIMENSIONS.
12. EXISTING METAL DOOR TO REMAIN, REPAIR AS NECESSARY TO PLACE IN PROPER WORKING ORDER AND PAINT. SEE DOOR SCHEDULE A0.1 DOOR BELL LOCATION.
13. BIG VIEWER LOCATION.
14. CONTRACTOR TO INSTALL NEW STEEL DOCK/RAMP MANUFACTURED AND PROVIDED BY OEM. SEE A0.0 FOR DISTRIBUTION INFORMATION.
15. CONTRACTOR TO REMOVE EXISTING COLUMNS AND CANOPY.
16. LANDLORD GENERAL CONTRACTOR TO REMOVE COLUMNS, CANOPY AND CONCRETE DOCK.
17. GENERAL CONTRACTOR TO PROVIDE PRE-ENGINEERED/PREFABRICATED STOOP WITH HANDRAILS PAINTED O.G.T. YELLOW
18. GENERAL CONTRACTOR TO PAINT COPING AND DOWNSPOUTS TO MATCH EXISTING.
19. GENERAL CONTRACTOR TO PAINT HANDRAILS O.G.T. YELLOW
20. GENERAL CONTRACTOR TO PAINT WALL TO MATCH EXISTING.
21. GENERAL CONTRACTOR TO INSTALL NEW LAMINATED RUBBER DOCK BUMPERS, ZURASOFT MODEL # ESAD-44-DS OR EQUIVALENT.
22. REFINISH CONCRETE DOCK.
23. GENERAL CONTRACTOR TO PAINT EXTERIOR AWNING TO MATCH EXISTING.
24. PAINT EXISTING BOLLARDS O.G.T. YELLOW

ARCHITECT
ARCHITERIORS
ENGINEER
MD ENGINEERING

TSC

TRACTOR SUPPLY COMP

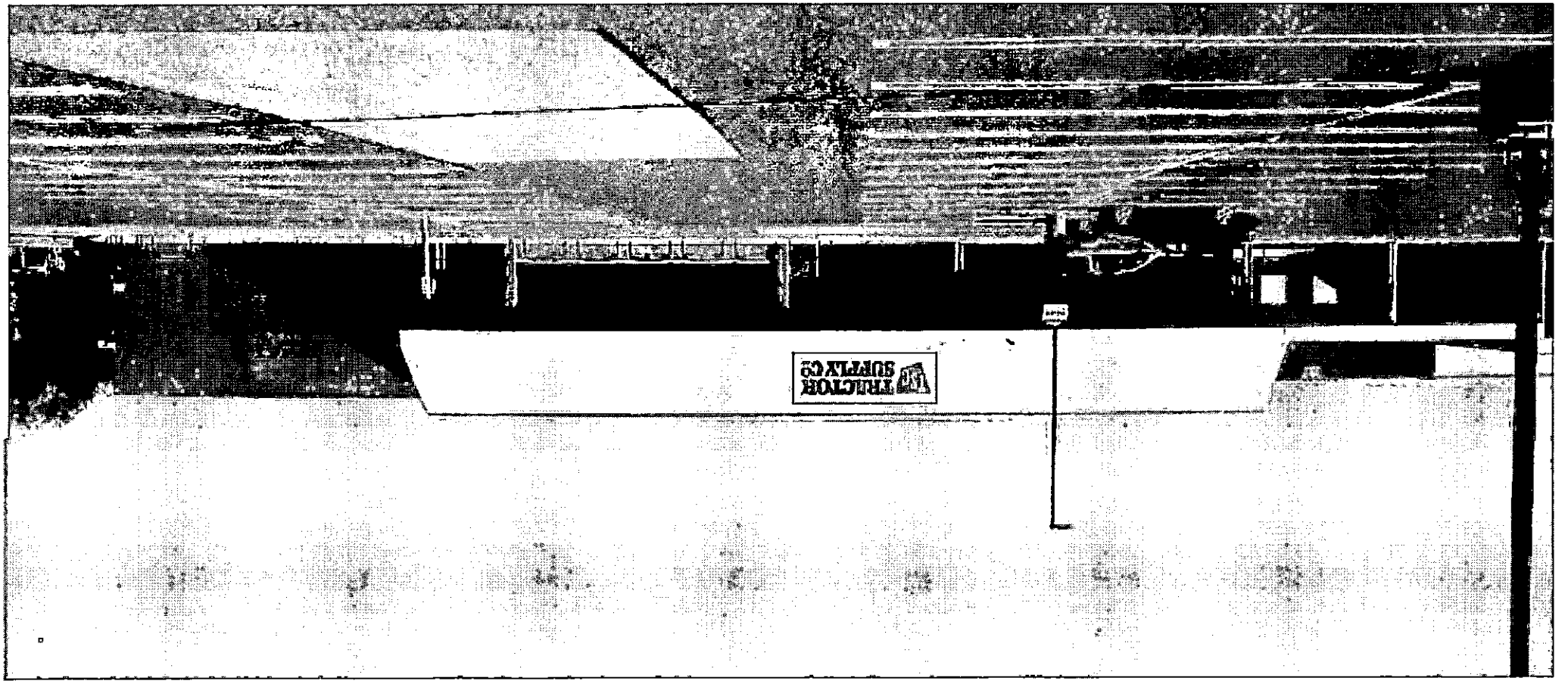
ROSEDALE
MARYLAN

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of his sub-contractors, sub-subcontractors, and anyone claiming through or under any of them unless it has identified in writing and signed by one of the following Tractor Supply Corp representatives: President, Real Estate, Director of Construction, or a Construction Project Manager. No sub-contract, material, order blank, or other like instrument that will modify, substitute or change conditions, must be in writing and signed by the persons identified in the previous. Any work performed or materials supplied that are not in accordance with the Contract Documents and/or any changes not authorized by the Construction Manager, sub-subcontractors, and/or suppliers, shall be at their own risk and expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of his sub-contractors, sub-subcontractors for same.

All measurements and dimensions shall be verified by the Contractor before any work is performed. All building General Conditions shall verify the actual conditions, prior to the issue of permits, and shall promptly notify the Construction Manager, in writing, of any variations from the dimensions and conditions shown by these Contract Documents and must secure instructions from the Construction Manager before proceeding with any work affected thereby; shall be responsible for all dimensions in connection therewith; and shall not take advantage of any apparent error or omission in these Contract Documents, but shall promptly notify the Construction Manager of such error or omission. Figured dimensions shall govern over scaled dimensions. Detailed drawings shall govern over general drawings. Any work that may be required, but is not shown on the Contract Documents, which is consistent therewith and reasonably inferable therefrom as being necessary to produce the intended results, shall be furnished and performed whether or not specifically called for, at no additional cost to the Owner. Any work that may be shown on the Contract Documents which is not required for the satisfactory completion of the Contract shall be omitted unless subsequently ordered by a Change Order or Construction Change Directive.

This drawing and design shown is the property of the Architect. The property rights of any of this drawing without written consent is prohibited and any infringement will be subject to legal

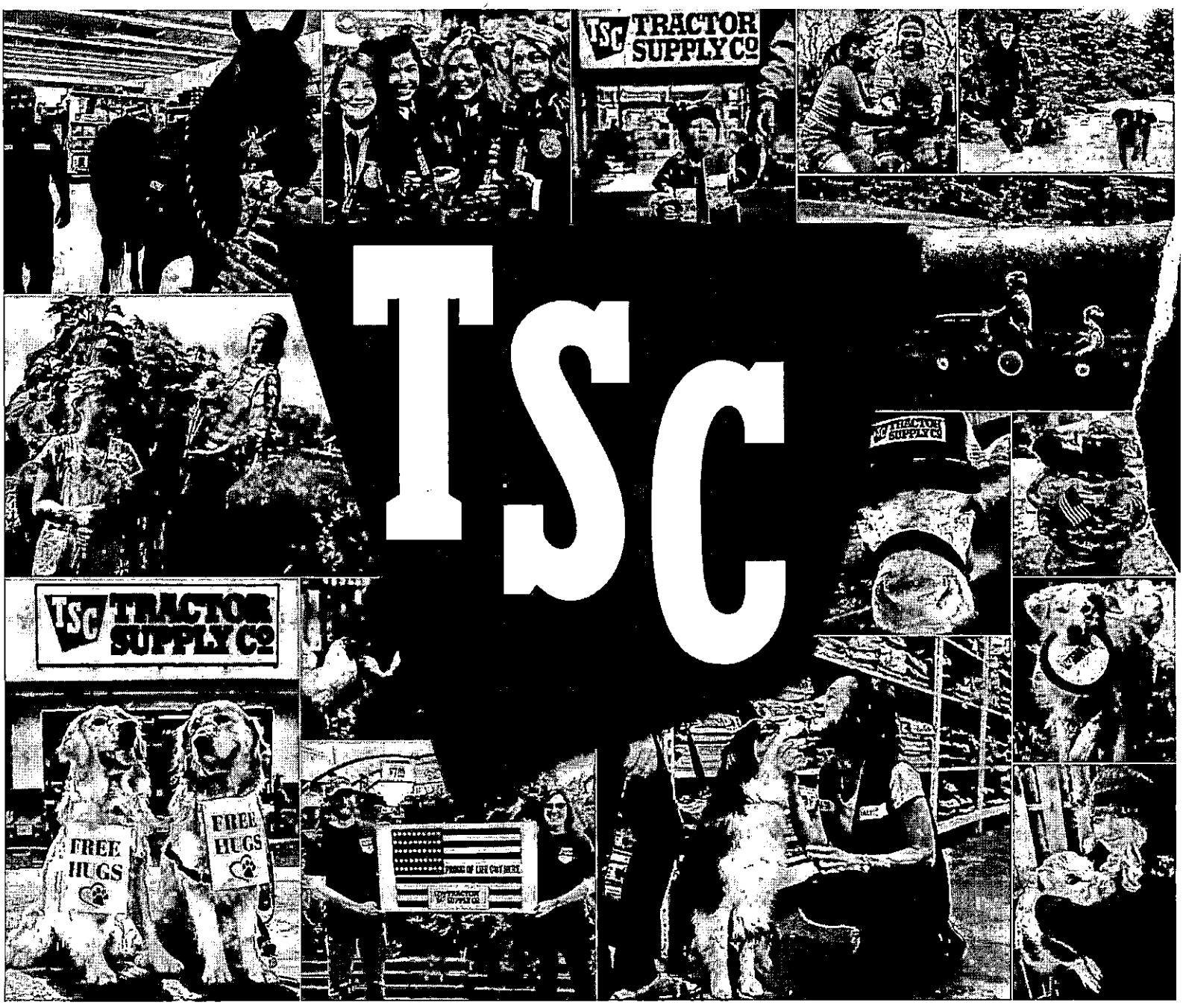
Job Number:
Date:
Issue for:
Revisions:


TRACTOR
SUPPLY CO

TSC TRACTOR SUPPLY Co.

PETITIONER'S EXHIBIT 6

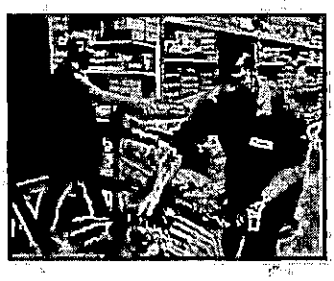
2019 Annual Report



Life Out Here

About Tractor Supply

Tractor Supply is the largest rural lifestyle retailer in the United States. At December 28, 2019, the Company operated 2,024 stores in 49 states, including 1,844 Tractor Supply stores and 180 Petsense pet specialty stores, and e-commerce websites at TractorSupply.com and Petsense.com.



Our Mission and Values

Our mission is to work hard, have fun and make money by providing legendary service and great products at everyday low prices.

This mission is supported by a key set of values—ethics, respect, balance, winning attitude, communication, development, teamwork, change, initiative and accountability—that are the foundation of our culture and the guiding principles for how we conduct business.

Our Focus

Tractor Supply is focused on being the most dependable supplier of relevant products and services for the lifestyle needs of recreational farmers and ranchers and all others who live the rural lifestyle. Tractor Supply customers are home, land, pet and livestock owners that live a conservative and self-reliant lifestyle. They depend on us to have the products they need for Life Out Here.

Our strategy is designed to provide a convenient shopping experience anytime, anywhere and in any way our customers choose. To learn more or shop online, visit TractorSupply.com and Petsense.com.

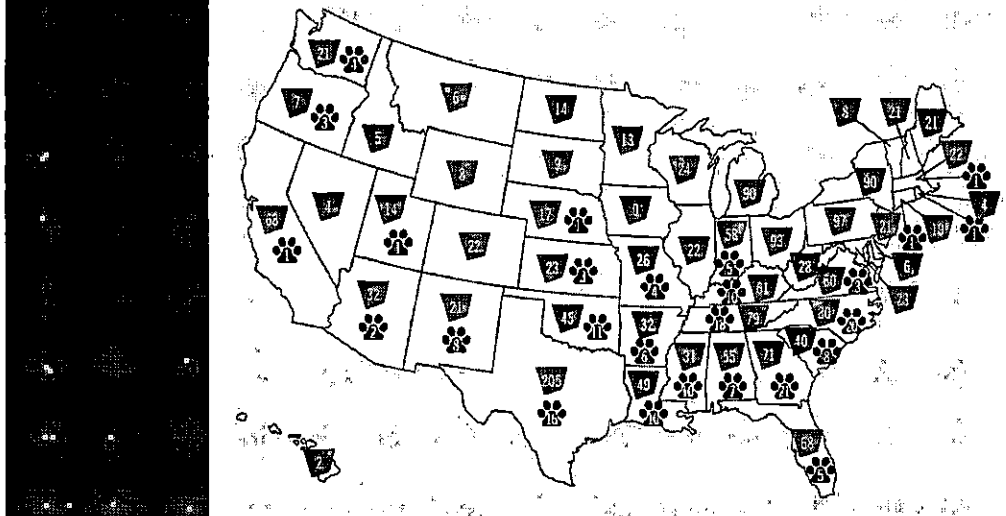
We Are Guided by Our Foundational Strengths	• Team Member Engagement: Empower team members by developing their skills and leadership • Operational Efficiency: Support business capabilities through margin improvement and efficiency
Our Strategic Goals	• Driving Profitable Growth • Building Customer-Centric Engagement • Offering Relevant Products and Services • Enhancing Our Core and Foundational Capabilities
Our Goals in Action	• A Unique Understanding of Life Out Here: Knowledgeable team members; Products relevant to the lifestyle • Cost Productivity to Generate Strong Returns: Supply chain and logistics; Store labor efficiencies
How We Meet Our Customers' Needs	• Anytime, Anywhere, Anyway: Our customers interact with us for our products and seasoned advice

Our Stores

1,844
Tractor Supply Stores

180
Petsense Stores

118%
Store Count Increase Over 10 Years

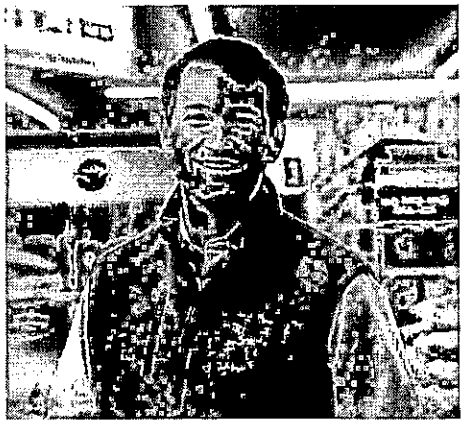




In-Store Technology
We continue to invest in infrastructure and process improvements which will support growth, scale, innovation and agility while improving the customer experience. We believe the continued convergence of our physical and digital storefronts and updates to our in-store and online capabilities are bringing value to our customers' shopping experience.



Message from Our President and CEO



Hal Lawton | President and Chief Executive Officer

To Our Stakeholders:

"Tractor Supply had a heart. It had a vision. Joining Tractor Supply was like coming home."

This is what Jim Wright, CEO of Tractor Supply from 2004 to 2012, said about why he joined Tractor Supply in 2000. I feel the same way as Jim did nearly 20 years ago. It is a great honor to have been named President and Chief Executive Officer of Tractor Supply in January of this year.

Our Mission and Values are our secret sauce. Our mission is to "work hard, have fun and make money by providing legendary service and great products at everyday low prices." This mission is supported by a key set of values—ethics, respect, balance, winning attitude, communication, development, teamwork, change, initiative and accountability. Combined they serve as the underpinnings of our culture and the guiding principles for how we conduct our business.

We are deeply rooted in the lives of our team members, customers and communities. We equip a way of life we respect, love and often live ourselves—Life Out Here. This focus has been and will continue to be the foundation of our growth and source of value creation for our shareholders.

We are uniquely positioned to become a more integral part of our customers' lives. We have the opportunity to address the needs of our customer base better than anyone in this fragmented market. As we look forward, we see significant opportunities to broaden our customer reach and increase our market share as we enhance our product and service offerings, continue to grow our store base and expand our digital capabilities.

On behalf of the more than 32,000 Tractor Supply team members, it is a privilege for me to update you on our highlights of fiscal 2019 and to review the opportunities ahead.

Highlights of Fiscal 2019

In fiscal 2019, we delivered solid financial results:

- Net sales increased by 5.6% to reach a record $8.35 billion.
- Comparable store sales increased 2.7% for the year with increases in both transaction count and average ticket.
- Diluted earnings per share was $4.66, representing growth of 8.1%.
- Cash flow from operations was $812 million, an increase of 16.9%. We returned $696 million to shareholders through the combination of share repurchases and quarterly cash dividends throughout the year.
- We increased our quarterly cash dividend for shareholders by 12.9% to $0.35 per share, marking our ninth consecutive year of dividend increases.

Our operational highlights for fiscal 2019 include:

- We opened 80 new Tractor Supply stores and 8 Petsense locations, increasing our selling square footage by nearly 5% and our store count to over 2,000 stores.
- The ramp up of our new distribution center in Frankfort, New York, was completed to support our store expansion in the Northeast Corridor of the country.
- We enhanced our Buy Online, Pick Up In-Store capability.
- We completed the rollout of our Stockyard in-store kiosk and Mobile Point of Sale technologies to all stores across the chain, which offers immediate in-store access to our online inventory of products and is another way we are offering a retail experience that is relevant for our customers and goes beyond "e-commerce" alone.
- Our Neighbor's Club Loyalty Program continued to experience robust growth with membership approaching nearly 15 million members as we exited the year.
- We enhanced our Private Label Credit Card program with a 5% back reward to our Neighbor's Club members.
- Our online sales, once again, grew strong double-digits for the year as we continued to drive traffic and conversion from our ongoing investments in our digital capabilities.

Looking Forward

As we look to the future, you can expect Tractor Supply to keep investing and growing. We are committed to being the most dependable supplier of relevant products and services for the rural lifestyle, creating customer loyalty through personalized experiences and providing convenience for Life Out Here—anytime, anywhere and in any way our customers choose. Our strategic focus will continue to be on our ability to exceed the ever-evolving expectations of our customers, positioning us for growth

through market share gains and new stores, and to generate increased shareholder value for the long term.

In 2020, our capital spending is allocated across existing store initiatives, information technology projects, our supply chain and new stores. We will invest in our existing stores to keep them fresh and optimize their space productivity. Our technology investments include enabling our Neighbor's Club program, rolling out a mobile app and upgrading our website. Our supply chain investments will expand the capacity and improve the productivity of our network. We plan to open approximately 80 new Tractor Supply stores and about 10 to 15 Petsense locations.

With more than 2,000 stores complemented by our online sites, we have substantial scale, strong brand loyalty with our customers, an incredible culture and a business model that is supported by a strong balance sheet and significant cash flow generation. At Tractor Supply, we have a differentiated experience, a robust set of competencies, and are well-positioned to become an even more integral part of our customers' lives. As a needs-based retailer, our authentic purpose – to help our customers live life on their terms – provides us with unique opportunities for growth.

Thank You to Greg Sandfort

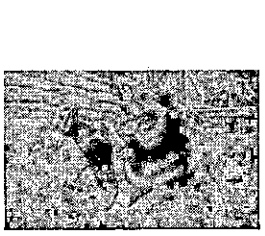
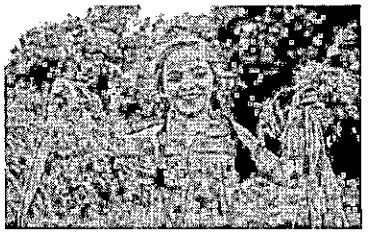
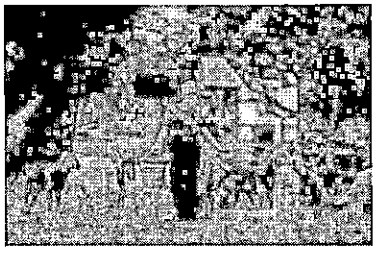
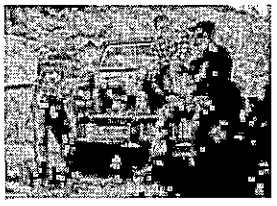
I would like to recognize and thank Greg Sandfort, our CEO for the last seven years. During his twelve years of service, the Company saw significant growth and shareholder value creation. Most importantly, Greg was a steward of our Company's Mission & Values and helped advance our culture as a true competitive advantage. Under Greg's leadership, it's not just been what we do, but how we do it that has set Tractor Supply apart. Greg's fingerprints have left an indelible mark on the Company, and he helped set the foundation for a strong future at Tractor Supply.

Closing Remarks

I would like to thank the Tractor Supply team members across the Company for their hard work, dedication and commitment to legendary customer service each and every day. I am excited about the prospects for Tractor Supply. We have tremendous opportunities in front of us, and we will pursue these opportunities with efficient allocation of resources. We look forward to updating you on the evolution of our business and our continued success. Thank you for your support and the confidence you have placed in Tractor Supply.

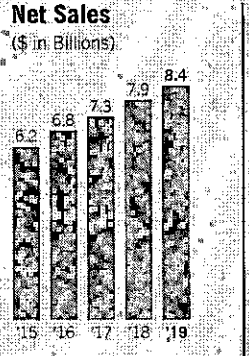
Sincerely,

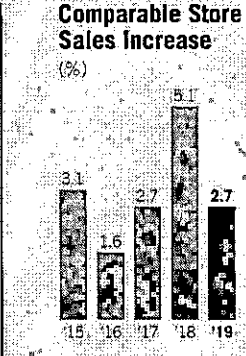
Hal Lawton
President and CEO

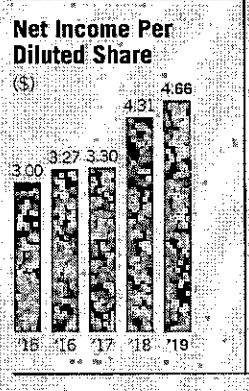





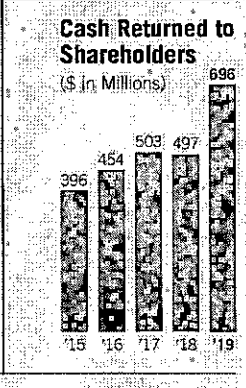
Our Performance

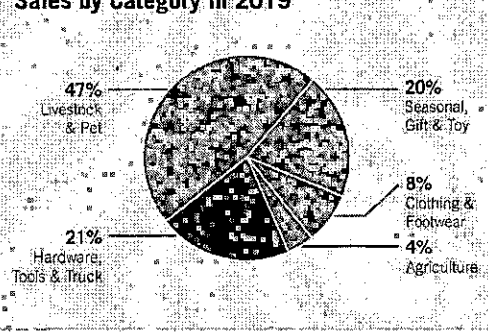
We are the largest rural lifestyle retailer in the United States, and each day we strive to provide our customers with legendary customer service, in-store and online.



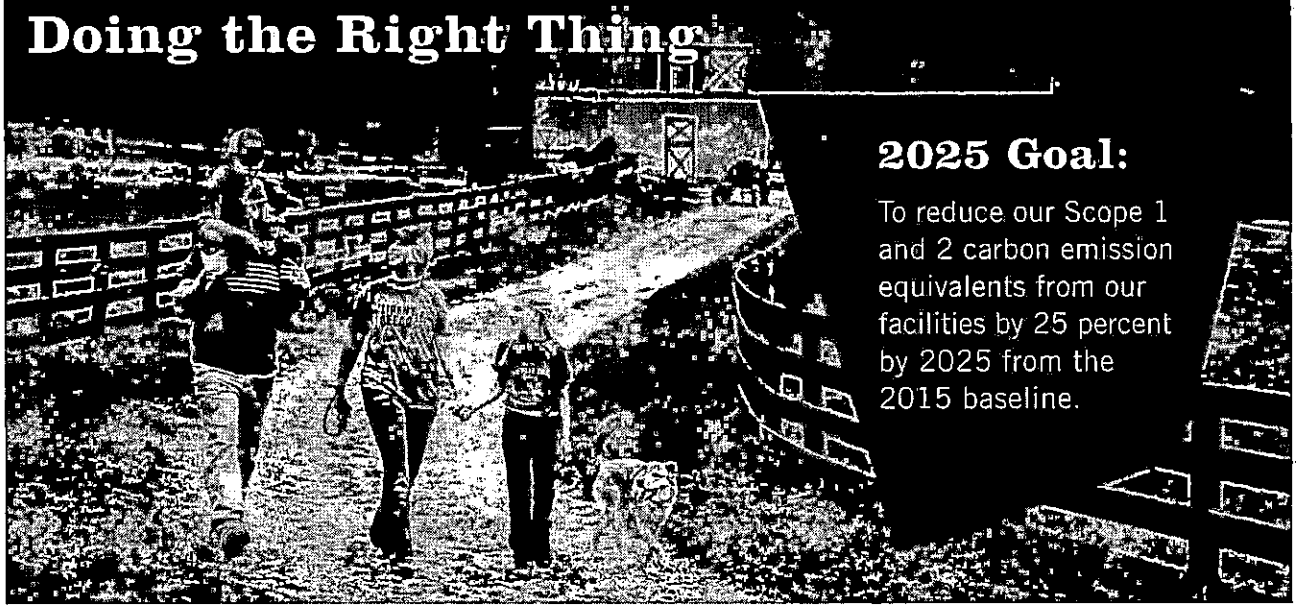








Corporate Responsibility and Doing the Right Thing



2025 Goal:

To reduce our Scope 1 and 2 carbon emission equivalents from our facilities by 25 percent by 2025 from the 2015 baseline.

In 2019, we made great progress with our recycling programs:

138 Million
kilowatt hours saved through energy management system

88,544 Gallons
of oil collected from customers for recycling

3.3 Million
wood pallets recycled

17,560 Tons
of cardboard recycled



Our Vision
Tractor Supply believes that a healthy environment, properly managed resources, and vibrant communities are keys to a secure and prosperous future.

The Lifestyle
We are dedicated to helping create a healthy environment today and ensuring that the rural lifestyle we love is available for future generations.

The Environment
We continuously work to improve our environmental impact by reducing resource consumption and waste, increasing efficiency, and providing alternatives to customers and team members wherever appropriate.

The Business
We view sustainability to be a process of continuous improvement, offering opportunities to complement our business values. In addition to minimizing our impact on the environment, many of our initiatives have the added benefit of reducing costs. Reducing costs enables us to continue to offer our customers everyday low prices, and becoming more efficient provides us with an opportunity to improve our returns to shareholders and provide good jobs for our team members.

Community Support
To ensure we are helping the people we care most about—our customers and team members—we focus our corporate giving on four areas:



Agriculture



Pet and Animal



Community



Veterans' Causes

To learn more about what Corporate Responsibility means to Tractor Supply, visit Corporate.TractorSupply.com/Sustainability.



TRACTOR SUPPLY COMPANY'S INTENDED USE AND TYPICAL OUTSIDE DISPLAY MERCHANDISE

Intended Use: Retail sale of farm/ranch equipment and maintenance products; general maintenance products; animal feeds, equipment and health products; lawn and garden equipment and products; tools and hardware; vehicle equipment and maintenance products; clothing and footwear; self-wash pet station, veterinary clinic, items normally sold in TSC's stores; rental of trailers; and any lawful use.

Items Typically Displayed in the Fenced Outside Display Area, Equipment/Trailer Display Area and on the Sidewalk in Front of the TSC Store: This list is for typical TSC outside display. Items may vary by region, season and as merchandise is added or dropped from the lineup. Items to be displayed on the sidewalk are noted as "**(S)**".

LAWN AND GARDEN

Push Lawn Mowers (S)
Riding Lawn Mowers (S)
Mow-n-Vacs (S)
Chippers and Shredders (S)
Log Splitters (S)
Plants, Flowers, and Trees (S)
Snow Blowers (S)
Garden Carts (S)
Lawn/Patio Furniture (S)

FENCING MATERIALS

Fencing and Posts
Gates
(a small sample of fence/gate types to show selection will be on the sidewalk seasonally)

PET AND LIVESTOCK EQUIPMENT

Dog Kennels (S)
Corral Panels
Horse Stalls and Mats
Dog Houses (S)
Round Pens
Feeding Equipment
Watering Tanks

3-POINT EQUIPMENT

Plows
Box/Grader Blades
Rakes
Scoops
Seeders
Bale Carriers
Sprayers with tanks
Fertilizer Spreaders
Cultivators
Harrows
Tillers
Rotary Cutters
Finish Mowers

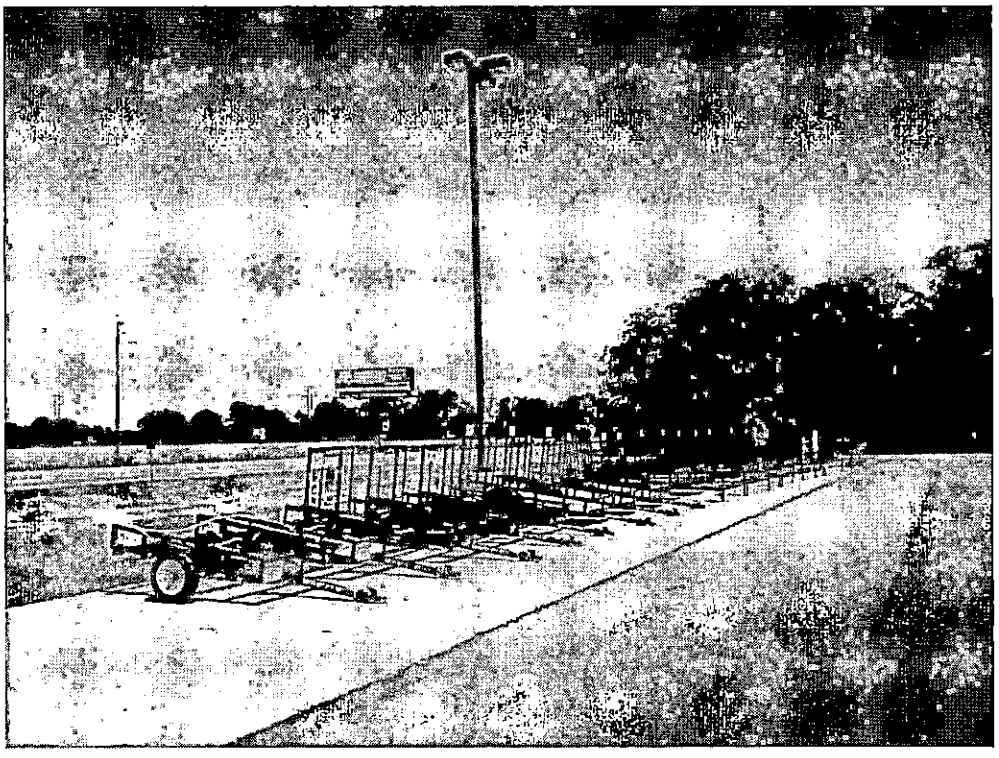
OTHER ITEMS

Propane (Bulk and Small tanks (S)
Welding Gas
Bagged Pine Shavings (S)
Drainage Tile
Water Pipe (Plastic)
Hay and Forage (in covered structure)
Wheel Barrows (S)
Bagged Feed or Fertilizer (S)
Culverts
Pedal Boats (S)
Motorized Vehicles (S), including Mopeds, Mini-bikes, Scooters, Go Karts, Golf Carts, ATVs, and UTVs (S)
Trailers for sale and for rent (equipment/trailer display area)

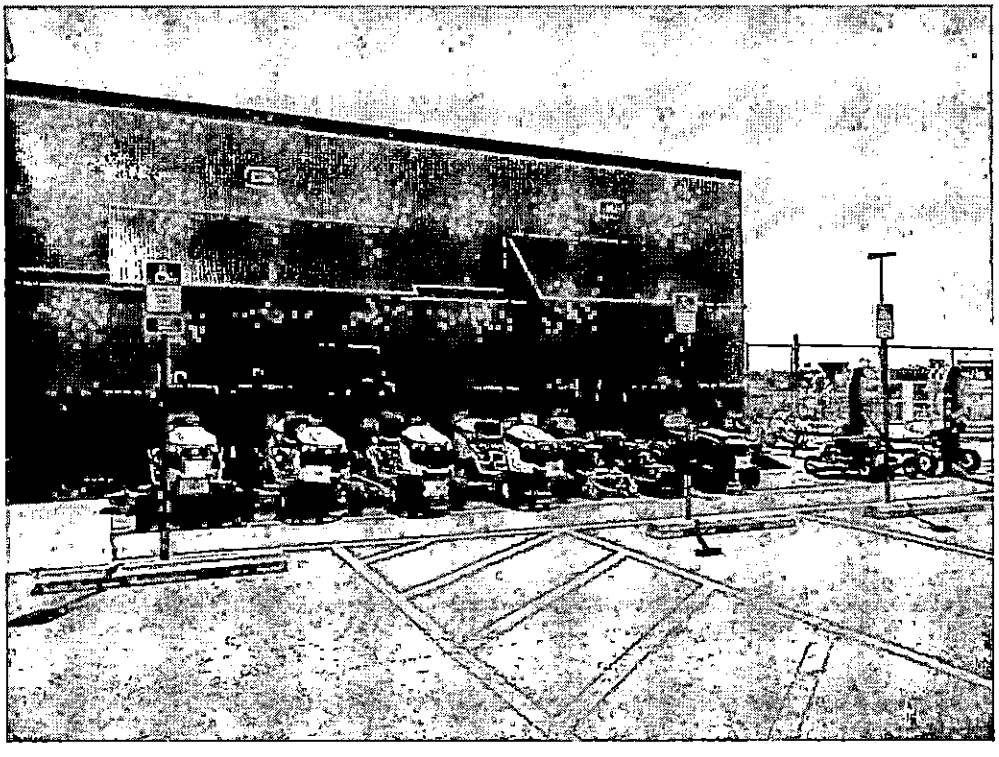
Merchandise may be shifted among the areas as needed, but these are the standard locations.
Bulk Propane Dispensing Station with cover inside the Fenced Outside Display Area.
Hay and Forage may be sold directly from trailers or covered and enclosed area in the Fenced Outside Display.

08/17/20

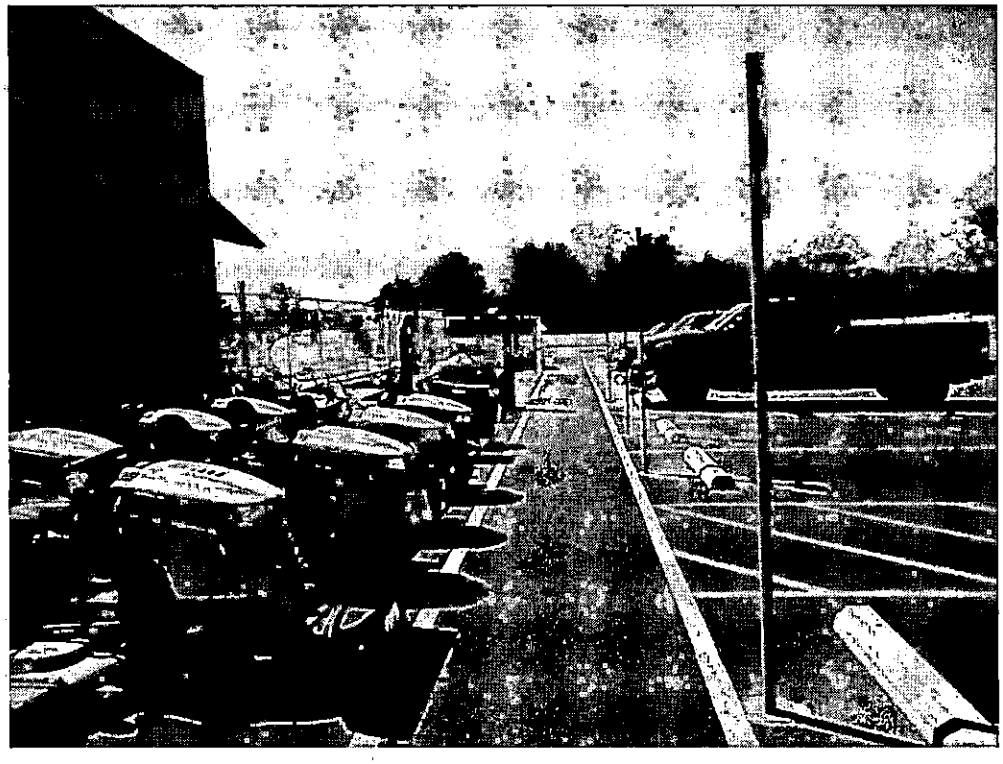
PETITIONER'S EXHIBIT 8



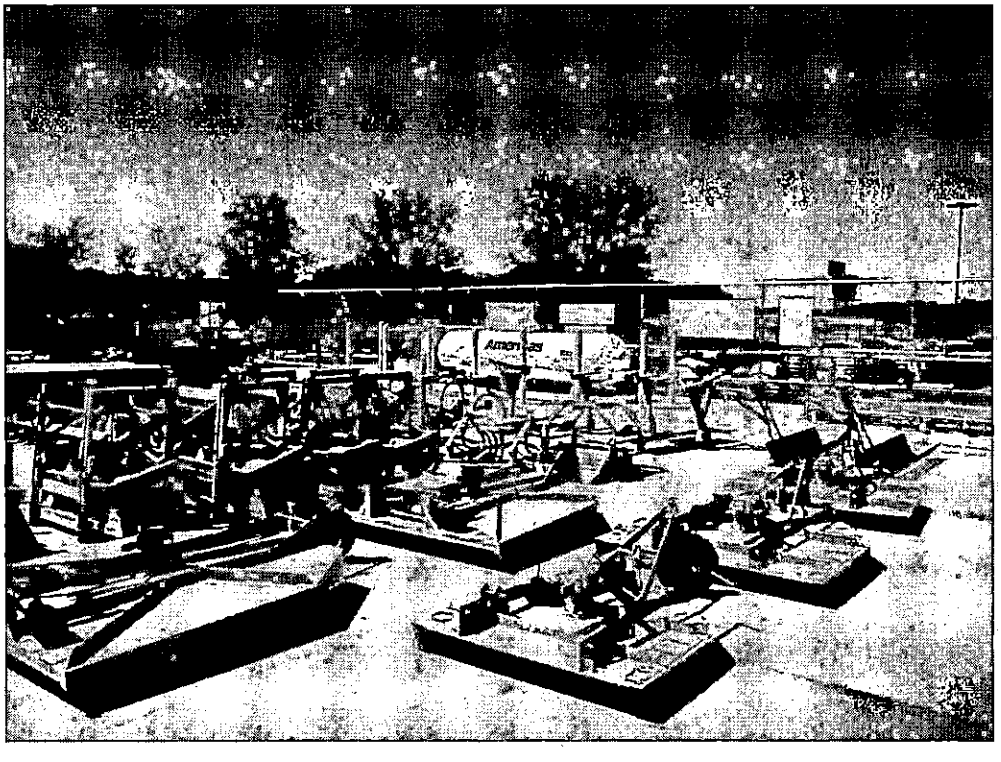
Utility Trailer Display



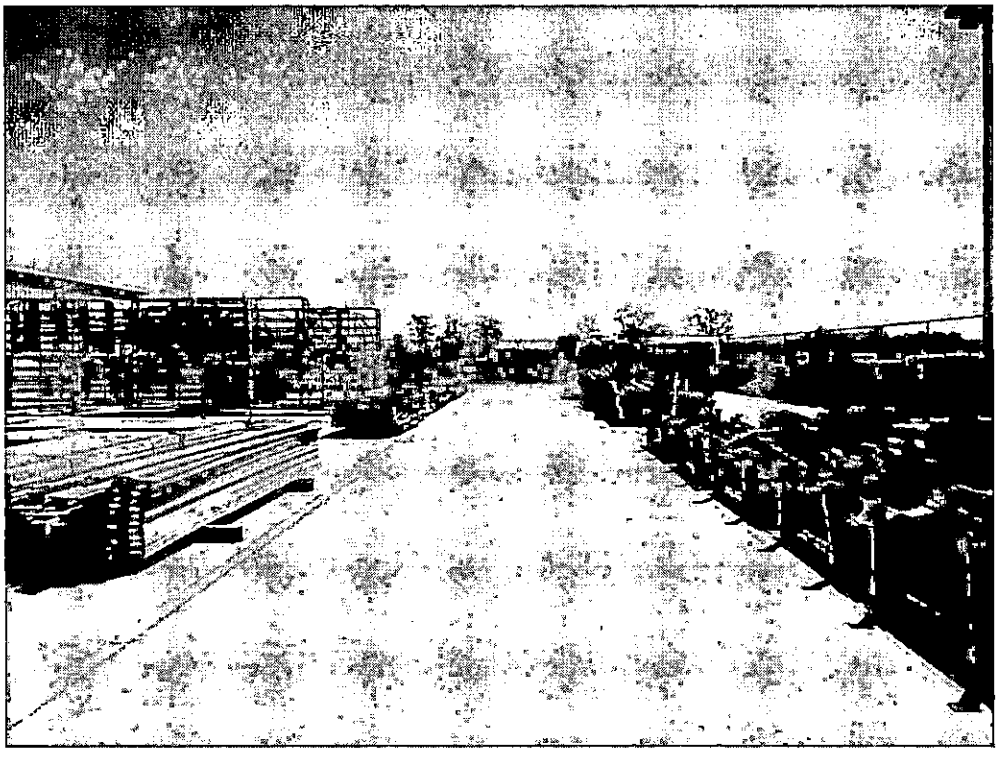
Sidewalk Sales and Display



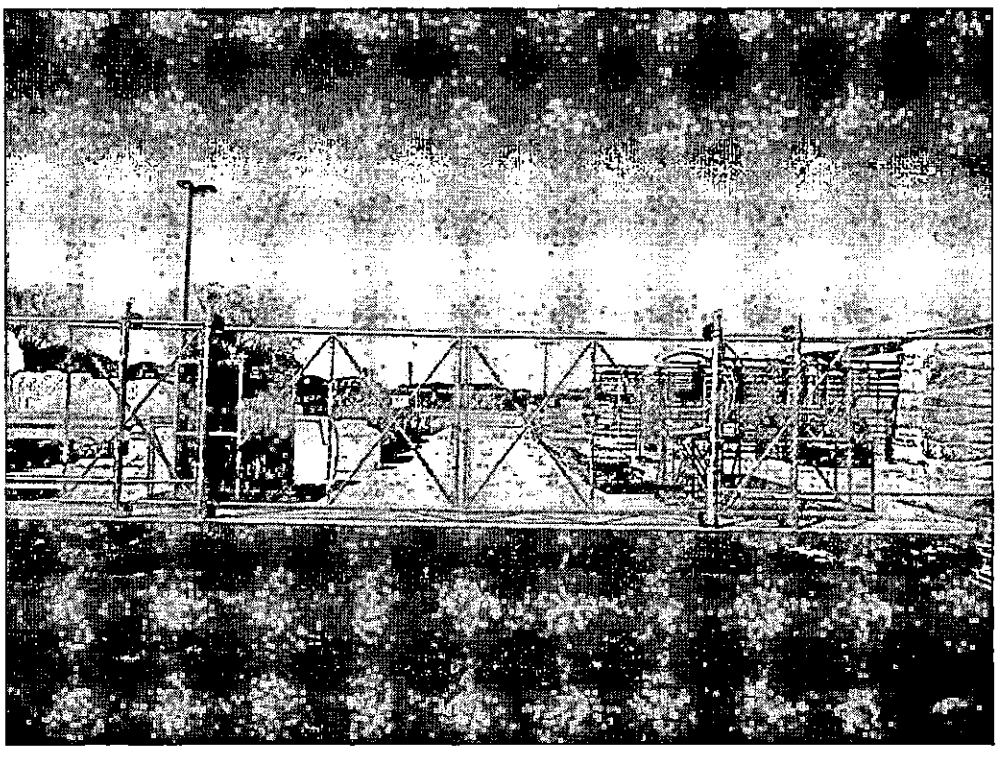
Sidewalk Sales and Display



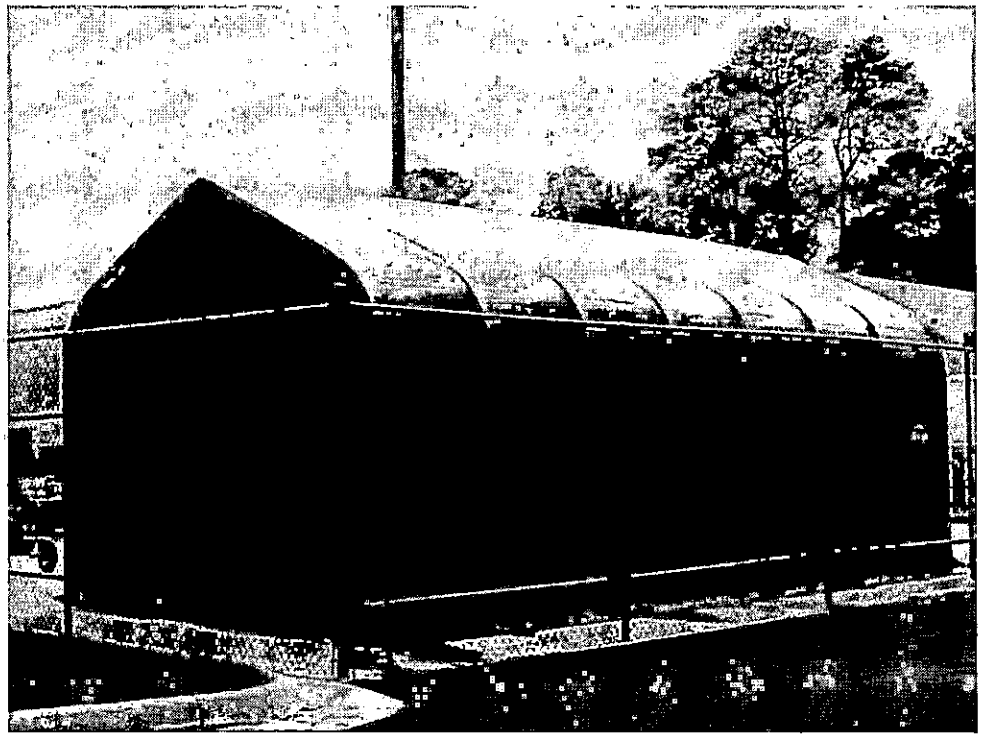
Fenced Sideyard Display



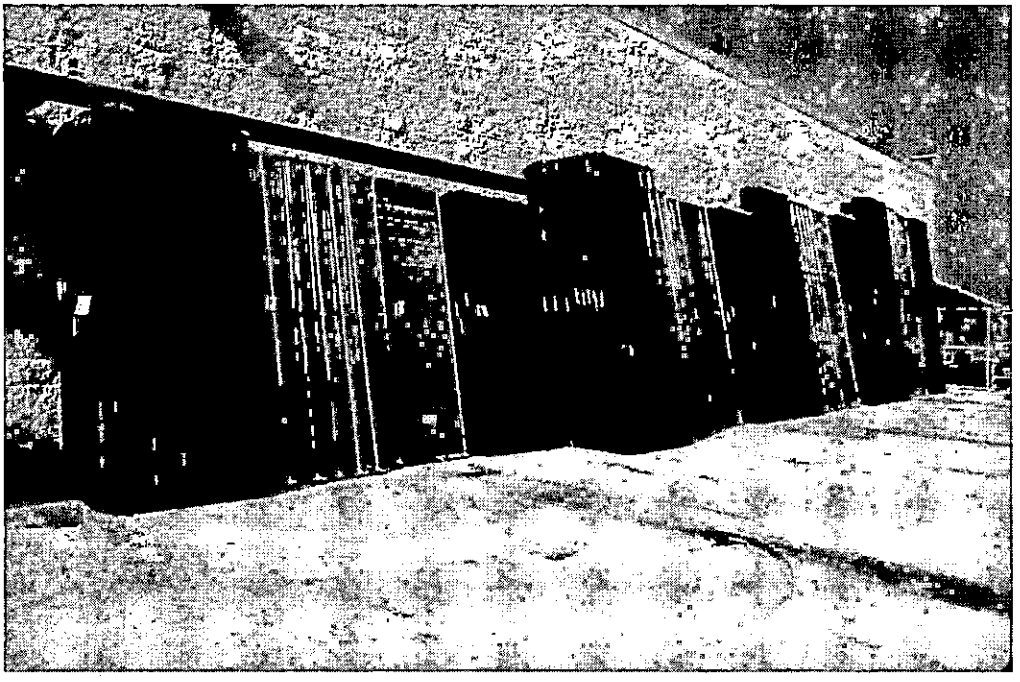
Fenced Sideyard Display



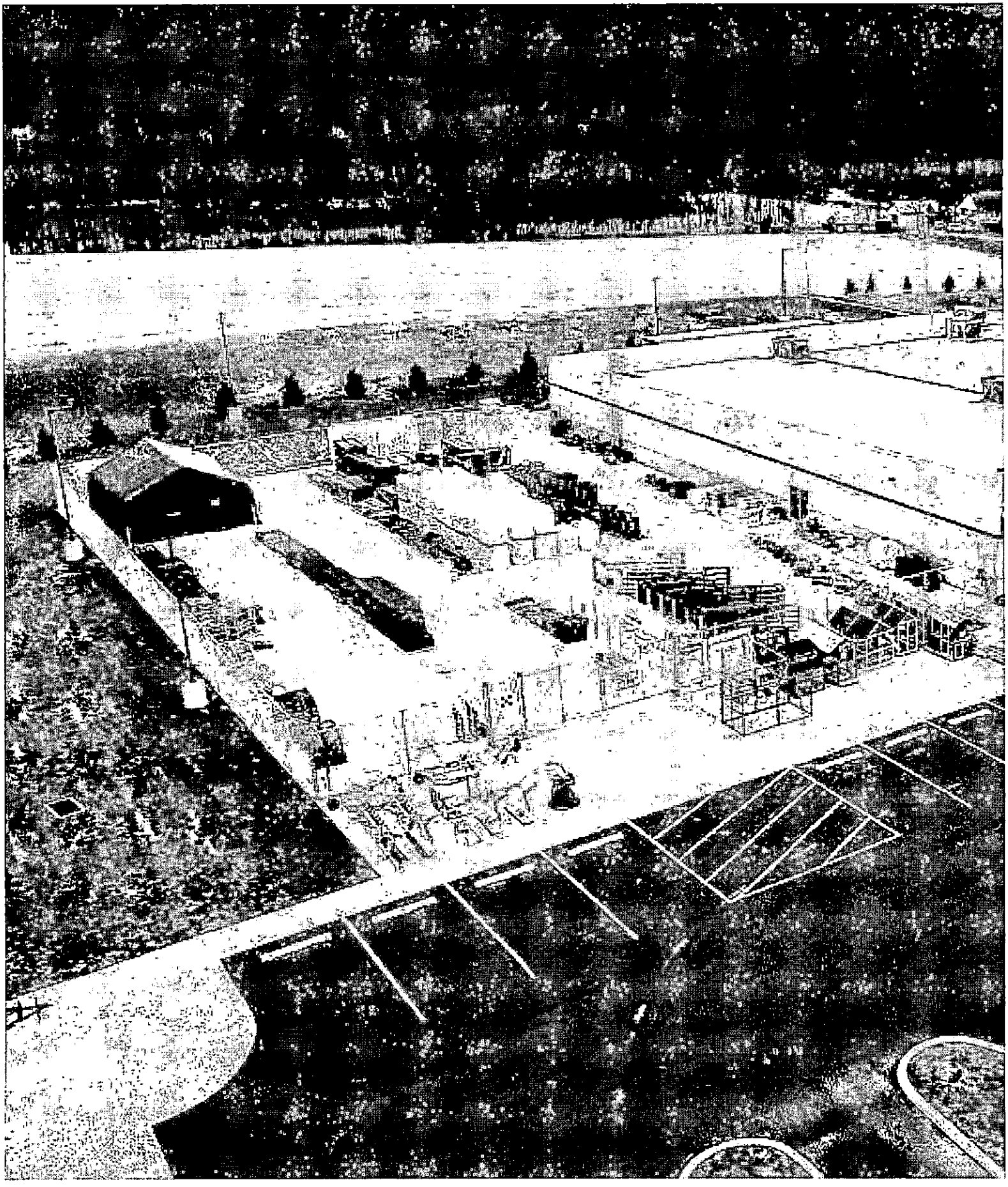
Sideyard Delivery Gate

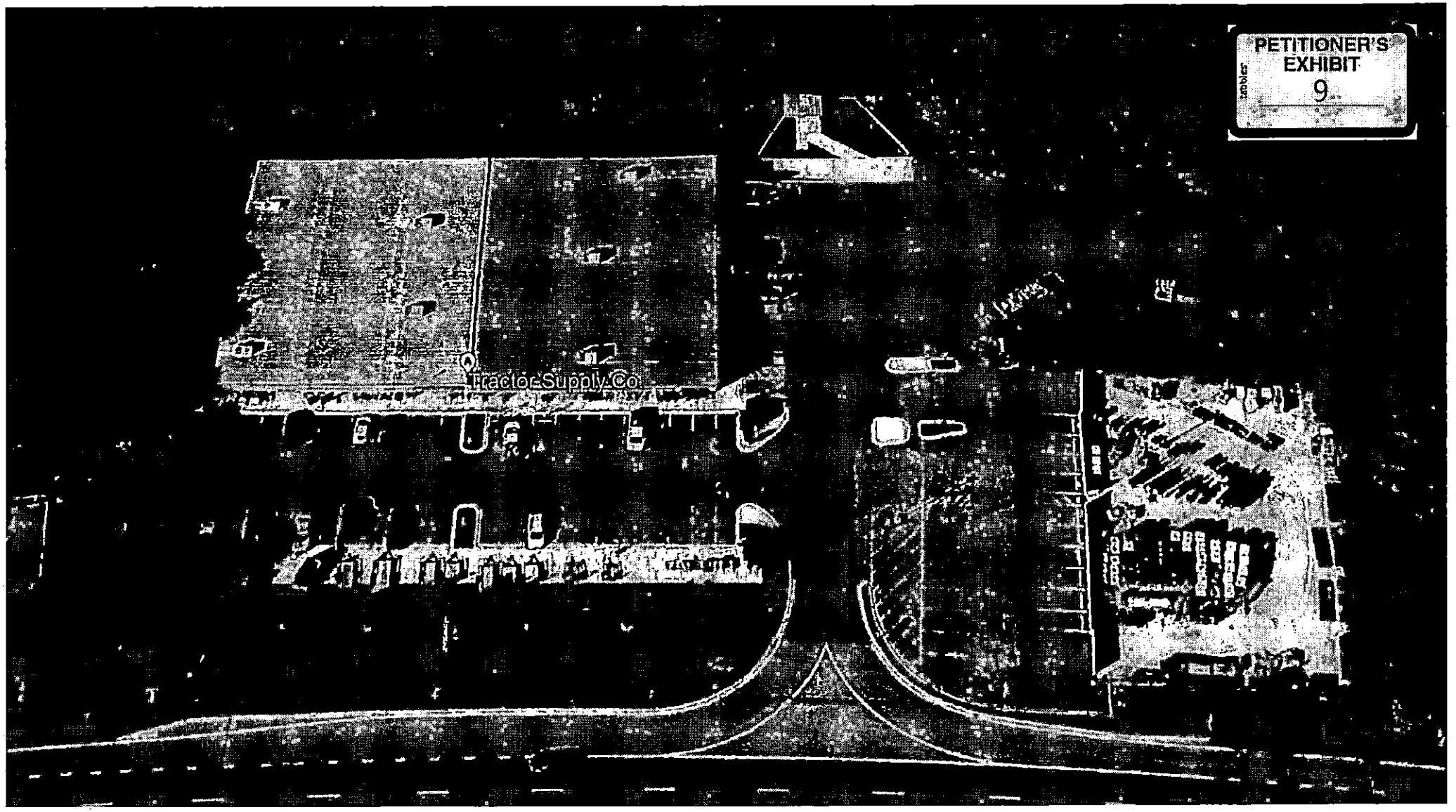


Hay and Forage Tent



Side Yard Gates




PETITIONER'S
EXHIBIT
9
Tractor Supply Co.

PETITIONER'S EXHIBIT 10

J. Mark Keeley, PTP

Project Manager/ Traffic Impact Studies

PROJECT ROLE
Lead Transportation Planner

Summary of Professional Skills:

Skills:

Traffic Operations Analysis	Speed & Sight Distance Studies
Traffic Impact Studies	Intersection Delay Studies
Intersection Analysis	Parking Studies
Transportation Planning Studies	Trip Generation Analyses
Transportation Management Studies	

Computer software Packages: Microsoft software packages, TP +, MINUTP, Highway Capacity Software (HCS), SIDRA, Critical Lane Volume Analysis



Education
M.A. Geography/Planning
Towson University, 1993

B.A Salisbury University, 1987

Professional Registrations
Professional Transportation Planner, 2008 – Current

AICP, 2006 to 2010

YEARS EMPLOYED AS TANSPORTATION PLANNER
27

Professional Experience:

Traffic Concepts, Inc
7525 Connelley Drive, Suite B Hanover, Maryland 21076
Contact Number: 410-760-2911
Project Manager/Transportation Planner, July 2005 – Present

- Project Manager for Traffic Impact Studies Division;
- Develop price proposals and budgets for Traffic Impact Studies;
- Provide expert testimony at public hearings;
- Develop Master Planning Studies, Traffic Impact Studies, and Parking Studies for private and public sector clients;
- Address technical comments received from reviewing agencies and provide traffic mitigation strategies and solutions for clients;
- Represent clients at project Scoping Meetings, Planning Commission Meetings, Board of Appeals Hearings, and Community Meetings.

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS / DEPARTMENT OF PLANNING & ZONING
110 Vincit St #104, Centreville, MD 21617
Transportation/Land Use Planner IV, September 2002 – July 2005

- Managed the County Adequate Public Facilities Ordinance (Roads);
- Provided staff support to the Planning Commission and County Council;
- Review Traffic Impact Studies & recommended APFO mitigation measure requirements;
- Reviewed major and minor subdivision/site plans for compliance with the County's Zoning Ordinance and the Comprehensive Plan;
- Generated technical subdivision/site plan comments and present findings at County Council and Planning Commission Meetings;
- Initiated and directed general and specialized land use studies, which included vacant land inventories, site impact analysis, and transportation corridor studies;
- Appointed liaison to Federal and State Agencies for Maryland's Smart Growth initiatives and the Federal Clean Air Act Amendment (Air Quality Conformity).

J. Mark Keeley, PTP

Project Manager/ Traffic Impact Studies

PROJECT ROLE
Lead Transportation Planner

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
220 South Main Street Bel Air, Maryland 21014
Administrator, Office of Transportation, July 1999 – September 2002

- Developed the 2000 Transportation Plan, An Element of the Harford County Master Plan;
- Reviewed Traffic Impact Studies and recommended traffic mitigation measures;
- Initiated and directed planning studies relating to land use and transportation planning, which included computer modeling, transit planning, and traffic impact analysis;
- Managed the County Traffic Count Program;
- Managed the County Rideshare Program;
- Developed the Unified Planning Work Program;
- Developed the Transportation Improvement Program (TIP);
- Baltimore Metropolitan Council's Transportation Technical Committee Member;
- Baltimore Metropolitan Council's Bicycle and Pedestrian Advisory Group Member;
- Baltimore Metropolitan Council's Travel Analysis Advisory Group Member.

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
220 South Main Street Bel Air, Maryland 21014
Transportation Planner I & II, September 1993 – July 1999

- Planner assigned to the Edgewood Community Planning Council;
- Conducted transit-planning studies and rider-ship surveys for Harford Transit;
- Coordinated with the Harford Transit to develop new rural transit routes;
- Organized a Bicycle and Pedestrian Task Force to select bicycle routes;
- Managed the Commuter Assistance Grant for MTA;
- Developed a Regional Employees Commuter Option (ECO) Program for both the public sector and private sector businesses as mandated by the MDE;
- Prepared and reviewed Traffic Impact Studies for the County;
- Managed the Regional Travel Demand Model;
- Performed intersection analysis and recommended traffic mitigation measures.

Master Plan Writings:

- Co-author: 2000 Transportation Plan, Element of the Harford County Master Plan

Expert Witness Experience:

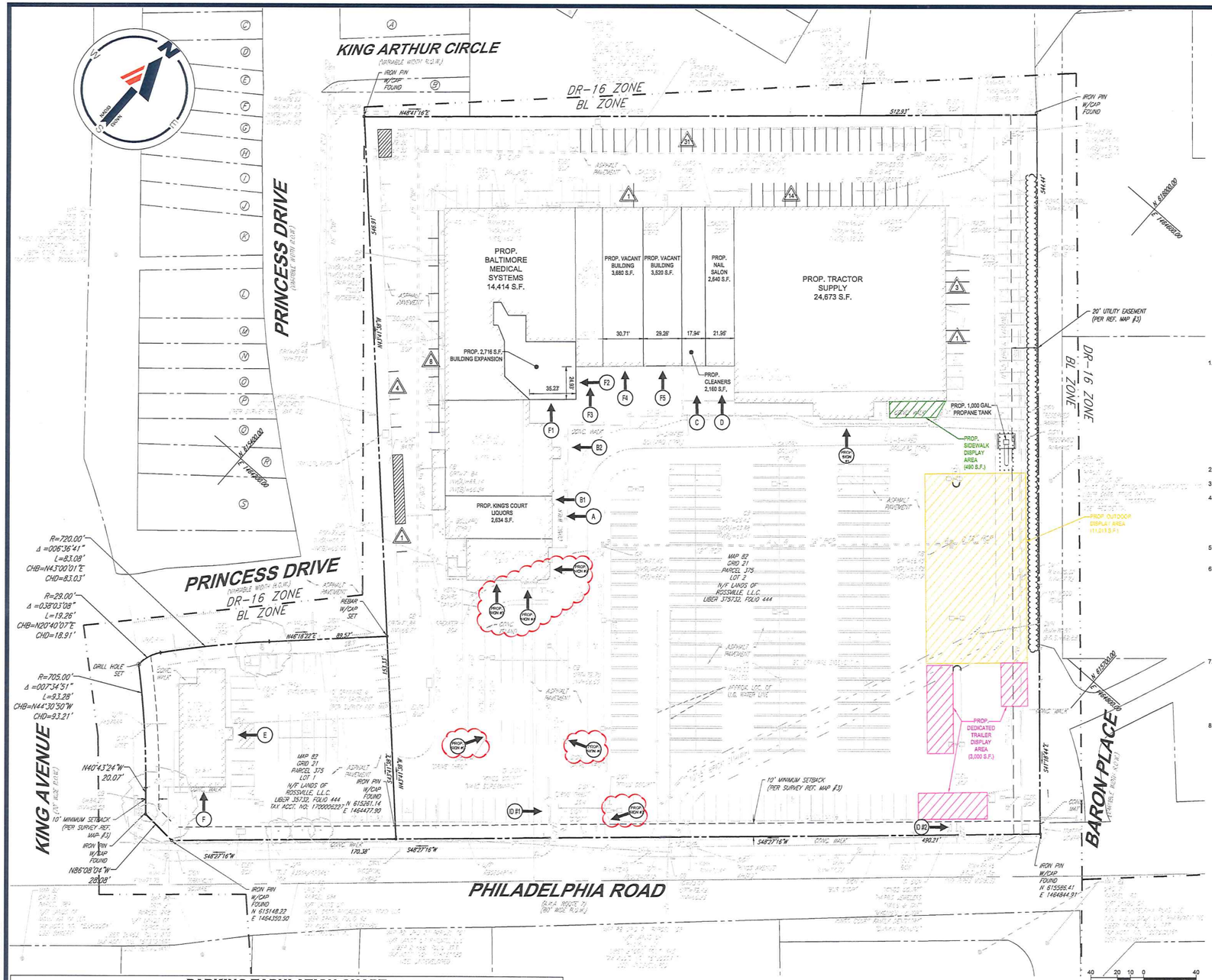
Baltimore County, MD	City of Easton, MD	Howard County, MD
Carroll County, MD	City of Elkton, MD	Town of Bel Air, MD
Harford County, MD	City of Salisbury, MD	Town of Denton, MD
Queen Anne's County, MD	Town of Centreville, MD	Westminster, MD
Montgomery County, MD	City of Frederick, MD	

EDUCATION:

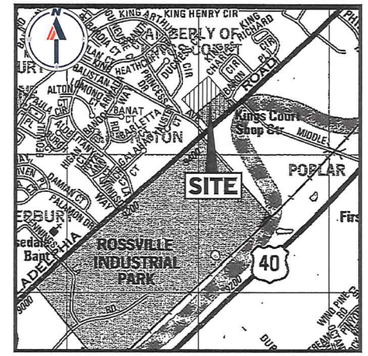
TOWSON UNIVERSITY
M.A. Degree - Geography and Planning, 1993

SALISBURY UNIVERSITY
B.A. Degree - Political Science, 1987

MT. ST. JOSEPH HIGH SCHOOL 4403 Frederick Ave., Baltimore, MD 21229
Graduated 1983



PETITIONER'S EXHIBIT 1



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1" = 1,000'

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 9544 PHILADELPHIA ROAD
   - B. SITE AREA: LOT 1: 27,750 S.F. OR 0.64 AC. LOT 2: 273,585 S.F. OR 6.28 AC.
   - C. ELECTION DISTRICT: 14
   - D. COUNCILMANIC DISTRICT: 6
   - E. ADC MAP: 4701F3, 4701G3; 4701F4; 4701G4
   - F. CENSUS TRACT: 4407.02
   - G. TAX MAP: 82
   - H. GRID: 21
   - I. PARCEL: 375
   - J. TAX ACCOUNT NO.: 14-1700006227; 14-1700008498
   - K. WATERSHED BIRD RIVER
2. ZONING: BL
3. ZONING MAP REFERENCE: 082B3
4. FLOOR AREA RATIO: PERMITTED = 3.0; PROVIDED = LOT 1: 0.14 (3,754 S.F. / 27,750 S.F.) LOT 2: 0.22 (59,467 S.F. / 273,585 S.F.)
5. EXISTING LAND USE: SHOPPING CENTER; PROPOSED LAND USE: SHOPPING CENTER
6. SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
LOT 1:		
FRONT (PHILADELPHIA ROAD)	10'	40.34'
FRONT (KING AVENUE)	10'	25.73'
FRONT (PRINCESS DRIVE)	10'	16.07'
SIDE (EAST)	0'	120.05'
LOT 2:		
FRONT (PHILADELPHIA ROAD)	10'	188.86'
FRONT (PRINCESS DRIVE)	10'	38.61'
SIDE (EAST)	25'	70.29'
REAR (NORTH)	20'	69.49'

7. SETBACK TO PHILADELPHIA ROAD CENTERLINE:
   LOT 1
   REQUIRED: 40'
   PROVIDED: 73.79'
   LOT 2
   REQUIRED: 40'
   PROVIDED: 221.40'
8. HEIGHT REQUIREMENTS:
   MAXIMUM OF 40' OR APPLICATION OF THE BUILDING HEIGHT TENT CALCULATION
   BUILDING HEIGHT: 40' MAX
9. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC 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 AND UNINCORPORATED AREAS, PANEL 430 OF 580", MAP NUMBER 24005104303G, WITH A MAP REVISED DATE OF MAY 5, 2014.
12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
13. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
15. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
16. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
17. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
18. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
20. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
21. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
22. TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
23. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 83-13, SECTION 1:10.12.16.

COMMERCIAL PERMIT HISTORY

B755047; B739964; B750966; B750964; B806808; B332603; B429553; B796883; B777941

ZONING HISTORY

R-1975-0054 - REQUEST FOR ZONING RECLASSIFICATION OF PROPERTY FROM DR-16 ZONE TO BL-CNS ZONE WAS GRANTED ON APRIL 30, 1974.

2012-0261-XA - REQUEST FOR SPECIAL EXCEPTION TO USE PROPERTY FOR AN ARCADE WITH MORE THAN FOUR (4) AMUSEMENT DEVICES WAS GRANTED ON JUNE 20, 2012.

DEVELOPER/ APPLICANT

ROSSVILLE, LLC
9627 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237
CONTACT: RICK SNYDER
PHONE: 443-761-5772

OWNER

ROSSVILLE, LLC
C/O MATT DRUMMOND
9627 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237

ADJACENT PROPERTY OWNER INFORMATION

KEY	MAP	GRID	PARCEL	LOT	OWNER	DEED REFERENCE	TAX ACCOUNT NO.	USE
A	82	15	93	80	E. RASHELLE D. FOOTE	35879/ 397	1700006226	RESIDENTIAL
B	82	15	93	N/A	KINGS COURT TOWNHOUSE ASSOCIATION 1 INC.	5705/ 467	1700009780	RESIDENTIAL
C	82	15	93	17	JOSEPH M. & BETH KELLY	20337/ 474	1700006163	RESIDENTIAL
D	82	15	93	16	NANCY L. HERR	6140/ 316	1700006162	RESIDENTIAL
E	82	15	93	15	HLAINE U. MYINT & MOH MOH CHIT	28679/ 297	1700006161	RESIDENTIAL
F	82	15	93	14	JEFFREY M. & DARLENE DEMOINE	8581/ 240	1700006160	RESIDENTIAL
G	82	15	93	13	DEBORAH JEAN JONES	42419/ 92	1700006159	RESIDENTIAL
H	82	15	93	12	MICHAEL J. BUSCH	33685/ 286	1700006158	RESIDENTIAL
I	82	15	93	11	AKUDO N. AJANDU	36220/ 150	1700006157	RESIDENTIAL
J	82	15	93	10	NICHOLE D. ROTHWELL	17854/ 382	1700006156	RESIDENTIAL
K	82	15	93	9	ERIC L. JEFFREYS	33611/ 306	1700006155	RESIDENTIAL
L	82	15	93	8	JOSHUA I. WOLFE	31076/ 421	1700006154	RESIDENTIAL
M	82	15	93	7	OMOLARA WILLIAMS	33129/ 176	1700006153	RESIDENTIAL
N	82	15	93	6	ANTHONY J. HRICA	31549/ 204	1700006152	RESIDENTIAL
O	82	15	93	5	MALAV KIRAN BHAVSAR	40096/ 1	1700006151	RESIDENTIAL
P	82	15	93	4	US BANK ASSOCIATION TRUSTEE	30735/ 83	1700006150	RESIDENTIAL
Q	82	15	93	3	JOSE A. MAGDALENO	42780/ 297	1700006149	RESIDENTIAL
R	82	15	93	2	CR OF MARYLAND LLC	38199/ 487	1700006148	RESIDENTIAL
S	82	15	93	1	LUKE R. & LENA N. BRAGG	10449/ 647	1700006147	RESIDENTIAL

PARKING TABULATION CHART

(PARKING SPACES REQUIRED PER BCZR SECTION 409.6A)

TENANT'S NAME	TENANT'S ADDRESS	USE	SQUARE FOOTAGE	CODE REQUIREMENT	SPACES REQUIRED
DUNKIN DONUTS	9506 PHILADELPHIA ROAD	RESTAURANT	1,520	16 SPACES/ 1,000 S.F.	25
KINGS COURT LIQUOR	9508 PHILADELPHIA ROAD	RETAIL	2,634	5 SPACES/ 1,000 S.F.	14
OLD PHILADELPHIA INN	9510 PHILADELPHIA ROAD	RESTAURANT	5,739	16 SPACES/ 1,000 S.F.	92
BALTIMORE MEDICAL SYSTEMS (M-F) (8-7)	9520 PHILADELPHIA ROAD	MEDICAL OFFICE	14,414	4.5 SPACES/ 1,000 S.F.	65
TBD	9522 PHILADELPHIA ROAD	RETAIL	2,400	5 SPACES/ 1,000 S.F.	12
TBD	9528 PHILADELPHIA ROAD	RETAIL	3,680	5 SPACES/ 1,000 S.F.	19
TBD	9532 PHILADELPHIA ROAD	RESTARAUNT	3,520	16 SPACES/ 1,000 S.F.	57
DRY CLEANERS	9536 PHILADELPHIA ROAD	RETAIL	2,160	5 SPACES/ 1,000 S.F.	11
KINGS NAILS & TAN	9540 PHILADELPHIA ROAD	BEAUTY	2,640	5 SPACES/ 1,000 S.F.	14
TRACTOR SUPPLY COMPANY	9544 PHILADELPHIA ROAD	RETAIL	24,673	5 SPACES/ 1,000 S.F.	124
OUTDOOR SALES AREA	N/A	RETAIL	14,503	5 SPACES/ 1,000 S.F.	73
PIZZA HUT OF MARYLAND	9504 PHILADELPHIA ROAD	RESTAURANT	3,754	16 SPACES/ 1,000 S.F.	61
TOTAL			81,637		567

PARKING SUMMARY

TOTAL PARKING REQUIRED	= 567
EXISTING PARKING	= 372 SPACES
PROPOSED PARKING	= 63 SPACES
LOST PARKING FOR OUTDOOR SALES	= 52 SPACES
TOTAL PARKING PROVIDED	= 383 SPACES (INCLUDING 14 ADA SPACES)
PARKING DEFICIT	= 184 SPACES

OUTDOOR SALES AREA

OUTDOOR DISPLAY AREA = 11,013 S.F.

DEDICATED TRAILER DISPLAY AREA = 3,000 S.F.

SIDEWALK DISPLAY AREA = 490 S.F.

TOTAL OUTDOOR SALES AREA = 14,503 S.F.

VARIANCE REQUEST

1. VARIANCE FROM SECTION 409.6, OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO ALLOW A TOTAL OF 383 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 567 PARKING SPACES.
2. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.7(B) OF THE B.C.Z.R. TO ALLOW TWO FREESTANDING JOINT IDENTIFICATION SIGNS ON ONE ROAD FRONTAGE (PHILADELPHIA ROAD) IN LIEU OF THE FIVE PERMITTED FREESTANDING JOINT IDENTIFICATION SIGNS (ONE FOR EACH OF THE FIVE ROAD FRONTAGES - PHILADELPHIA ROAD, KING AVENUE, PRINCESS DRIVE, KING ARTHUR CIRCLE, KING CHARLES CIRCLE) (SIGNS I.D. #1, I.D. #2).
3. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.7(B) OF THE B.C.Z.R. TO ALLOW FREESTANDING JOINT IDENTIFICATION SIGNS WITH LETTER HEIGHT FOR TENANT NAMES A MINIMUM OF THREE INCHES IN HEIGHT IN LIEU OF THE REQUIRED EIGHT INCHES (SIGNS I.D #1, I.D #2).
4. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(D) OF THE B.C.Z.R. TO ALLOW A TENANT IN A MULTI-TENANT BUILDING TO HAVE TWO WALL-MOUNTED ENTERPRISE SIGNS ON A FAÇADE WITH A SEPARATE EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE ONE SIGN PERMITTED (SIGNS B1 AND B2) AND TO ALLOW A TENANT IN A MULTI-TENANT BUILDING TO HAVE A WALL-MOUNTED ENTERPRISE SIGN ON A FAÇADE WITHOUT A SEPARATE CUSTOMER ENTRANCE (#3).
5. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3 TO ALLOW LIGHT STANDARDS IN A SURFACE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.
6. ANY RELIEF NECESSARY FOR COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL (2000).

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

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD202029
DRAWN BY:	MCO
CHECKED BY:	JCB
DATE:	12/02/20
CAD I.D.:	MD202029-VAR-1.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

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

J.J. UCCELLERO
STATE OF MARYLAND
JOSEPH J. UCCELLERO
21708
PROFESSIONAL ENGINEER
12/2/20
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCELLERO, 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. 30564, EXPIRATION DATE: 6/26/2020

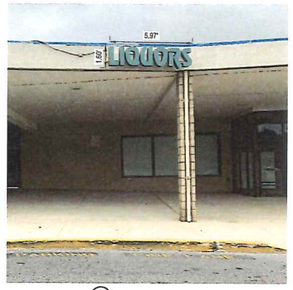
SHEET TITLE:

PLAN TO ACCOMPANY VARIANCE REQUEST

SHEET NUMBER: 1 OF 3

ORG. DATE - 12/02/20

Dec 02, 2020
C:\PROJ\MD\STATIONS\ELERICS\202029\SITE\PVC\PLOT\BLISH - 1972\MD202029-VAR-1---LAYOUT 01 - VARIANCE PLAN



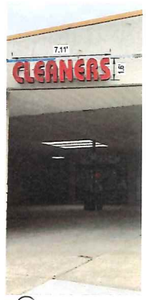
(A) SIGN AREA = 9.55 S.F.



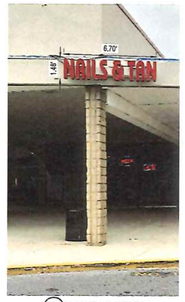
(B1) SIGN AREA = 15.90 S.F.



(B2) SIGN AREA = 75.16 S.F.



(C) SIGN AREA = 11.38 S.F.



(D) SIGN AREA = 9.92 S.F.



(E) SIGN AREA = 25.83 S.F.



(F) SIGN AREA = 25.83 S.F.



(D#1) SIGN AREA = 140.90 S.F.
(19.29 S.F. AVAILABLE)



EXISTING SIGN TO BE REFACED WITH BALTIMORE MEDICAL SYSTEMS SIGNAGE.

(D#2) SIGN AREA = 57.65 S.F.



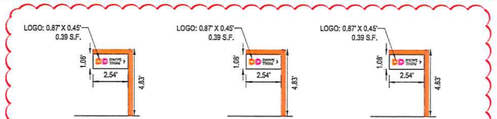
(PROP. SIGN #2) SIGN AREA = 12.50 S.F.



(PROP. SIGN #1) SIGN AREA = 231.00 S.F.



(PROP. SIGN #3 & #4) PROP. SIGN #3 AREA = 40.50 S.F.
PROP. SIGN #4 AREA = 92.16 S.F.



(PROP. SIGN #5) SIGN AREA = 2.74 S.F.
NOTE: LOGO 14.2% OF DIRECTIONAL SIGN (<30%)

(PROP. SIGN #6) SIGN AREA = 2.74 S.F.
NOTE: LOGO 14.2% OF DIRECTIONAL SIGN (<30%)

(PROP. SIGN #7) SIGN AREA = 2.74 S.F.
NOTE: LOGO 14.2% OF DIRECTIONAL SIGN (<30%)

5 2.5 1.25 0 5
1"= 5'

Dec 02, 2020
C:\SIGNAGE\DATA\BSCALE\RCS\2020\SITE\SP\CP\PUBLISH_10725\MD202029-VAR1---LAYOUT1-B2 - SHOPPING CENTER SIGNS.DWG

BOHLER

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

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

J.J. UCCELLO
12/2/20
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCELLO, 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. 39354, EXPIRATION DATE: 6/26/2020

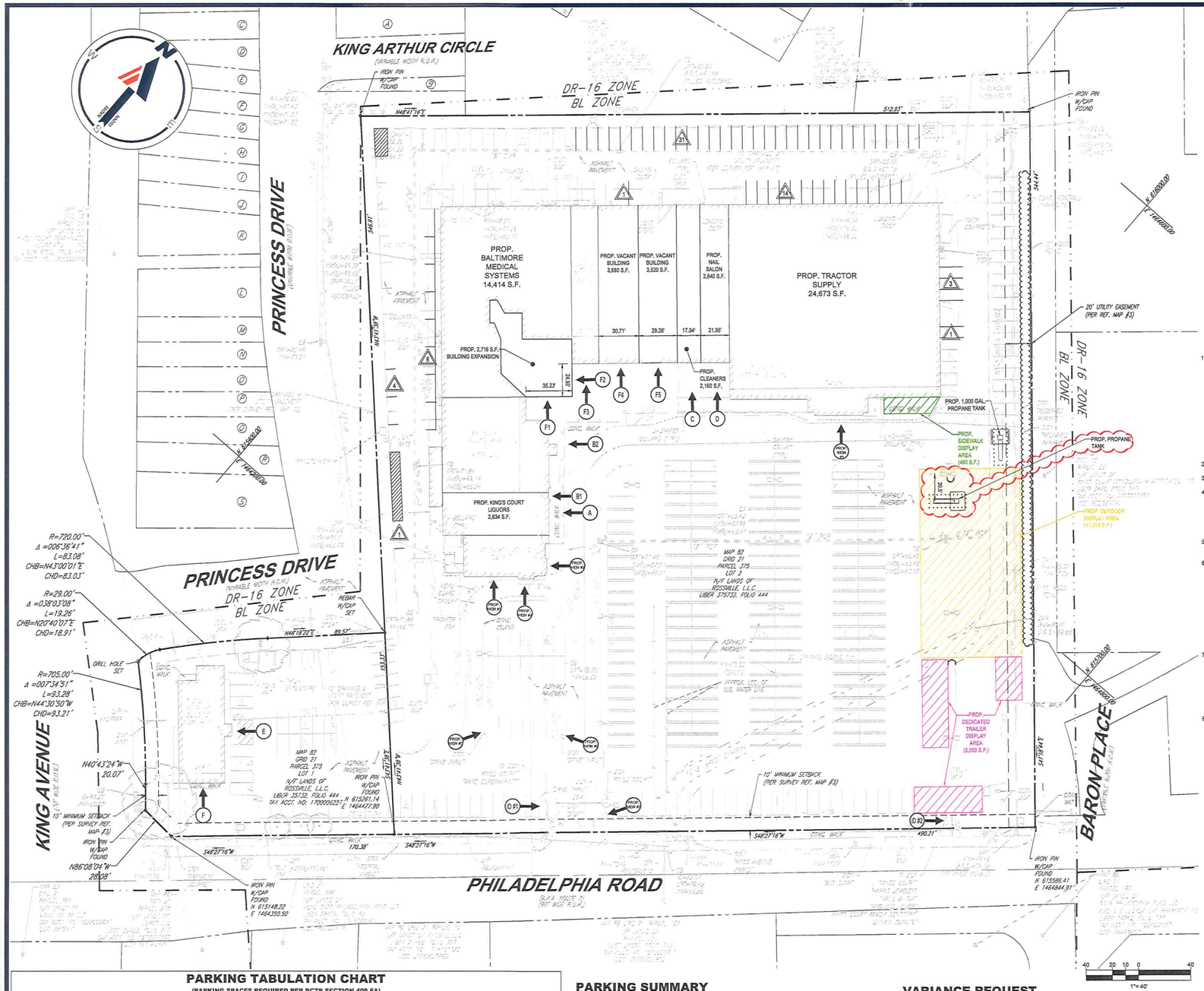
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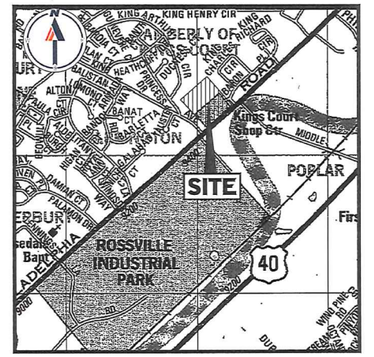
SHOPPING CENTER SIGNS

SHEET NUMBER:

2
OF 3

ORG. DATE - 12/02/20





LOCATION MAP

COPYRIGHT ACD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 1,000'

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 9544 PHILADELPHIA ROAD
   - B. SITE AREA: LOT 1: 27,750 S.F. OR 0.64 AC. LOT 2: 273,585 S.F. OR 6.28 AC.
   - C. ELECTION DISTRICT: 14
   - D. COUNCILMANIC DISTRICT: 6
   - E. ADC MAP: 4701F3, 4701G3; 4701F4; 4701G4
   - F. CENSUS TRACT: 4407.02
   - G. TAX MAP: 82
   - H. GRID: 21
   - I. PARCEL: 375
   - J. TAX ACCOUNT NO.: 14-1700006227; 14-1700008498
   - K. WATERSHED BIRD RIVER
2. ZONING: BL
3. ZONING MAP REFERENCE: 082B3
4. FLOOR AREA RATIO: PERMITTED = 3.0 PROVIDED = LOT 1: 0.14 (3,754 S.F. / 27,750 S.F.) LOT 2: 0.22 (59,467 S.F. / 273,585 S.F.)
5. EXISTING LAND USE: SHOPPING CENTER
   PROPOSED LAND USE: SHOPPING CENTER
6. SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
LOT 1:		
FRONT (PHILADELPHIA ROAD)	10'	40.34'
FRONT (KING AVENUE)	10'	25.73'
FRONT (PRINCESS DRIVE)	10'	16.07'
SIDE (EAST)	0'	120.05'
LOT 2:		
FRONT (PHILADELPHIA ROAD)	10'	188.86'
FRONT (PRINCESS DRIVE)	10'	38.81'
SIDE (EAST)	25'	70.29'
REAR (NORTH)	20'	69.49'

7. SETBACK TO PHILADELPHIA ROAD CENTERLINE:
   LOT 1
   REQUIRED: 40'
   PROVIDED: 73.79'
   LOT 2
   REQUIRED: 40'
   PROVIDED: 221.40'
8. HEIGHT REQUIREMENTS:
   MAXIMUM OF 40' OR APPLICATION OF THE BUILDING HEIGHT TENT CALCULATION
   BUILDING HEIGHT: 40' MAX
9. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC 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 AND UNINCORPORATED AREAS, PANEL 430 OF 580", MAP NUMBER 24005109430G, WITH A MAP REVISED DATE OF MAY 5, 2014.
12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
13. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
15. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
16. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
17. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
18. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
20. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
21. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
22. TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
23. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1:10.12.15.

COMMERCIAL PERMIT HISTORY

B755047; B739964; B750966; B750964; B806808; B332603; B429553; B796863; B777941

ZONING HISTORY

R-1975-0054 - REQUEST FOR ZONING RECLASSIFICATION OF PROPERTY FROM DR-16 ZONE TO BL-CNS ZONE WAS GRANTED ON APRIL 30, 1974.

2012-0261-XA - REQUEST FOR SPECIAL EXCEPTION TO USE PROPERTY FOR AN ARCADE WITH MORE THAN FOUR (4) AMUSEMENT DEVICES WAS GRANTED ON JUNE 20, 2012.

DEVELOPER/ APPLICANT

ROSSVILLE, LLC
9627 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237
CONTACT: RICK SNYDER
PHONE: 443-761-5772

OWNER

ROSSVILLE, LLC
C/O MATT DRUMMOND
9627 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237

PARKING TABULATION CHART

(PARKING SPACES REQUIRED PER BCZR SECTION 409.6A)

TENANT'S NAME	TENANT'S ADDRESS	USE	SQUARE FOOTAGE	CODE REQUIREMENT	SPACES REQUIRED
DUNKIN DONUTS	9506 PHILADELPHIA ROAD	RESTAURANT	1,520	16 SPACES/ 1,000 S.F.	25
KINGS COURT LIQUOR	9508 PHILADELPHIA ROAD	RETAIL	2,634	5 SPACES/ 1,000 S.F.	14
OLD PHILADELPHIA INN	9510 PHILADELPHIA ROAD	RESTAURANT	5,739	16 SPACES/ 1,000 S.F.	92
BALTIMORE MEDICAL SYSTEMS (M-F) (8-7)	9520 PHILADELPHIA ROAD	MEDICAL OFFICE	14,414	4.5 SPACES/ 1,000 S.F.	65
TBD	9522 PHILADELPHIA ROAD	RETAIL	2,400	5 SPACES/ 1,000 S.F.	12
TBD	9528 PHILADELPHIA ROAD	RETAIL	3,680	5 SPACES/ 1,000 S.F.	19
TBD	9532 PHILADELPHIA ROAD	RESTARAUNT	3,520	16 SPACES/ 1,000 S.F.	57
DRY CLEANERS	9536 PHILADELPHIA ROAD	RETAIL	2,160	5 SPACES/ 1,000 S.F.	11
KINGS NAILS & TAN	9540 PHILADELPHIA ROAD	BEAUTY	2,640	5 SPACES/ 1,000 S.F.	14
TRACTOR SUPPLY COMPANY	9544 PHILADELPHIA ROAD	RETAIL	24,673	5 SPACES/ 1,000 S.F.	124
OUTDOOR SALES AREA	N/A	RETAIL	14,503	5 SPACES/ 1,000 S.F.	73
PIZZA HUT OF MARYLAND	9504 PHILADELPHIA ROAD	RESTAURANT	3,754	16 SPACES/ 1,000 S.F.	61
TOTAL			81,637		567

PARKING SUMMARY

TOTAL PARKING REQUIRED	= 567
EXISTING PARKING	= 372 SPACES
PROPOSED PARKING	= 63 SPACES
LOST PARKING FOR OUTDOOR SALES	= 52 SPACES
TOTAL PARKING PROVIDED	= 383 SPACES (INCLUDING 14 ADA SPACES)
PARKING DEFICIT	= 184 SPACES

OUTDOOR SALES AREA

- OUTDOOR DISPLAY AREA = 11,013 S.F.
- DEDICATED TRAILER DISPLAY AREA = 3,000 S.F.
- SIDEWALK DISPLAY AREA = 490 S.F.

TOTAL OUTDOOR SALES AREA = 14,503 S.F.

VARIANCE REQUEST

1. VARIANCE FROM SECTION 409.6. OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 383 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 567 PARKING SPACES.
2. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.7(B) OF THE B.C.Z.R. TO ALLOW TWO FREESTANDING JOINT IDENTIFICATION SIGNS ON ONE ROAD FRONTAGE (PHILADELPHIA ROAD) IN LIEU OF THE FIVE PERMITTED FREESTANDING JOINT IDENTIFICATION SIGNS (ONE FOR EACH OF THE FIVE ROAD FRONTAGES - PHILADELPHIA ROAD, KING AVENUE, PRINCESS DRIVE, KING ARTHUR CIRCLE, KING CHARLES CIRCLE) (SIGNS I.D. #1, I.D. #2).
3. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.7(B) OF THE B.C.Z.R. TO ALLOW FREESTANDING JOINT IDENTIFICATION SIGNS WITH LETTER HEIGHT FOR TENANT NAMES A MINIMUM OF THREE INCHES IN HEIGHT IN LIEU OF THE REQUIRED EIGHT INCHES (SIGNS I.D.#1, I.D.#2).
4. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(D) OF THE B.C.Z.R. TO ALLOW A TENANT IN A MULTI-TENANT BUILDING TO HAVE TWO WALL-MOUNTED ENTERPRISE SIGNS ON A FACADE WITH A SEPARATE EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE ONE SIGN PERMITTED (SIGNS B1 AND B2) AND TO ALLOW A TENANT IN A MULTI-TENANT BUILDING TO HAVE A WALL-MOUNTED ENTERPRISE SIGN ON A FAÇADE WITHOUT A SEPARATE CUSTOMER ENTRANCE (#3).
5. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3 TO ALLOW LIGHT STANDARDS IN A SURFACE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.
6. ANY RELIEF NECESSARY FOR COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL (2000).

ADJACENT PROPERTY OWNER INFORMATION

KEY	MAP	GRID	PARCEL	LOT	OWNER	DEED REFERENCE	TAX ACCOUNT NO.	USE
A	82	15	93	80	E. RASHELLE D. FOOTE	35879/ 397	1700006226	RESIDENTIAL
B	82	15	93	N/A	KINGS COURT TOWNHOUSE ASSOCIATION 1 INC.	5705/ 467	1700009780	RESIDENTIAL
C	82	15	93	17	JOSEPH M. & BETH KELLY	20337/ 474	1700006163	RESIDENTIAL
D	82	15	93	16	NANCY L. HERR	6140/ 316	1700006162	RESIDENTIAL
E	82	15	93	15	HLAINE U. MYINT & MOH MOH CHIT	28679/ 297	1700006161	RESIDENTIAL
F	82	15	93	14	JEFFREY M. & DARLENE DEMOINE	8581/ 240	1700006160	RESIDENTIAL
G	82	15	93	13	DEBORAH JEAN JONES	42419/ 92	1700006159	RESIDENTIAL
H	82	15	93	12	MICHAEL J. BUSCH	33685/ 286	1700006158	RESIDENTIAL
I	82	15	93	11	AKUDO N. AJANDU	36220/ 150	1700006157	RESIDENTIAL
J	82	15	93	10	NICHOLE D. ROTHWELL	17854/ 382	1700006156	RESIDENTIAL
K	82	15	93	9	ERIC L. JEFFREYS	33611/ 306	1700006155	RESIDENTIAL
L	82	15	93	8	JOSHUA I. WOLFE	31076/ 421	1700006154	RESIDENTIAL
M	82	15	93	7	OMOLARA WILLIAMS	33129/ 176	1700006153	RESIDENTIAL
N	82	15	93	6	ANTHONY J. HRICA	31549/ 204	1700006152	RESIDENTIAL
O	82	15	93	5	MALAV KIRAN BHAVSAR	40096/ 1	1700006151	RESIDENTIAL
P	82	15	93	4	US BANK ASSOCIATION TRUSTEE	30735/ 83	1700006150	RESIDENTIAL
Q	82	15	93	3	JOSE A. MAGDALENO	42780/ 297	1700006149	RESIDENTIAL
R	82	15	93	2	CR OF MARYLAND LLC	38199/ 487	1700006148	RESIDENTIAL
S	82	15	93	1	LUKE R. & LENA N. BRAGG	10449/ 647	1700006147	RESIDENTIAL

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PROJECT No.:	MD202029
DRAWN BY:	MCO
CHECKED BY:	JCB
DATE:	05/21/21
CAD I.D.:	MD202029-EX-0.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

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

J.J. UCCIFERRO
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 39064
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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. 39064, EXPIRATION DATE: 6/26/2020

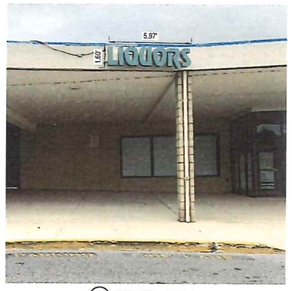
SHEET TITLE:

SITE PLAN TO ACCOMPANY SPIRIT AND INTENT REQUEST - CASE NO. 2020-200-SPHA

SHEET NUMBER: 1 OF 3

ORG. DATE - 05/21/21

May 21, 2021
C:\PROGRAMDATA\BOHLER\C3D2020.TEMP\ACPUBLISH_24356\MD202029 EX-0-----3-LAYOUT-01 - VARIANCE PLAN
MCO



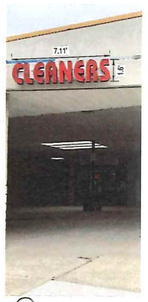
(A) SIGN AREA = 9.55 S.F.



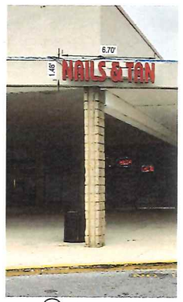
(B1) SIGN AREA = 15.90 S.F.



(B2) SIGN AREA = 75.16 S.F.



(C) SIGN AREA = 11.38 S.F.



(D) SIGN AREA = 9.92 S.F.



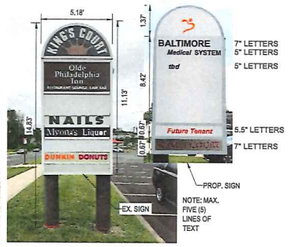
(E) SIGN AREA = 25.83 S.F.



(F) SIGN AREA = 25.83 S.F.



(ID #1) SIGN AREA = 140.90 S.F.
(19.29 S.F. AVAILABLE)



EXISTING SIGN TO BE REFACED WITH BALTIMORE MEDICAL SYSTEMS SIGNAGE.

(ID #2) SIGN AREA = 57.65 S.F.



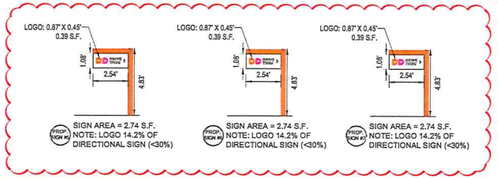
(PROP. SIGN #) SIGN AREA = 12.50 S.F.



(PROP. SIGN #) SIGN AREA = 231.00 S.F.



(PROP. SIGN #3 & #4) PROP. SIGN #3 AREA = 40.50 S.F.
PROP. SIGN #4 AREA = 92.16 S.F.



(PROP. SIGN #5) SIGN AREA = 2.74 S.F.
NOTE: LOGO 14.2% OF DIRECTIONAL SIGN (<30%)

(PROP. SIGN #6) SIGN AREA = 2.74 S.F.
NOTE: LOGO 14.2% OF DIRECTIONAL SIGN (<30%)

(PROP. SIGN #7) SIGN AREA = 2.74 S.F.
NOTE: LOGO 14.2% OF DIRECTIONAL SIGN (<30%)

5 2.5 1.25 0 5
1"= 5'

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TRANSPORTATION SERVICES

NEW HAMPSHIRE OFFICE 16 BRIDGE STREET, SUITE 1 | PELHAM, NH 03076 | 603.889.1972 | FAX 603.889.6718
PENNSYLVANIA OFFICE 1133 WESTHALL ROAD, SUITE 100 | MALVERN, PA 19355 | 610.408.8690 | FAX 610.408.8699
WWW.BOHLERENG.COM

REVISIONS

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PROJECT No.: MD202029
DRAWN BY: MCO
CHECKED BY: JCB
DATE: 05/21/21
CAD I.D.: MD202029-EX-0.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

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

J.J. UCCIFERRO
12/2/20
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 35064
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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. 35064, EXPIRATION DATE: 9/29/2020

SHEET TITLE:

SHOPPING CENTER SIGNS

SHEET NUMBER: 2 OF 3

ORG. DATE - 05/21/21

May 21, 2021
C:\BOHLER\MD\BOHLER\ENG\202029\SUBMIT\PCP\PUBLISH_2X36\MD202029-EX-0 — LAYOUT: 02 - SHOPPING CENTER SIGNS
MCO

KING'S COURT SHOPPING CENTER

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNANGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
A	KINGS COURT LIQUORS	5.97	1.60	9.55	19.93	39.86
B1	OLDE PHILADELPHIA INN	5.64	2.82	15.90	72.76	145.52
B2	OLDE PHILADELPHIA INN	32.82	2.29	75.16		
		TOTAL		91.06		
C	DRY CLEANERS	7.11	1.60	11.38	17.94	35.88
D	KINGS NAILS & TAN	6.70	1.48	9.92	21.40	42.80
PROP. SIGN #1	TRACTOR SUPPLY COMPANY	28.00	8.25	231.00	162.25	324.50
PROP. SIGN #2	DUNKIN' DONUTS	8.33	1.50	12.50	30.85	61.70
PROP. SIGN #3	DUNKIN' DONUTS	13.50	3.00	40.50	63.50	127.00

*MAX AREA/ FACE = TWO TIMES THE LENGTH OF THE WALL CONTAINING THE EXTERIOR ENTRANCE AND DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY
* ENTITY WITH SEPARATE EXTERIOR CUSTOMER ENTRANCE MAY ERECT ONE CANOPY AND ONE WALL-MOUNTED SIGN

WALL-MOUNTED JOINT IDENTIFICATION SIGNAGE

ID	TENANT	SIGNAGE			WALL AREA (SF)	PERCENTAGE OF TOTAL WALL AREA	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
PROP. SIGN #4	KINGS COURT CENTER	10.05	9.17	92.16	1,321	6.98	158.52 (12% OF AREA OF WALL WHICH SIGN IS ERECTED)

DIRECTIONAL SIGNAGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
PROP. SIGN #5	DUNKIN' DONUTS	2.54	1.08	2.74	4.83	6	8
PROP. SIGN #6	DUNKIN' DONUTS	2.54	1.08	2.74	4.83	6	8
PROP. SIGN #7	DUNKIN' DONUTS	2.54	1.08	2.74	4.83	6	8

FREESTANDING BUILDING ENTERPRISE WALL/CANOPY SIGNAGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
E	PIZZA HUT	14.27	1.81	25.83	89.13	150.00
F	PIZZA HUT	14.27	1.81	25.83	34.80	69.60

*MAX. SIGN AREA = TWICE THE LENGTH OF THE WALL TO WHICH THE SIGNS ARE AFFIXED; MAX. 150 S.F.
*MAX. THREE WALL MOUNTED SIGNS PERMITTED; MAX. TWO SIGNS PER FACADE

JOINT IDENTIFICATION FREESTANDING SIGNANGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
ID #1	JOINT IDENTIFICATION	11.84	11.90	140.90	22.40	25	150
ID #2	JOINT IDENTIFICATION	5.18	11.13	57.65	14.28	25	150

*MAX. AREA/FACE = 1 SQUARE FOOT PER 4 LINEAR FEET OF FRONTAGE, MAX. 150 S.F.
490.21 + 170.38 L.F. (FRONTAGE) X 1 S.F. / 4 L.F. = 165.15 S.F.
*1 PERMITTED PER FRONTAGE

FUTURE SIGNS

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNANGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
F1	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 70.46	35.23	70.46
F2	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 49.86	24.93	49.86
F3	TBD	TBD	TBD	MAX. 41.42	20.71	41.4200
F4	TBD	TBD	TBD	MAX. 61.42	30.71	61.42
F5	TBD	TBD	TBD	MAX. 58.52	29.26	58.52

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REGISTERING ENGINEERS AND SURVEYORS OF THIS PLAN AND ALL DATA AFFIXED HEREON AND REFERRED TO HEREIN AND THE WORK ASSOCIATED WITH THE PREPARATION OF THIS PLAN AND ALL DATA AFFIXED HEREON AND REFERRED TO HEREIN HAVE BEEN PERFORMED BY THEM OR UNDER THEIR DIRECT SUPERVISION AND THAT THEY ARE DULY LICENSED PROFESSIONALS UNDER THE LAWS OF THE STATE OF MARYLAND, AS SPECIFIED IN THEIR RESPECTIVE SEALS AFFIXED HEREON.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD202029
DRAWN BY: MCO
CHECKED BY: JCB
DATE: 05/21/21
CAD I.D.: MD202029-EX-0.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
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BALTIMORE COUNTY

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

J.J. UCCIFERRO
12/2/20
: PROFESSIONAL ENGINEER :
MARYLAND LICENSE No. 36064
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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. 36064, EXPIRATION DATE: 9/29/2020

SHEET TITLE:

SIGN TABLES

SHEET NUMBER:

3
OF 3

ORG. DATE - 05/21/21

May 21, 2021
C:\PROJ\MD\DATA\BOHLER\CT\2020\TEMP\ACPUBLISH_242826\D202029 EX-0 ----3 LAYOUT: 03 - SIGN TABLES
MCO

KING'S COURT SHOPPING CENTER

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNANGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
A	KINGS COURT LIQUORS	5.97	1.60	9.55	19.93	39.86
B1	OLDE PHILADELPHIA INN	5.64	2.82	15.90	72.76	145.52
B2	OLDE PHILADELPHIA INN	32.82	2.29	75.16		
		TOTAL		91.06		
C	DRY CLEANERS	7.11	1.60	11.38	17.94	35.88
D	KINGS NAILS & TAN	6.70	1.48	9.92	21.40	42.80
PROP. SIGN #1	TRACTOR SUPPLY COMPANY	28.00	8.25	231.00	162.25	324.50
PROP. SIGN #2	DUNKIN' DONUTS	8.33	1.50	12.50	30.85	61.70
PROP. SIGN #3	DUNKIN' DONUTS	13.50	3.00	40.50	63.50	127.00

*MAX AREA/FACE = TWO TIMES THE LENGTH OF THE WALL CONTAINING THE EXTERIOR ENTRANCE AND DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY
* ENTITY WITH SEPARATE EXTERIOR CUSTOMER ENTRANCE MAY ERECT ONE CANOPY AND ONE WALL-MOUNTED SIGN

WALL-MOUNTED JOINT IDENTIFICATION SIGNAGE

ID	TENANT	SIGNAGE			WALL AREA (SF)	PERCENTAGE OF TOTAL WALL AREA	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
PROP. SIGN #4	KINGS COURT CENTER	10.05	9.17	92.16	1,321	6.98	158.52 (12% OF AREA OF WALL WHICH SIGN IS ERECTED)

DIRECTIONAL SIGNAGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
PROP. SIGN #5	DUNKIN' DONUTS	2.54	1.08	2.74	4.83	6	8
PROP. SIGN #6	DUNKIN' DONUTS	2.54	1.08	2.74	4.83	6	8
PROP. SIGN #7	DUNKIN' DONUTS	2.54	1.08	2.74	4.83	6	8

FREESTANDING BUILDING ENTERPRISE WALL/CANOPY SIGNAGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
E	PIZZA HUT	14.27	1.81	25.83	89.13	150.00
F	PIZZA HUT	14.27	1.81	25.83	34.80	69.60

*MAX. SIGN AREA = TWICE THE LENGTH OF THE WALL TO WHICH THE SIGNS ARE AFFIXED; MAX. 150 S.F.
*MAX. THREE WALL MOUNTED SIGNS PERMITTED; MAX. TWO SIGNS PER FACADE

JOINT IDENTIFICATION FREESTANDING SIGNANGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
ID #1	JOINT IDENTIFICATION	11.84	11.90	140.90	22.40	25	150
ID #2	JOINT IDENTIFICATION	5.18	11.13	57.65	14.28	25	150

*MAX. AREA/FACE = 1 SQUARE FOOT PER 4 LINEAR FEET OF FRONTAGE, MAX. 150 S.F.
490.21 + 170.38 L.F. (FRONTAGE) X 1 S.F. / 4 L.F. = 165.15 S.F.
*1 PERMITTED PER FRONTAGE

FUTURE SIGNS

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNANGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
F1	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 70.46	35.23	70.46
F2	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 49.86	24.93	49.86
F3	TBD	TBD	TBD	MAX. 41.42	20.71	41.4200
F4	TBD	TBD	TBD	MAX. 61.42	30.71	61.42
F5	TBD	TBD	TBD	MAX. 58.52	29.26	58.52

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD202029
DRAWN BY: MCO
CHECKED BY: JCB
DATE: 12/02/20
CAD I.D.: MD202029-VAR-1.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

ROSSVILLE, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

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

J.J. UCCIFERRO
STATE OF MARYLAND
JOSEPH J. UCCIFERRO
No. 26064
PROFESSIONAL ENGINEER
12/2/20
PROFESSIONAL ENGINEER
I, JOSEPH J. UCCIFERRO, 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. 26064, EXPIRATION DATE: 6/29/2020

SHEET TITLE:

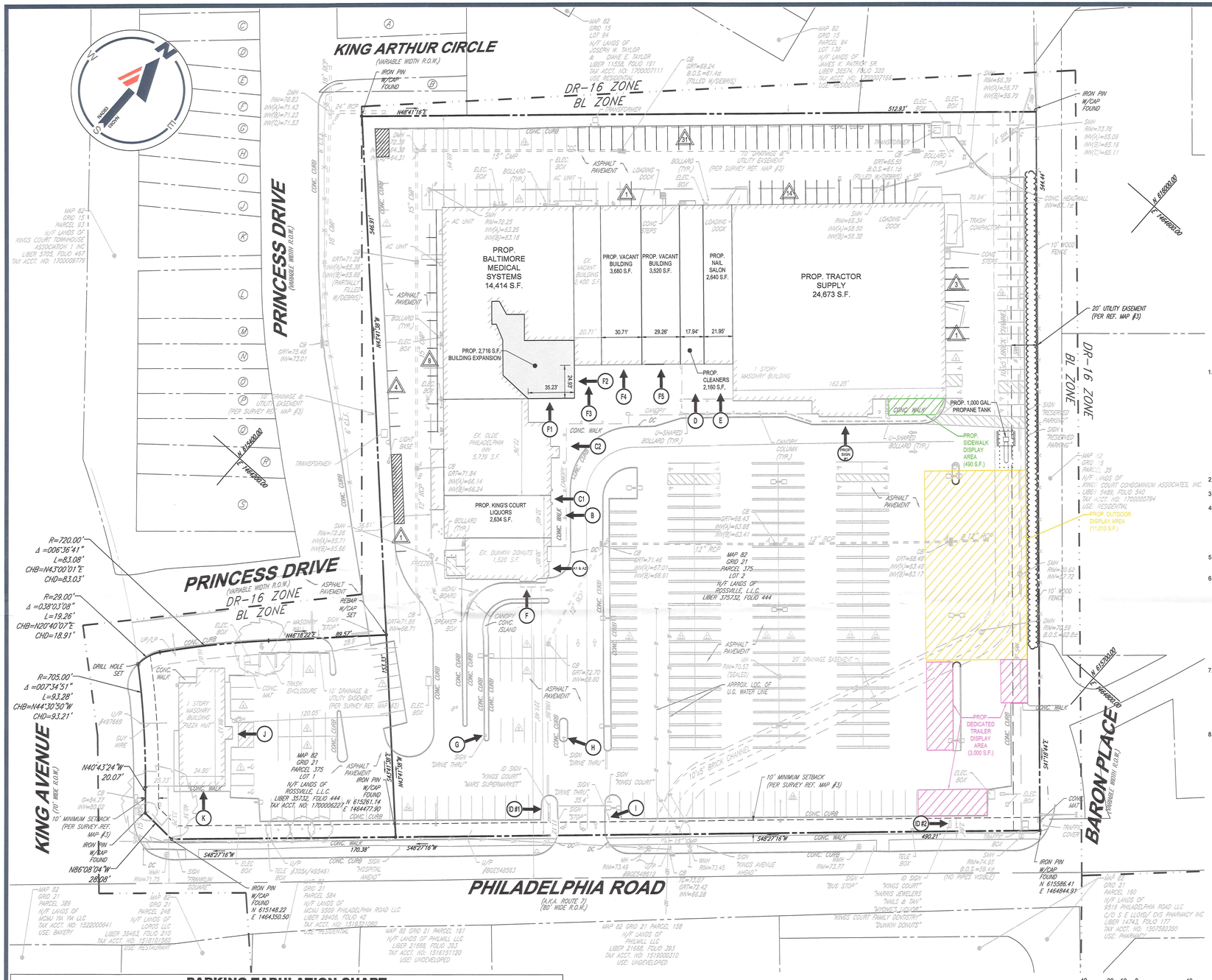
SIGN TABLES

SHEET NUMBER:

3
OF 3

ORG. DATE - 12/02/20

Dec 02, 2020
C:\PROGRAMDATA\BOHLER\ENG\2020\2020TEMP\ACPUBLISH_197284\2020029-VAR-1-----1LAYOUT, 03 - SIGN TABLES
MCO



LOCATION MAP

COPYRIGHT ACD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 1,000'

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 9544 PHILADELPHIA ROAD
   - B. SITE AREA: LOT 1: 27,750 S.F. OR 0.64 AC. LOT 2: 273,585 S.F. OR 6.28 AC.
   - C. ELECTION DISTRICT: 14
   - D. COUNCILMANIC DISTRICT: 6
   - E. ADC MAP: 4701F3, 4701G3; 4701F4; 4701G4
   - F. CENSUS TRACT: 4407.02
   - G. TAX MAP: 82
   - H. GRID: 21
   - I. PARCEL: 375
   - J. TAX ACCOUNT NO.: 14-1700006227; 14-1700008498
   - K. WATERSHED BIRD RIVER
2. ZONING: BL
3. ZONING MAP REFERENCE: 082B3
4. FLOOR AREA RATIO: PERMITTED = 3.0 PROVIDED = LOT 1: 0.14 (3,754 S.F. / 27,750 S.F.) LOT 2: 0.22 (59,467 S.F. / 273,585 S.F.)
5. EXISTING LAND USE: SHOPPING CENTER; PROPOSED LAND USE: SHOPPING CENTER
6. SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
LOT 1:		
FRONT (PHILADELPHIA ROAD)	10'	40.34'
FRONT (KING AVENUE)	10'	25.73'
FRONT (PRINCESS DRIVE)	10'	16.07'
SIDE (EAST)	0'	120.05'
LOT 2:		
FRONT (PHILADELPHIA ROAD)	10'	188.86'
FRONT (PRINCESS DRIVE)	10'	38.61'
SIDE (EAST)	25'	70.29'
REAR (NORTH)	20'	69.49'

7. SETBACK TO PHILADELPHIA ROAD CENTERLINE:
   LOT 1 REQUIRED: 40' PROVIDED: 73.79'
   LOT 2 REQUIRED: 40' PROVIDED: 221.40'
8. HEIGHT REQUIREMENTS: MAXIMUM OF 40' OR APPLICATION OF THE BUILDING HEIGHT TENT CALCULATION
   BUILDING HEIGHT: 40' MAX
9. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC 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 AND UNINCORPORATED AREAS, PANEL 430 OF 580", MAP NUMBER 24005100430G, WITH A MAP REVISED DATE OF MAY 5, 2014.
12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
13. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
15. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
16. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
17. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
18. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
20. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
21. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
22. TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
23. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1:10:12.15.

COMMERCIAL PERMIT HISTORY

B755047; B739964; B750866; B750964; B806808; B332603; B429553; B796883; B777941

ZONING HISTORY

R-1975-0054 - REQUEST FOR ZONING RECLASSIFICATION OF PROPERTY FROM DR-16 ZONE TO BL-CNS ZONE WAS GRANTED ON APRIL 30, 1974.

2012-0261-XA - REQUEST FOR SPECIAL EXCEPTION TO USE PROPERTY FOR AN ARCADE WITH MORE THAN FOUR (4) AMUSEMENT DEVICES WAS GRANTED ON JUNE 20, 2012.

PARKING TABULATION CHART

(PARKING SPACES REQUIRED PER BCZR SECTION 409.6A)

TENANT'S NAME	TENANT'S ADDRESS	USE	SQUARE FOOTAGE	CODE REQUIREMENT	SPACES REQUIRED
DUNKIN DONUTS	9506 PHILADELPHIA ROAD	RESTAURANT	1,520	16 SPACES/ 1,000 S.F.	25
KINGS COURT LIQUOR	9508 PHILADELPHIA ROAD	RETAIL	2,634	5 SPACES/ 1,000 S.F.	14
OLD PHILADELPHIA INN	9510 PHILADELPHIA ROAD	RESTAURANT	5,739	16 SPACES/ 1,000 S.F.	92
BALTIMORE MEDICAL SYSTEMS (M-F) (8-7)	9520 PHILADELPHIA ROAD	MEDICAL OFFICE	14,414	4.5 SPACES/ 1,000 S.F.	65
TBD	9522 PHILADELPHIA ROAD	RETAIL	2,400	5 SPACES/ 1,000 S.F.	12
TBD	9528 PHILADELPHIA ROAD	RETAIL	3,680	5 SPACES/ 1,000 S.F.	19
TBD	9532 PHILADELPHIA ROAD	RESTARAUNT	3,520	16 SPACES/ 1,000 S.F.	57
DRY CLEANERS	9536 PHILADELPHIA ROAD	RETAIL	2,160	5 SPACES/ 1,000 S.F.	11
KINGS NAILS & TAN	9540 PHILADELPHIA ROAD	BEAUTY	2,640	5 SPACES/ 1,000 S.F.	14
TRACTOR SUPPLY COMPANY	9544 PHILADELPHIA ROAD	RETAIL	24,673	5 SPACES/ 1,000 S.F.	124
OUTDOOR SALES AREA	N/A	RETAIL	14,503	5 SPACES/ 1,000 S.F.	73
PIZZA HUT OF MARYLAND	9504 PHILADELPHIA ROAD	RESTAURANT	3,754	16 SPACES/ 1,000 S.F.	61
TOTAL			81,637		567

PARKING SUMMARY

TOTAL PARKING REQUIRED	= 567
EXISTING PARKING	= 372 SPACES
PROPOSED PARKING	= 63 SPACES
LOST PARKING FOR OUTDOOR SALES	= 52 SPACES
TOTAL PARKING PROVIDED	= 383 SPACES (INCLUDING 14 ADA SPACES)
PARKING DEFICIT	= 184 SPACES

OUTDOOR SALES AREA

- OUTDOOR DISPLAY AREA = 11,013 S.F.
- DEDICATED TRAILER DISPLAY AREA = 3,000 S.F.
- SIDEWALK DISPLAY AREA = 490 S.F.

TOTAL OUTDOOR SALES AREA = 14,503 S.F.

VARIANCE REQUEST

1. VARIANCE FROM SECTION 409.6. OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 383 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 567 PARKING SPACES.
2. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.7(B)OF THE B.C.Z.R. TO ALLOW TWO FREESTANDING JOINT IDENTIFICATION SIGNS ON ONE ROAD FRONTAGE (PHILADELPHIA ROAD) IN LIEU OF THE FIVE PERMITTED FREESTANDING JOINT IDENTIFICATION SIGNS (ONE FOR EACH OF THE FIVE ROAD FRONTAGES - PHILADELPHIA ROAD, KING AVENUE, PRINCESS DRIVE, KING ARTHUR CIRCLE, KING CHARLES CIRCLE) (SIGNS I.D.#1, I.D.#2).
3. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.7(B)OF THE B.C.Z.R. TO ALLOW FREESTANDING JOINT IDENTIFICATION SIGNS WITH LETTER HEIGHT FOR TENANT NAMES A MINIMUM OF THREE INCHES IN HEIGHT IN LIEU OF THE REQUIRED EIGHT INCHES (SIGNS I.D.#1, I.D.#2).
4. VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(D)OF THE B.C.Z.R. TO ALLOW A TENANT IN A MULTI-TENANT BUILDING TO HAVE TWO WALL-MOUNTED ENTERPRISE SIGNS ON A FACADE WITH A SEPARATE EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE ONE SIGN PERMITTED (SIGNS A1 AND A2, C1 AND C2).

OWNER

ROSSVILLE LLC.
C/O MATT DRUMMOND
9627 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237

DEVELOPER/ APPLICANT

MARS HOLDINGS, LLC
9627 PHILADELPHIA ROAD, SUITE 100
ROSEDALE, MD 21237
CONTACT: RICK SNYDER
PHONE: 443-761-5772

ADJACENT PROPERTY OWNER INFORMATION

KEY	MAP	GRID	PARCEL	LOT	OWNER	DEED REFERENCE	TAX ACCOUNT NO.	USE
A	82	15	93	80	E. RASHELLE D. FOOTE	35879/ 397	1700006226	RESIDENTIAL
B	82	15	93	N/A	KINGS COURT TOWNHOUSE ASSOCIATION 1 INC.	5705/ 467	1700009780	RESIDENTIAL
C	82	15	93	17	JOSEPH M. & BETH KELLY	20337/ 474	1700006163	RESIDENTIAL
D	82	15	93	16	NANCY L. HERR	5140/ 316	1700006162	RESIDENTIAL
E	82	15	93	15	HLAINE U. MYINT & MOH MOH CHIT	28679/ 297	1700006161	RESIDENTIAL
F	82	15	93	14	JEFFREY M. & DARLENE DEMOINE	8581/ 240	1700006160	RESIDENTIAL
G	82	15	93	13	DEBORAH JEAN JONES	42419/ 92	1700006159	RESIDENTIAL
H	82	15	93	12	MICHAEL J. BUSCH	33685/ 286	1700006158	RESIDENTIAL
I	82	15	93	11	AKUDO N. AJANDU	36220/ 150	1700006157	RESIDENTIAL
J	82	15	93	10	NICHOLE D. ROTHWELL	17854/ 382	1700006156	RESIDENTIAL
K	82	15	93	9	ERIC L. JEFFREYS	33611/ 306	1700006155	RESIDENTIAL
L	82	15	93	8	JOSHUA I. WOLFE	31076/ 421	1700006154	RESIDENTIAL
M	82	15	93	7	OMOLARA WILLIAMS	33129/ 176	1700006153	RESIDENTIAL
N	82	15	93	6	ANTHONY J. HRICA	31549/ 204	1700006152	RESIDENTIAL
O	82	15	93	5	MALAV KIRAN BHAVSAR	40096/ 1	1700006151	RESIDENTIAL
P	82	15	93	4	US BANK ASSOCIATION TRUSTEE	30735/ 83	1700006150	RESIDENTIAL
Q	82	15	93	3	JOSE A. MAGDALENO	42780/ 297	1700006149	RESIDENTIAL
R	82	15	93	2	CR OF MARYLAND LLC	38199/ 487	1700006148	RESIDENTIAL
S	82	15	93	1	LUKE R. & LENA N. BRAGG	10449/ 647	1700006147	RESIDENTIAL

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD202029
DRAWN BY: MCO
CHECKED BY: JCB
DATE: 6/24/20
CAD I.D.: MD202029-VAR-0.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

MARS HOLDINGS, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

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

J.J. UCCIFERRO — STATE OF MARYLAND — No. 30054 — REGISTERED PROFESSIONAL ENGINEER — 6/30/20
PROFESSIONAL ENGINEER
I, JOSEPH J. UCCIFERRO, 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. 30054, EXPIRATION DATE: 6/30/2020

SHEET TITLE:

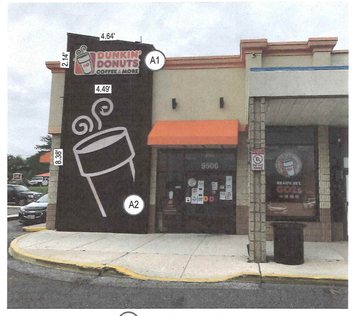
PLAN TO ACCOMPANY VARIANCE REQUEST

SHEET NUMBER: 1

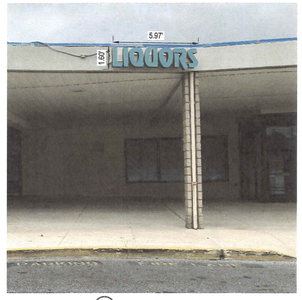
ORG. DATE - 6/24/20

2020-0260-SPHA

Jul 30, 2020
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MCO



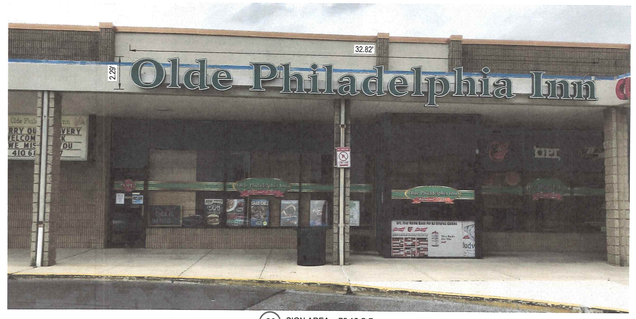
A1 & A2 SIGN AREA = 9.93 S.F.



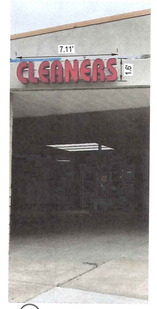
B SIGN AREA = 9.55 S.F.



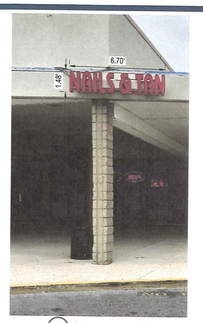
C1 SIGN AREA = 15.90 S.F.



C2 SIGN AREA = 75.16 S.F.



D SIGN AREA = 11.38 S.F.



E SIGN AREA = 9.92 S.F.



F SIGN AREA = 25.83 S.F.



J SIGN AREA = 25.83 S.F.



K SIGN AREA = 25.83 S.F.

KING'S COURT SHOPPING CENTER

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNANGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
A1	DUNKIN' DONUTS	4.64	2.14	9.93	30.85	61.70
A2	DUNKIN' DONUTS	4.49	8.38	37.62		
		TOTAL		47.55		
B	KINGS COURT LIQUORS	5.97	1.60	9.55	19.93	39.86
C1	OLDE PHILADELPHIA INN	5.64	2.82	15.90	72.76	145.52
C2	OLDE PHILADELPHIA INN	32.82	2.29	75.16		
		TOTAL		91.06		
D	DRY CLEANERS	7.11	1.60	11.38	17.94	35.88
E	KINGS NAILS & TAN	6.70	1.48	9.92	21.40	42.80
PROP. SIGN #1	TRACTOR SUPPLY COMPANY	28.00	8.25	231.00	162.25	324.50

*MAX AREA/ FACE = TWO TIMES THE LENGTH OF THE WALL CONTAINING THE EXTERIOR ENTRANCE AND DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY
* ENTITY WITH SEPARATE EXTERIOR CUSTOMER ENTRANCE MAY ERECT ONE CANOPY AND ONE WALL-MOUNTED SIGN

WALL-MOUNTED JOINT IDENTIFICATION SIGNAGE

ID	TENANT	SIGNAGE			WALL AREA (SF)	PERCENTAGE OF TOTAL WALL AREA	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
F	KINGS COURT CENTER	10.38	9.17	95.18	1,321	7.21	155.52 (12% OF AREA OF WALL WHICH SIGN IS ERECTED)

DIRECTIONAL SIGNAGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
G	DUNKIN' DONUTS	2.40	1.07	2.57	3.50	6	8
H	DUNKIN' DONUTS	2.40	1.07	2.57	3.50	6	8
I	DUNKIN' DONUTS	2.40	1.07	2.57	3.50	6	8

FREESTANDING BUILDING ENTERPRISE WALL/CANOPY SIGNAGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
J	PIZZA HUT	14.27	1.81	25.83	89.13	150.00
K	PIZZA HUT	14.27	1.81	25.83	34.80	69.60

*MAX. SIGN AREA = TWICE THE LENGTH OF THE WALL TO WHICH THE SIGNS ARE AFFIXED; MAX. 150 S.F.
*MAX. THREE WALL MOUNTED SIGNS PERMITTED; MAX. TWO SIGNS PER FACADE

JOINT IDENTIFICATION FREESTANDING SIGNANGE

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
ID #1	JOINT IDENTIFICATION	11.84	11.90	140.90	22.40	25	150
ID #2	JOINT IDENTIFICATION	5.18	11.13	57.65	14.28	25	150

*MAX. AREA/FACE = 1 SQUARE FOOT PER 4 LINEAR FEET OF FRONTAGE, MAX. 150 S.F.
490.21 + 170.38 L.F. (FRONTAGE) X 1 S.F. / 4 L.F. = 165.15 S.F.
*1 PERMITTED PER FRONTAGE

FUTURE SIGNS

MULTI-TENTANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNANGE

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (FT)	ALLOWABLE SIGNAGE PER CODE (SF)
		WIDTH (FT)	HEIGHT (FT)	AREA (SF)		
F1	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 70.46	35.23	70.46
F2	BALTIMORE MEDICAL SYSTEM	TBD	TBD	MAX. 49.86	24.93	49.86
F3	TBD	TBD	TBD	MAX. 41.42	20.71	41.4200
F4	TBD	TBD	TBD	MAX. 61.42	30.71	61.42
F5	TBD	TBD	TBD	MAX. 58.52	29.26	58.52



G SIGN AREA = 2.57 S.F.
NOTE: LOGO 9.3% OF DIRECTIONAL SIGN (<30%)



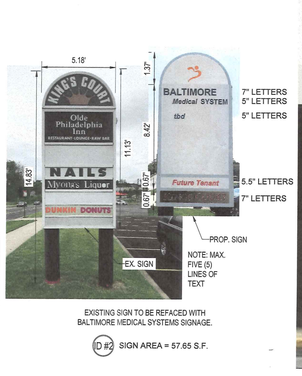
H SIGN AREA = 2.57 S.F.
NOTE: LOGO 9.3% OF DIRECTIONAL SIGN (<30%)



I SIGN AREA = 2.57 S.F.
NOTE: LOGO 9.3% OF DIRECTIONAL SIGN (<30%)

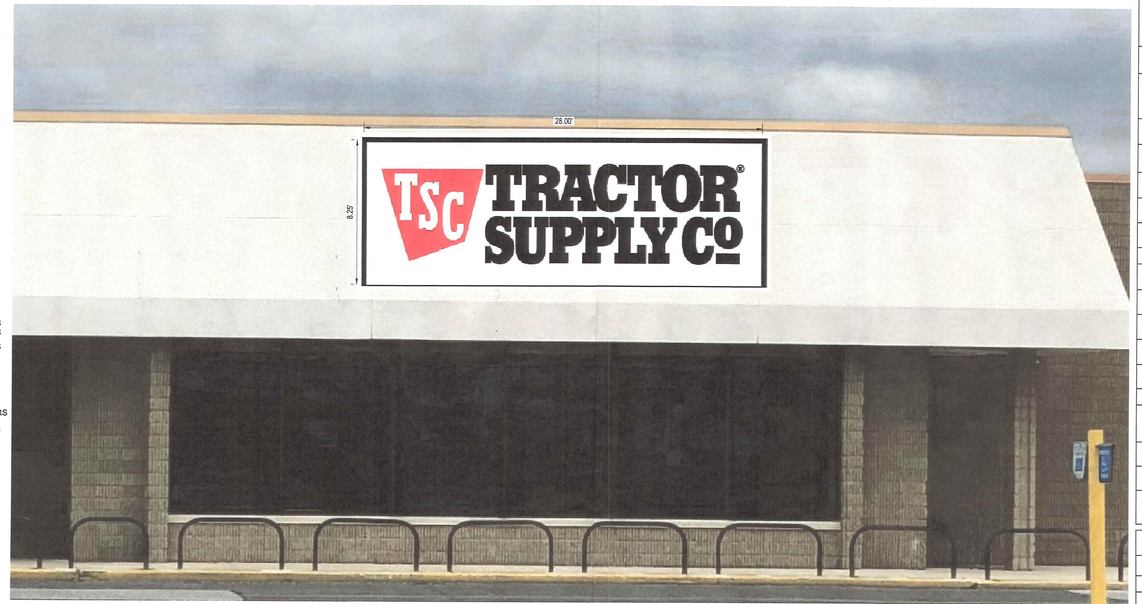


D #1 SIGN AREA = 140.90 S.F.
(29.30 S.F. AVAILABLE)



EXISTING SIGN TO BE REFACED WITH BALTIMORE MEDICAL SYSTEMS SIGNAGE.

D #2 SIGN AREA = 57.65 S.F.



PROP. SIGN #1 SIGN AREA = 231.00 S.F.

5 2.5 1.25 0 5
1"= 5'

BOHLER

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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

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PROJECT No.: MD202029
DRAWN BY: MCO
CHECKED BY: JCB
DATE: 6/24/20
CAD I.D.: MD202029-VAR-0.DWG

PROJECT:

KINGS COURT SHOPPING CENTER

FOR

MARS HOLDINGS, LLC

LOCATION OF SITE

9544 PHILADELPHIA ROAD
ROSEDALE, MD 21237
TM 82 G 21 P 375
BALTIMORE COUNTY

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
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J.J. UCCIFERRO
STATE OF MARYLAND
JOSEPH J. UCCIFERRO
No. 36054
PROFESSIONAL ENGINEER
7/30/20
PROFESSIONAL ENGINEER
I JOSEPH J. UCCIFERRO 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. 36054, EXPIRATION DATE: 6/26/2020

SHEET TITLE:

SHOPPING CENTER SIGNS

SHEET NUMBER:

2

ORG. DATE - 6/24/20

Jul 30, 2020
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_7\2629MD202029-VAR-0---LAYOUT 02 - SHOPPING CENTER SIGNS