IN RE: 1215 YORK ROAD *

* BEFORE

Petitioners: Dulaney Valley Improvement Ass'n, *et al.* * THE OFFICE

* OF

* ADMINISTRATIVE

* HEARINGS

* Case no. 2022-0294-SPH

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

NOTICE OF DISMISSAL

Petitioners, by their undersigned counsel, hereby dismiss this action with prejudice.

Michael R. McCann
118 W. Pennsylvania Avenue
Towson, Maryland 21204
michael@mmccannlaw.net
(410) 825-2150

Attorneys for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of July 2024, the foregoing notice of dismissal was sent via email to counsel of record.

Michael R. McCann

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Michael Mccann -
118 W Pennsylvania Ave
Towson, MD, 212044518

Re: Legal Notice 2546366,

CASE NUMBER: 2022-0294-SPH

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published
in the State of Maryland 1 time(s) on the following date(s):
10/10/2023

By

Joy Hough
Authorized Designee of the Publisher

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 an in-person hearing on the property identified herein as follows:

CASE NUMBER: 2022-0294-SPH
1215 York Road
East side of York Road, south side of Greenridge Road
9th Election District ⊠ 3rd Councilmanic District
Legal Owners: 1216 York Road, LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Special Hearings, BCZR Section 500.7, to determine whether or not the Zoning Commissioner⊠s should approve a use (Electrical Vehicle Charging Stations) which which is not clearly addressed in the Baltimore County Zoning Regulations. Further, can ⊠Development Plan⊠ be processed if a specific use is not addressed or permitted within a specific zone.

Hearing: Monday, October 30, 2023 at 10:00 a.m.
205 W. Chesapeake Avenue, Rm. 205, Towson MD 21204

For information on how to participate in the hearings virtually, 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.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

o10 2546366

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
P.O Box 745929
Atlanta, GA 30374-5929

Invoice #	745646065
Invoice Date	10/10/2023
Customer	Michael Mccann, ID:
Payment Terms	Net 30
Due Date	11/09/2023

BILLING ADDRESS

Michael Mccann
118 W Pennsylvania Ave
Towson MD 212044518

ADVERTISER
Michael Mccann, ID: 55789
118 W Pennsylvania Ave
Towson MD 212044518

INVOICE REF	MEDIA	DATE	PO	EDITION	QTY	AD SIZE
1007172494	The Daily Record (BLT) - Public Notice	10/10/23	2022-0294-SPH	Legal - Government	1	Legal - Government

Thank you for your business!
IOID: 2546366
Index: Government - Baltimore Co
Category: Baltimore County
Affidavit Reference: CASE NUMBER: 2022-0294-SPH

Subtotal	$165.62
Tax	$0.00
Credits	$0.00
BALANCE DUE	$165.62

REMITTANCE STUB TO BridgeTower Media

Invoice #	745646065 The Daily Record (BLT) - Public Notice	**Date**	11/09/2023	**Customer ID**	ID: 55789, Michael Mccann
Amount Enclosed:					

Acceptable Payment Methods

PREFERRED METHOD
To Pay by ACH Transfer:
Bank: Bank of America
Send ACH remittance email to
ar@bridgetowermedia.com
Account Number: 237025443017
Routing: 053000196

OTHER METHODS
To Pay by Check use the following address:
Please include invoice number on check
BridgeTower OpCo, LLC
P.O Box 745929
Atlanta, GA 30374-5929

To Pay by Credit Card:
Use the Click to Pay Online link located
on the email you received or Contact
Accounts Receivable: 866-802-8214
Please have your Invoice Number
and Credit Card Number Ready

To Pay by Wire Transfer:
Name: BridgeTower OpCo, LLC
Bank: Bank of America
Swift Code: BOFAUS3N
Bank Address: 100 North Tryon Street
Charlotte, NC 28255
Account Number: 237025443017
Routing: 053000196

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/5/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2022-294-SPH

INFORMATION:

Property Address:	1215 York Road, Lutherville
Petitioner:	Dulaney Valley Improvement Association (c/o Ellen Birkenthal) et al.
Zoning:	BL
Requested Action:	Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve a use (Electrical Vehicle Charging Stations) which is not clearly addressed in the BCZR and, further, if a “Development Plan”, including granting of “Limited Exemptions”, can be processed if a specific use is not addressed or permitted as a “Permitted Use”, “Use by Special Exception” or “Conditional Use” within a specific zone.

The subject site is a BL zoned property at the signalized intersection of York Road and Greenridge Road and is currently improved with a two-story, 11,170 square foot office building and associated parking lot. The site has an active development plan – Royal Farm Store 514 Limited Exemption, PAI # 09-0875. With the Limited Exemption Development Plan, the property owner is proposing a one-story, 5,230 square foot drive-thru convenience store (Royal Farm) with 74 parking spaces, including 12 Tesla charging stations. As of the date on this memo, the Limited Exemption Development Plan is on its 2nd Review and has not been approved by Baltimore County.

The site is within the boundaries of the following Community Plans: the Towson Community Plan (adopted February 3, 1992), the Western Baltimore County Pedestrian and Bicycle Access Plan (adopted November 19, 2012), and the Hunt Valley/Timonium Master Plan (adopted October 19, 1998). None of the Plans outline relevant guidance for the Zoning Petition at hand.

The Department of Planning’s primary duties when reviewing a zoning petition for a Development Plan include commenting on relief from provisions of the Baltimore County Zoning Regulations and, more particularly, the site planning, proposed architecture, lighting, landscaping, signage, site amenities (benches, trash receptacles, bike racks), etc. for conformance with the Baltimore County Master Plan and adopted community plans and design guidelines. The Department’s role to comment on matters relating to lack of regulatory zoning for a particular use and whether the ALJ should approve a development plan with a use that is not codified is not within the role of this Department. For this reason, the Department of Planning defers to Zoning Review and the Administrative Law Judge on the Special Hearing matters.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:

Taylor Bensley

Taylor Bensley

Division Chief:

Jenifer G. Nugent

Jenifer G. Nugent

SL/JGN

c: J. Carroll Holzer, Esq.
Te-Sheng Huang
Ngone Seye Diop
Office of Administrative Hearings
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING
1215 York Road; E/S of York Road ;
S/S of Greenridge Road
9th Election & 3rd Councilmanic Districts
Legal Owner(s): 1215 York Road LLC
Petitioner(s): Dulaney Valley Improvement Association
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2022-294-SPH

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of December, 2022, a copy of the foregoing Entry of Appearance was emailed to J. Carroll Holzer, Esquire, 508 Fairmount Avenue; Towson, Maryland 21286, jcholzer38@gmail.com , Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: January 17, 2023

SUBJECT: DEPS Comment for Zoning Item: 2022-0294-SPH
Address: 1215 York Road
Legal Owner: Two Farms, Inc.

Zoning Advisory Committee Meeting of Dec. 19, 2022.

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

Reviewer: Earl D. Wrenn

\\bcg.ad.bcgov.us\BCG\PAI\Zoning Review\Zoning Review\2022 Zoning Case Files\2022-0294-SPH\2022-0294-SPH 1215 York Rd comment.doc

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING December 19, 2022
FORMAL OR INFORMAL RESPONSE DUE AT December 26, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
# Agenda, Petition and Plat

Distribution:

*	Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
*	PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
*	PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
*	PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
*	PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.go
*	PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
*	Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
*	Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
*	Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
*	County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov tbostwick@baltimorecountymd.gov
*	Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+	People's Counsel, rwheatley@baltimorecountymd.gov
+	IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+	Kathy Are, kare@baltimorecountymd.gov
&	State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
&	Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
&	PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
#	People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
#	Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
#	DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
#	IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
#	Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
*	IF ELDERLY HOUSING, Community Development, MS #1102M
*	IF TOWER, Tower Coordinator, c/o OIT, MS #2007
#	IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
#	IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

Revised 07/7/2021

ZAC AGENDA

Case Number: 2022-0294-SPH **Reviewer:** Mitchell Kellman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: 1215 York Road LLC.
Contract Purchaser: Two Farms Inc.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1215 YORK RD
Location: Property located on the corner of East side of York Rd., South side of Greenridge Rd.

Existing Zoning: BL/RO **Area:** 1.54 ACRES
Proposed Zoning:
SPECIAL HEARING:
BCZR 500.7: To determine whether or not the Zoning Commissioner should approve a use (Electrical Vehicle Charging Stations) which is not clearly addressed in the Baltimore County Zoning Regulations. Further, can a "Development Plan" be processed if a specific use is not addressed or permitted within a specific zone.
Attorney: J. Carroll Holzer
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

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: 2022-0394-SPH
Property Address: 1215 York Road

~~Legal Owners~~ (Petitioners): Dulaney Valley Improvement Association
~~Contract Purchaser/Lessee:~~ Owner: 1215 York Road LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): J. Carroll Holzer, Esq
Address: 508 Fairmount Ave
Towson MD 21286

Telephone Number: 410-825-6961

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 09 **Account Number** - 0919274221

Owner Information

Owner Name:	1215 YORK ROAD LLC	**Use:** **Principal Residence:**	COMMERCIAL NO
Mailing Address:	3504 OLD COURT RD BALTIMORE MD 21208-	**Deed Reference:**	/41476/ 00237

Location & Structure Information

Premises Address:	1215 YORK RD 0-0000	**Legal Description:**	PT LT 5,6 SE COR GREENRIDGE RD GREENRIDGE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0019	0435	20000.04	0000	A			2023	**Plat Ref:** 0005/ 0085

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1972	16,717 SF		51,245 SF	15

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

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	1,537,300	1,537,300		
Improvements	802,900	802,900		
Total:	2,340,200	2,340,200	2,340,200	
Preferential Land:	0			

Transfer Information

Seller: SEBCO FED CREDIT UNION	**Date:** 06/03/2019	**Price:** $4,150,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /41476/ 00237	**Deed2:**
Seller:	**Date:**	**Price:** $0
Type:	**Deed1:** /05007/ 00373	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

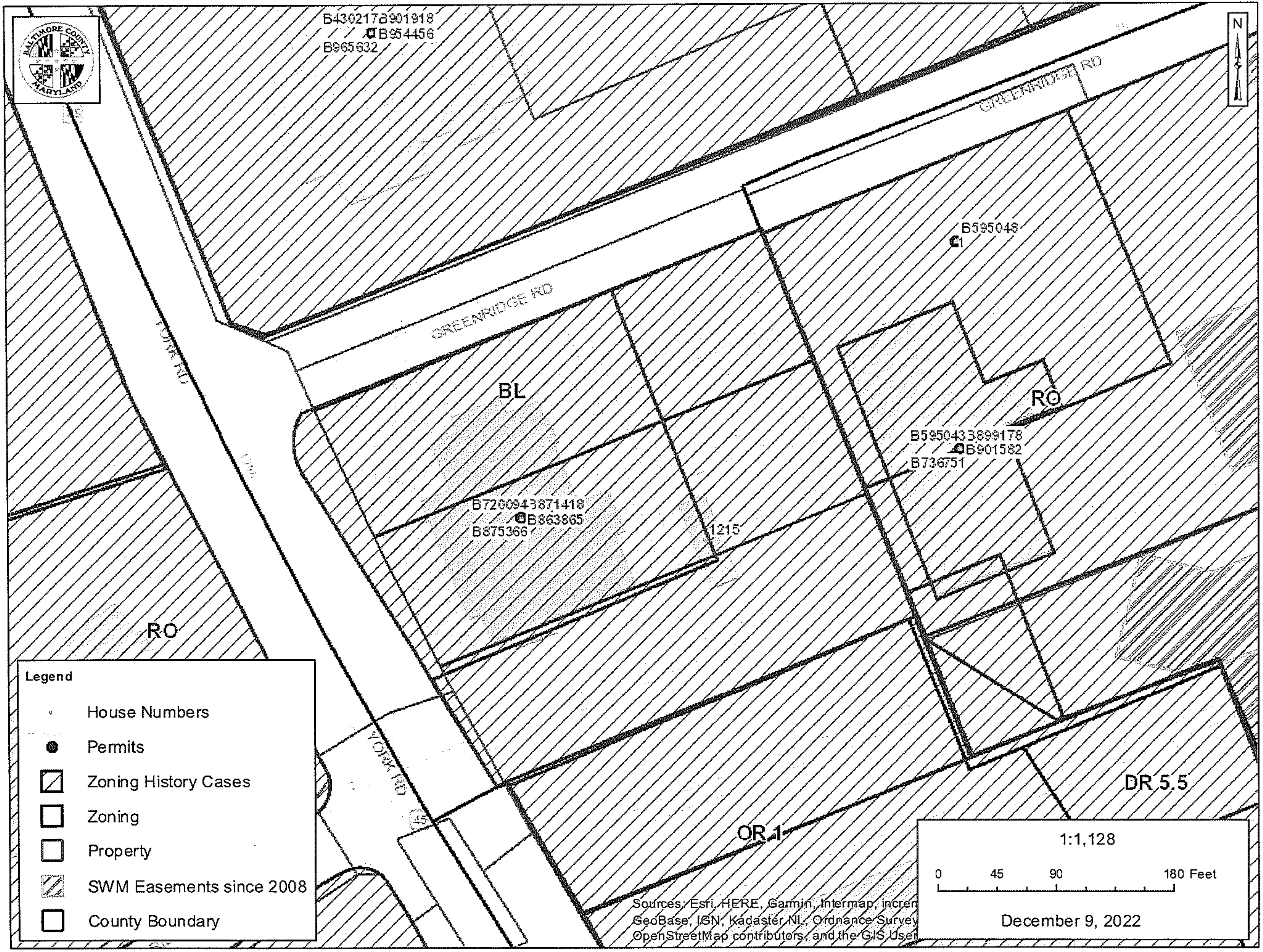
Homeowners' Tax Credit Application Information

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

2022- 0294 - SPH

Baltimore County - My Neighborhood

2022-0294-SPH


B4302173901918
B954456
B965632
GREENRIDGE RD
GREENRIDGE RD
YORK RD
YORK RD
BL
RO
RO
B595048
B5950433899178
B901582
B736751
B7200943871418
B863865
B875366
1215
45
OR 1
DR 5.5
N
Legend
House Numbers
Permits
Zoning History Cases
Zoning
Property
SWM Easements since 2008
County Boundary
1:1,128
0
45
90
180 Feet
December 9, 2022

Sources: Esri, HERE, Garmin, Intermap, incren
GeoBase, IGN, Kadaster NL, Ordnance Survey
OpenStreetMap contributors, and the GIS User

Baltimore County Government, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |

1215 YORK RD	
Tax Account Number	0919274221
Owner Name	1215 YORK ROAD LLC
Premise Address	1215 YORK RD
Tax Map	0061
Parcel	0435
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL
ZONING INFORMATION	
Zoning	BL
Zoning	RO
SCHOOL DISTRICTS	
Elementary School District	Hampton ES
Middle School District	Ridgely MS
High School District	Towson HS
CIVIC - GOVERNMENT	
Police Precinct	Cockeysville
Councilmanic District	3
Congressional District	2
Legislative District	42B
Election District	9
Voting Precinct	09-007
Highway Shop District	TEXAS
ECONOMIC	
Commercial Revitalization District	Towson
Enterprise Zone	No Feature Found
Economic Park Center Name	No Feature Found
Economic Park Center Type	No Feature Found
ENVIRONMENTAL	
Watershed Name	Loch Raven Reservoir
River Basin Name	Gunpowder River
Subshed Name	Long Quarter Branch
Soil Name	Urban land 0 to 8 percent slopes
HISTORIC	
National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found
LAND MANAGEMENT	
URDL Land Type	Urban
Growth Tier Description	Served by public sewer and inside URDL
ZONING CASE HISTORY	
Zoning History Case Number	1987-0413-SPH
Zoning History Case Number	R-1971-0012-X
Zoning History Case Number	1983-0135-SPH

2022-0294-SPH

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

No. 219034

Date: 12/12/2022

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$500.—

Total: $ 500.—

Rec From: J. Carroll Holzer, PA Atty Law

For: Petition for Special Hearing
Zoning Case 2022-0294-SPH
@ 1215 York Road

MJK- Paid

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

CASHIER'S VALIDATION

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1215 York Road, Lutherville, MD 21093 Currently Zoned BL
Deed Reference 41476 / 00237 10 Digit Tax Account # 0919274221
Owner(s) Printed Name(s) Dulaney Valley Improvement Association, Party of interest with standing, et al.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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 a use (Electrical Vehicle Charging Stations) which is not clearly addressed in the Baltimore County Zoning Regulations. Further, can a "Development Plan" be processed if a specific use is not addressed or permitted within a specific zone.

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

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

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

See Attachment "A", Additional Petitioners and Issues

Property is to be posted and advertised as prescribed by the zoning regulations.
I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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).

FIRST PARTY OF INTEREST:

~~Contract Purchaser/Lessee:~~ Legal Owners
1215 York Road LLC
Name - Type or Print

Signature
3504 Old Court Road Balto. MD
Mailing Address City State
21208 / /
Zip Code Telephone # Email Address

~~Legal Owners~~ (Petitioners): DULANEY VALLEY IMPROVEMENT ASSN.
Ellen Birkenthal, President /
Name #1 – Type or Print Name #2 – Type or Print
Ellen Birkenthal /
Signature #1 Signature # 2
P.O. Box 102, Lutherville MD
Mailing Address City State
21094-0102 / dviapresident@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:
J. Carroll Holzer, Esq.
Name - Type or Print

Signature
508 Fairmount Ave. Towson, MD
Mailing Address City State
21286 / (410) 825-6961 jcholzer38@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:
J. Carroll Holzer, Esq.
Name – Type or Print

Signature
508 Fairmount Ave. Towson, MD
Mailing Address City State
21286 / 410-825-6961 / jcholzer38@gmail.com
Zip Code Telephone # Email Address

CASE NUMBER 2022-0294-SPH Filing Date 12/12/2022 Do Not Schedule Dates ________ Reviewer ____

3/2022

ATTACHMENT "A"
TO
PETITION FOR ZONING SPECIAL HEARING
REGARDING

1215 York Road (Royal Farms Store #514)

Additional Petitioners
In addition to the Dulaney Valley Improvement Association (DVIA), there are additional "parties of interest" joining in the petition for Special Hearing.

They are as follows:

- Maxwell R. Collins, II, Esquire
  11 Greenridge Road
  Lutherville, Maryland 21093-6121

  Maxwell R. Collins II, Esq.

  MAXWELL R. COLLINS, II, Esquire

- Tim Ruppalt
  214 Felton Road
  Lutherville, Maryland 21093-6420

  Tim Ruppalt

  TIM RUPPALT

- Dr. Robert Cordes
  1217 Oak Croft Drive
  Lutherville, Maryland 21093

  Dr. Robert Cordes

  Dr. ROBERT CORDES

- Susan S~~c~~haffer
  119 Ridgefield Road
  Lutherville, Maryland 21093-6320

  Susan Shaffer

  SUSAN S~~C~~HAFFER

ADDITIONAL CONCERNS
TO BE ADDRESSED AT THIS SPECIAL HEARING

Table of Contents

I. Concerns
II. Background
III. Legal Reasoning
IV. EVCS Definitions
V. EVCS Zoning in Other Communities

I.

Concerns

- What is the status of a "proposed use" that is a principal use and is not clearly addressed in "uses" by the Baltimore County Zoning Regulations (BCZR)?
    - Electric Vehicle Charging Stations EVCS, are not directly addressed by the BCZR zone.
    - In this instance, EVCS are the "proposed use" and are not directly addressed by the BCZR.
    - More specific to this instance, twelve (12) commercial Level 3 Superchargers are proposed as a principal use on a BL zoned property that was deemed "unsuitable" for Automotive Service, AS, by the Baltimore County Council in 2020.
    - The fuel service rubric, BCZR 405 is the only plausible categorization under existing zoning law, but such use is prohibited County Council.
    - Alternatively, the EVCS use is not currently permitted as a principal use.

- Can a "Development Plan," including the granting of "Limited Exemptions," be processed if a specific use is not addressed or permitted as a "Permitted Use," "Use by Special Exception" or "Conditional Use" within specific zone?

Streamline the installation of infrastructure that serves a purpose." (Emphasis added)

III.

Legal Issues

Electric Charging Stations Are Not Permitted in the B.L. Zone

The People's Counsel joined the DVIA in arguing this zoning issue before the Board of Appeals. Attached in **Appendix "A"** is their memorandum that expresses details of their legal arguments.

In summary, a reasonable person might view the zoning use issues as having three interpretations:

1. EVCS use is subsumed within the fuel service station rubric, BCC 405. And thus NOT permitted in the B.L. Zone; or
2. Because the BCZR does not explicitly address EVCS, they are simply NOT permitted in any zone.

IV.

EVCS Definitions

With the proliferation of Electric Vehicle Charging Stations (EVCS;s) across the Nation. It is imperative to have an understanding and agreement on common definitions.

The Federal Government and most organizations are in agreement with the following definitions

Types of Electric Vehicle Charging Stations and their Characteristics

Level 1 Charging:

- 120-Volt.
- Connectors Used: J1772, Tesla.
- Charging Speed: 3 to 5 Miles per Hour.
- Locations: Home, Workplace & Public.
- Uses a common 120-volt household outlet.
- Every electric vehicle or plug-in hybrid can be charged on Level 1 by plugging the charging equipment into a regular wall outlet.
- Is the slowest way to charge an EV. It adds between 3 and 5 miles of range per hour.
- Works well for plug-in hybrid electric vehicles (PHEV's) because they have smaller batteries, currently less than 25kWh. Since EVs have much larger batteries, Level 1 charging is too slow for most daily charging, unless the vehicle isn't needed to drive very far on a daily basis. Most EV owners find that Level 2 charging better suits their daily charging needs.

Level 2 Charging:

- 208-Volt to 240-Volt.
- Connectors Used: J1772, Tesla.
- Charging Speed: 12 to 80 Miles Per Hour.
- Locations: Home, Workplace & Public.
- Is the most commonly used level for daily EV charging.
- Can be installed at home, at the workplace, as well as in public locations like shopping plazas, train stations and other destinations.
- Can replenish between 12 and 80 miles of range per hour, depending on the power output of the Level 2 charger, and the vehicle's maximum charge rate.
- Most Plugged Electric Vehicle (PEV) owners choose to install Level 2 charging equipment at their residence, because it charges the vehicle up to 10 times faster than Level 1 charging. Charging from a Level 2 source usually means the vehicle will be completely charged overnight, even if you began with a nearly empty battery.

Level 3 Charging:

- 400-Volt to 900- Volt (DC Fast Charge & Supercharging).
- Connectors Used: Combined Charging System (Combo), CHAdeMO & Tesla.
- Charging Speed: 3 to 20 Miles Per Minute.
- Locations: Public.
- Fastest type of charging available and can recharge an EV at a rate of 3 to 20 miles of range per minute.
- Unlike Level 1 and Level 2 charging that uses alternating current (AC), Level 3 charging uses direct current (DC). The voltage is also much higher than Level 1 & 2 charging, which is why you don't see Level 3 chargers installed at home.
- Ver few residential locations have the high-voltage supply that is required for Level 3 charging.
- Cost tens of thousands of dollars. So even if your residence has 400-volt electricity service, the cost to install the charger would most likely cost more than your EV.
- Tesla calls their Level 3 chargers Superchargers; other are call DC Fast Chargers.
- Current Nissan EVs use a third specification, CHAdeMO.

Forbes.com/wheels/advice/ev-charging-levels/

Characteristics of Electric Vehicle Drivers

Range of Anxiety Driving

Level 3 Superchargers take 30 minutes to provide an 80 percent battery charge are the best used for ***commercial*** minimal time electric replenishment.

"Range anxiety" describes a driver's fear of being stranded due to insufficient fuel to reach a destination. Whether driving a gas or an electric vehicle, long road trips require a tank fueling or battery charging plan.

Many drivers considering switching to electric vehicles cite a similar concern: the hypothetical nightmare of getting stuck in the middle of nowhere without any battery charge left. The Biden administration has an ambitious plan to address this. It wants to promote the installation of thousands of charging stations in each State so that they become as common as gas stations, their use approximating the ease and speed of using a gas pump.

Under this plan the federal government will spend $5 billion dollars to build 500,000 chargers. The money will go to States, who have until late summer 2023 to submit their plans to the federal government. The funding includes provisions intended to ensure that this network of chargers is fast, reliable, and convenient. To that end, States are to prioritize building chargers along the interstate highway system. Each system is required to include at least four fast-speed plug-ins. And chargers must be non-proprietary, meaning they connect to more than one auto brand.

https://www.npr.org/2022/04/30/1095280362/electric-cars-charging-stations-range-anxiety

Destination Driving

Level 1 or Level 2 chargers take between 4 to 24 hours to achieve an 80 percent charge. They are simple electric systems that are common for residential use.

Destination driving is best described by driving habits that allow for 4 or more hours to recharge. Examples would be overnight charging at home, at work or at a resort.

CONCLUSION

The Administrative Law Judge needs to address these issues that the Board of Appeals failed to do in Case No.: CBA-22-033 despite the Petitioners and Peoples' Counsel request to do so.

Respectfully submitted,

J. CARROLL HOLZER, Esquire
J. CARROLL HOLZER, P.A.
508 Fairmount Avenue
Towson, Maryland 21286
410-825-6961
jcholzer38@gmail.com
Attorney Number: 6310010037
Attorney for Protestants

ZONING PROPERTY DESCRIPTION

FOR

1215 York Road

Lutherville, MD

Beginning at a point on the east side of York Road which is of variable width at the distance of 25 feet south of the centerline of the nearest improved intersecting street, Greenridge Road, which is 50 feet wide. Thence the following courses and distances: North 67° 56′ 11″ East 283.03′, South 21° 54′ 37″ East 245.00′, North 67° 56′ 11″ East 261.22′, thence by a curve to the right along the eastern right-of-way of York Road a length of 245.99′ and Radius of 2799.79′ to the point of **Beginning** as recorded in Deed Liber 41476, Folio 00237, containing 67,106 square feet +/- (1.54 acres+/-). Located in the 9th Election District and 3rd Council District.

STATE OF MARYLAND
JAMES S. PATTON
9493
PROFESSIONAL ENGINEER

My license expires Sept.25, 2023

2022-0294-SPH

NOTES:

1. PROPERTY OWNER: 1215 YORK ROAD LLC
   3504 OLD COURT ROAD
   PIKESVILLE, MD 21208

2. DEVELOPER: TWO FARMS INC.
   3611 ROLAND AVE
   BALTIMORE, MD 21022
3. TAX ACCOUNT NUMBER: 0913134530, 0919274221
4. ACREAGE: NET: 67,106-SF/1.54-AC
   GROSS: 74,486-SF/1.71-AC (INCLUDES 30' OF R/W)
5. DEED REFERENCE: /41476/ 00237
6. TAX MAP: 61
7. PARCEL: 331, 435
8. CENSUS TRACT NUMBER: 4902
9. WATERSHED: LOCH RAVEN RESERVOIR
10. ELECTION DISTRICT: 9
11. COUNCILMANIC DISTRICT: 3
12. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100265F, DATED 9/26/2008.
13. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA PER EMAIL DATED 12/1/21.
14. ZONING MAP REFERENCE NUMBER: 061A3
15. ZONING HISTORY CASE NO:
    R-1965-0047-RX TO REZONE PROPERTY FROM R6 TO BR (DENIED 8/6/1968) AND A SPECIAL EXCEPTION REQUEST FOR A FILLING STATION (WITHDRAWN BY PETITIONER)
    R-1971-0012-RX TO REZONE PROPERTY FROM R6 TO RA AND SPECIAL EXCEPTION REQUEST TO USE THE PROPERTY FOR OFFICE BUILDINGS (GRANTED 9/21/1970)
    1976-0152-SPH - TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE (GRANTED 3/10/1976)
    1980-0213-X - EXPANSION OF OFFICE AND OFFICE BUILDING (GRANTED 9/9/1980)
    1983-0135-SPH - EXTENSION OF TIME FOR UTILIZATION FOR SPECIAL EXCEPTION GRANTED IN CASE NO 80-213-X (GRANTED 4/13/1983)
    1987-0413-SPH - AMENDMENT TO THE SITE PLAN FOR SPECIAL EXCEPTION FOR DRIVE UP BANKING (GRANTED 4/21/1987)
16. ZONING - BL
17. SETBACKS:
    FRONT = 10 FT. FROM PROPERTY LINE OR 40 FT. FROM STREET CL
    FRONT YARD AVERAGING DOESN'T APPLY BECAUSE THE BUILDINGS ON ADJACENT LOTS ARE MORE THAN 100-FEET FROM THE SIDE PROPERTY LINE OF THE DEVELOPMENT SITE.
    SIDE - CORNER LOT = 10 FT ON THE STREET SIDE
    INTERIOR LOT = NONE
    REAR = NONE
18. EXISTING LAND USE: BANK
19. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT RESTAURANT
20. PROPOSED BUILDING HEIGHT: 32'-5"
21. PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
22. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
23. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
24. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
25. OPEN SPACE: NOT REQUIRED
26. ADJUSTED BUILDING FLOOR AREA: 5,230-S.F.
27. FLOOR AREA RATIO: 5,230 S.F./ 74,486 S.F. = 0.07 (3.0 PERMITTED)
28. PARKING REQUIRED:
    CONVENIENCE STORE/CARRYOUT RESTAURANT USE
    5230 S.F. @ 5/1000 = 27
    OUTDOOR SEATING
    225 S.F. @ 5/1000 = 2
    TOTAL REQUIRED =29
    TOTAL PROVIDED =74 (Including 12 Telsa charging stations)
29. PARKING SPACE DIMENSIONS:
    TYPICAL SPACE = 9' x 18'
    HANDICAP SPACE = 8'x 18'(with 8' access aisle strip between spaces)
30. THE ONSITE EXISTING BUILDING AND ASSOCIATED PARKING SHALL BE REMOVED.
31. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
32. AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
33 STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.
34. STORM DRAINS, GRADING AND STORM WATER MANAGEMENT LAYOUTS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL DESIGN AND APPROVAL.
35. RAMPS SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL ENTRANCES. THE RAMPS SHALL INCLUDE DETECTABLE WARNING AREAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD DETAILS R-36A OR R-36B OR STATE HIGHWAY ADMINISTRATION DETAILS AS APPLICABLE.
36. OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENTS OR DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY)
37. A PRESSURE-REDUCING VALVE (PRV) SHALL BE PROVIDED WHEN THE STATIC PRESSURE EXCEEDS 80-PSI.
38. THERE ARE NO HISTORIC STRUCTURES ON SITE OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT.
39. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY SECT. 7-101.
40. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING SEPTIC SYSTEMS OR WELLS ON SITE.
41. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO RARE, THREATENED, OR ENDANGERED SPECIES HABITAT ON THIS PROPERTY.
42. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
43. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
44. 5.230 SF CONVENIENCE STORE (LUC 851) x 761.44(X) + 2.27 AVG RATE = 3,985 ADT
    ESTIMATED AVERAGE DAILY TRIPS (ADT) = 3,985 TRIPS
45. THE PROJECT IS LOCATED IN THE IMPACT AREA OF THE HUNT VALLEY/TIMONIUM MASTER PLAN, ADOPTED 10/18/1998.
46. THE PROJECT IS LOCATED WITHIN THE LIMITS OF THE TOWSON COMMUNITY PLAN, ADOPTED 2/2/1992.
47. THE PROJECT IS LOCATED WITHIN THE LIMITS OF THE WESTERN BALTIMORE COUNTY PEDESTRIAN AND BICYCLE ACCESS PLAN, ADOPTED 11/18/2012.

FIRE PREVENTION NOTES:

1. THE PROPOSED BUILDING(S) SHALL BE DESIGNED AND CONSTRUCTED AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21.
2. WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL BUILDING IS UNDER ROOF. A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 80,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21; SECTION 1:16.4.3.1.3.
3. REFER TO THE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE; COUNTY BILL #3-17 SECTION 1:10.11.1.5, REGARDING THE ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM 6" IN SIZE.
4. WASTE AND REFUSE CONTAINERS SHOULD NOT BE PLACED CLOSER THAN 15-FT TO ANY STRUCTURAL WALLS OR PARTITIONS CONSTRUCTED OF COMBUSTIBLE MATERIALS; NOR FROM OPENINGS IN EXTERIOR WALLS SUCH AS DOORS AND WINDOWS; NOR BENEATH A COMBUSTIBLE OVERHANG IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21 SECTION 1:19.2.1.3.1

PREVIOUS COMMERCIAL PERMITS

B720094 - INTERIOR ALTS FOR DEMO OF CEILING & REPLACE W/DRYWALL & RECESS FOR LIGHTING; ISSUED 7/2/2009
B863865 - INTERIOR ALTS TO DEMO & CONSTR. DRYWALL, CEILING GRID, HVAC MODS; ISSUED 11/20/2014
B871418 - INTERIOR ALTS TO MODIFY OFFICE SPACE IN BSMT; ISSUED 3/26/2015
B875366 - ADD 2 & RELOCATE 12 SPRINKLER HEADS ; ISSUED 4/20/2015

DRC, WAIVERS:

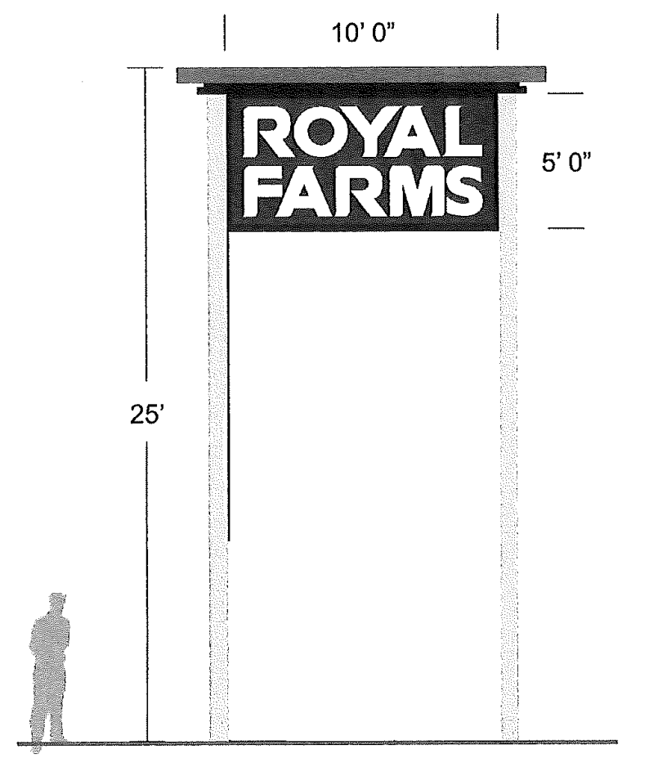
DRC #113021A - PROJECT MEETS THE REQUIREMENTS OF LIMITED EXEMPTION UNDER SECTION 32-4-106(B)(8) (11/30/2021)

SOILS CHART

SOIL SYMBOL	SOIL NAME	HYDROLOGICAL SOIL GROUP
Ur	URBAN LAND	(D)

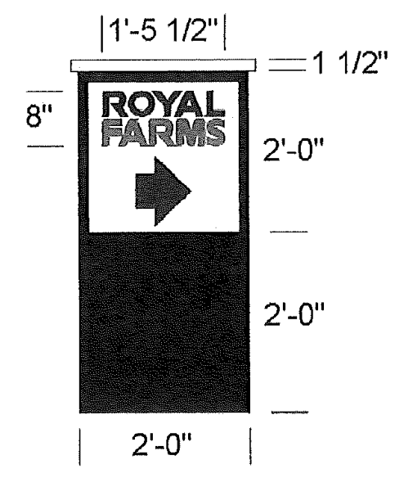
THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF NATURAL TOPOGRAPHIC FEATURES OF STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

TWO SIGNS ALLOWED
TWO SIGNS PROPOSED
ALLOWABLE SIGN AREA = 75-SF
ROYAL FARMS SIGN AREA = 50-SF


10' 0"
ROYAL FARMS
5' 0"
25'

25' PYLON SIGN DETAIL

NTS


1'-5 1/2"
1 1/2"
8"
ROYAL FARMS
2'-0"
2'-0"
2'-0"

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

DIRECTIONAL SIGN

NTS

STORMWATER MANAGEMENT SUMMARY:

Existing Commercial Site
Total area within Limit of Disturbance (LOD) = 1.60 acres
Existing Impervious Area within LOD = 1.14 acres
Existing Percent Impervious 71%
Site is a Redevelopment Site because the Existing % Impervious Area is greater than 40%
Required Management: Reduce Impervious Area by at least 50%, or provide ESD to the MEP to provide water quality treatment (1-inch rainfall) for at least 50% of the existing impervious area, or combination of the two approaches.
Required 50% Reduction of Existing Impervious = 0.57 acres
Proposed Impervious Area within LOD = 1.22 acres
Proposed Percent Impervious = 77%
Proposed Increase in Impervious Area = 0.09 Acres
Impervious Area to be Treated = 0.66 acres [50% of Existing Impervious (0.57 ac) + Proposed Increease in impervious Area (0.09 Acres)]

STORMWATER MANAGEMENT SUMMARY CHART

THE SITE IS LOCATED IN GWYNNS FALLS WATERSHED THE PROJECT QUALIFIES AS RE-DEVELOPMENT	REQ'D	PROV'D
Impervious Area to be Treated (A_T)	0.66-AC.	0.67-AC.
Water Quality Volume (WQv)	2556 C.F.	2796 C.F.
Recharge	NA	NA
Extreme Flood (Qf)	NA	NA
Pe	1.13	1.19

WQv DEVICE SUMMARY CHART (PRIVATE)

PRACTICE	TREATMENT VOLUME	FACILITY DIMENSIONS	DRAINAGE AREA	IMPERVIOUS AREA
FILTERRA 1	888 C.F.	6' x 14'	0.13-AC	0.13-AC
FILTERRA 2	858 C.F.	6' x 18'	0.38-AC	0.24-AC
FILTERRA 3	1050 C.F.	8' x 18'	0.34-AC	0.30-AC
	2796 C.F.			0.67 AC.

STUDY POINT SUMMARY CHART

	D.A. AC.	RCN	Tc	10-YEAR RUNOFF RATE Q (CFS)	100-YEAR RUNOFF RATE Q (CFS)
SP#1 EX. COND.	0.54	94	0.1 HR.	3.7	5.4
SP#1 DEV. COND.	0.52	93	0.1 HR.	3.5	5.1
SP#2 EX. COND.	1.02	92	0.1 HR.	5.3 *	7.6 *
SP#2 DEV. COND.	1.05	94	0.1 HR.	5.3 *	7.6 *
SP#3 EX. COND.	0.04	98	0.1 HR.	0.3	0.4
SP#1 DEV. COND.	0.04	98	0.1 HR.	0.3	0.4

* TR-20 ROUTING

STORMWATER VAULT/STUDY POINT SUMMARY

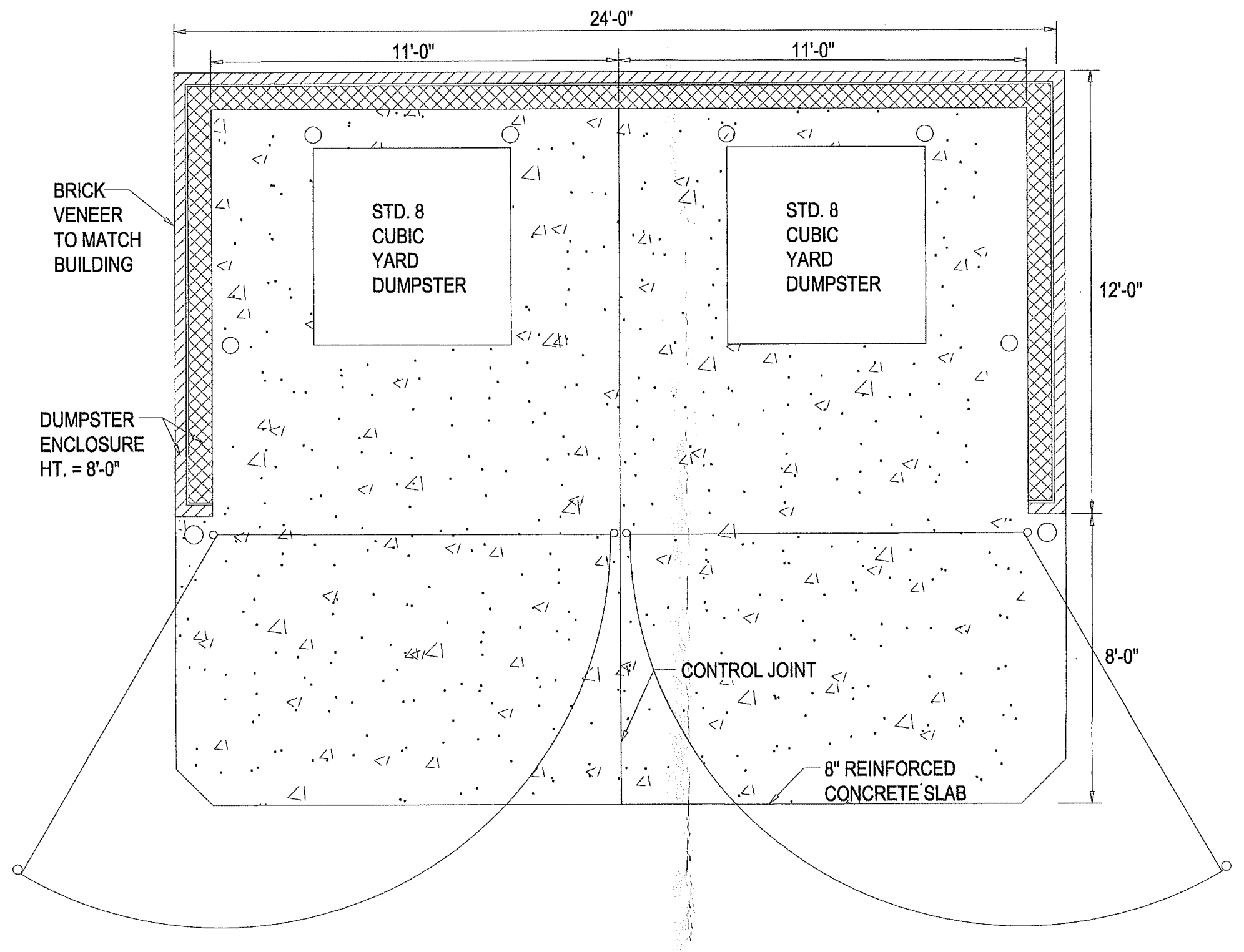
DRY, EXTENDED DETENTION FOR QUANTITATIVE MANAGEMENT
STRUCTURE CLASS: N/A (NOT A POND)
MANAGEMENT REQUIRED: 100-YR
PROPOSED AREA TO FACILITY: D.A. = 0.85 AC; RCN = 88, Tc = 0.1 HR
PROPOSED BYPASS AREA: D.A. = 0.51 AC; RCN = 79; Tc = 0.1 HR
EXISTING AREA TO STUDY POINT: D.A. = 1.36 AC.; RCN = 64, Tc = 0.1 HR

STORM	FACILITY INFLOW	WSEL	STORAGE @ WSEL	PEAK FLOWS			
				TOTAL EXISTING	BYPASS	FACILITY OUTFLOW	TOTAL PROPOSED
1-YR	0.40 CFS	385.59	219-CF	2.38-CFS	2.28-CFS	0.11-CFS	2.37-CFS
10-YR	0.79 CFS	387.30	399-CF	5.30-CFS	4.86-CFS	0.52-CFS	5.30-CFS
100 YR	1.11 CFS	388.02	475-CF	7.59-CFS	6.89-CFS	0.93-CFS	7.57-CFS

NOTE: ALLOWABLE DISCHARGE DOES NOT NECESSARILY EQUAL THE EXISTING DISCHARGE MINUS THE BYPASS DISCHARGE SINCE THE FLOWS WERE ROUTED USING TR-20 AND TIME AT WHICH THE HYDROGRAPHS REACH THEIR PEAK MAY VARY.

"I, Tanya Bensinger for Justin Rosemore, certify under oath that there are no deliquent accounts for any other development with respect to the following: the applicant, a person with a financial interest in the proposed development , or a person who will perform contractual services on behalf of the proposed development."

Justin Rosemore, Authorized Person 1/12/22
Date

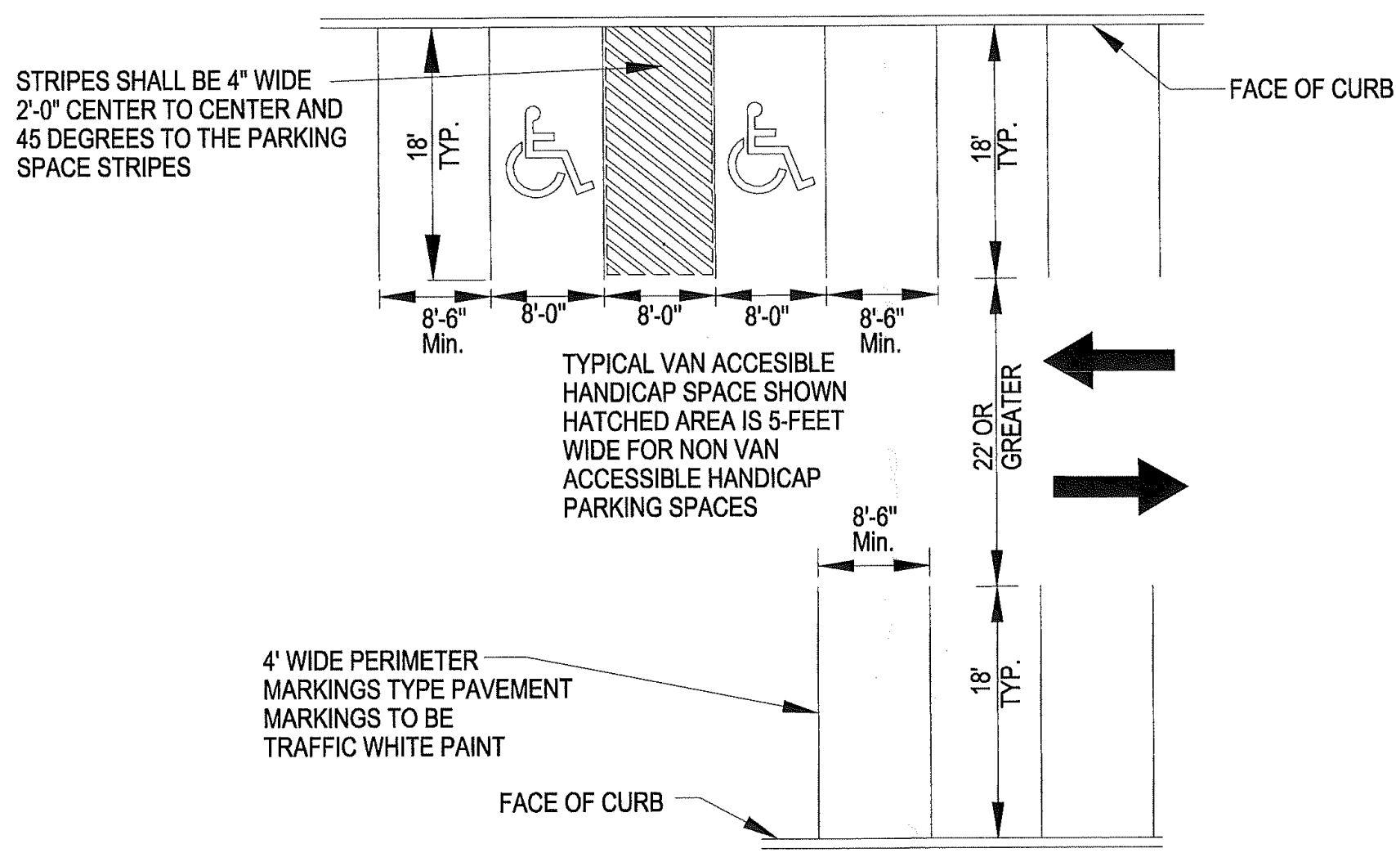

24'-0"
11'-0"
11'-0"
BRICK VENEER TO MATCH BUILDING
STD. 8 CUBIC YARD DUMPSTER
STD. 8 CUBIC YARD DUMPSTER
DUMPSTER ENCLOSURE HT. = 8'-0"
12'-0"
8'-0"
CONTROL JOINT
8" REINFORCED CONCRETE SLAB

ROYAL FARMS DUMPSTER DETAIL

NTS

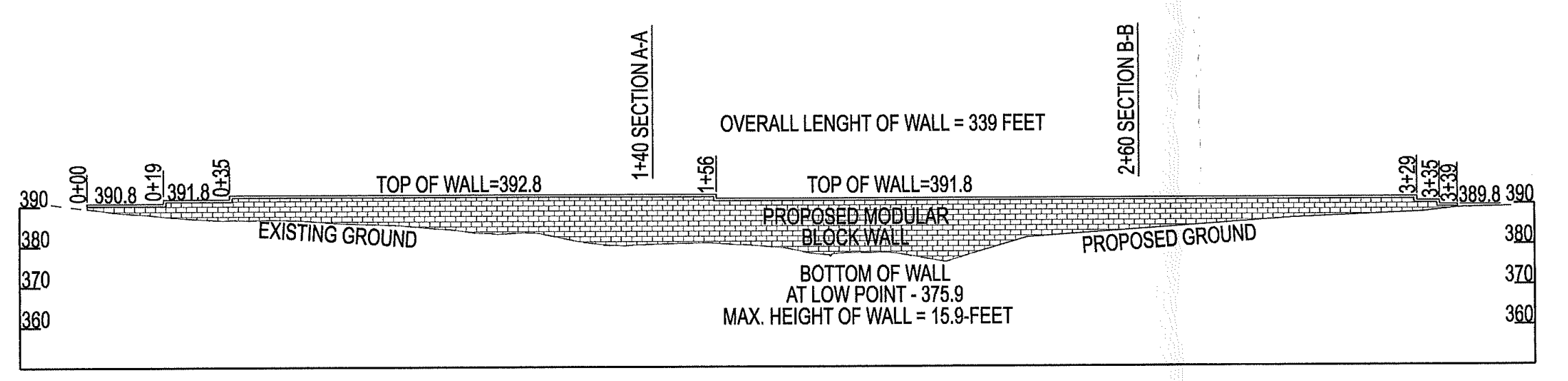
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE DRC ORDER DATED 1/12/22 , AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN PURSUANT TO THAT ORDER.

Tanya Bensinger
TANYA L. BENSINGER, PE MD REG. NO. 29179


STRIPES SHALL BE 4" WIDE 2'-0" CENTER TO CENTER AND 45 DEGREES TO THE PARKING SPACE STRIPES
18' TYP.
FACE OF CURB
8'-6" Min.
8'-0"
8'-0"
8'-0"
8'-6" Min.
TYPICAL VAN ACCESIBLE HANDICAP SPACE SHOWN HATCHED AREA IS 5-FEET WIDE FOR NON VAN ACCESSIBLE HANDICAP PARKING SPACES
22' OR GREATER
8'-6" Min.
18' TYP.
4' WIDE PERIMETER MARKINGS TYPE PAVEMENT MARKINGS TO BE TRAFFIC WHITE PAINT
FACE OF CURB

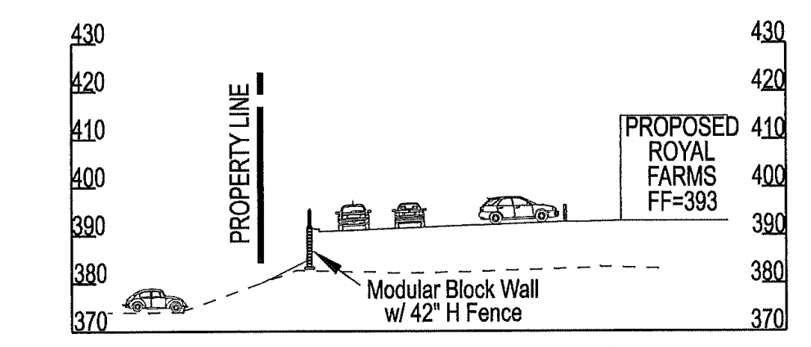
TYPICAL PARKING SPACES & PAVEMENT MARKING DETAIL

NTS


1+40 SECTION A-A
2+60 SECTION B-B
OVERALL LENGHT OF WALL = 339 FEET
0+00
390.8
0+19
391.8
0+35
TOP OF WALL=392.8
1+56
TOP OF WALL=391.8
3+29
3+35
3+39
389.8
390
380
370
360
EXISTING GROUND
PROPOSED MODULAR BLOCK WALL
PROPOSED GROUND
BOTTOM OF WALL AT LOW POINT - 375.9
MAX. HEIGHT OF WALL = 15.9-FEET

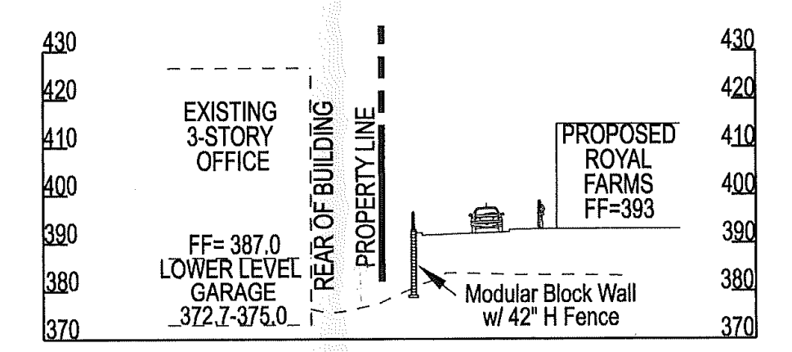
RETAINING WALL DETAIL

SCALE: HORZ 1"=40'
VERT 1"=40'


430
420
410
400
390
380
370
PROPERTY LINE
PROPOSED ROYAL FARMS FF=393
Modular Block Wall w/ 42" H Fence

RETAINING WALL SECTION A-A

SCALE: HORZ 1"=40'
VERT 1"=40'


430
420
410
400
390
380
370
EXISTING 3-STORY OFFICE
FF= 387.0 LOWER LEVEL GARAGE 372.7-375.0
REAR OF BUILDING
PROPERTY LINE
PROPOSED ROYAL FARMS FF=393
Modular Block Wall w/ 42" H Fence

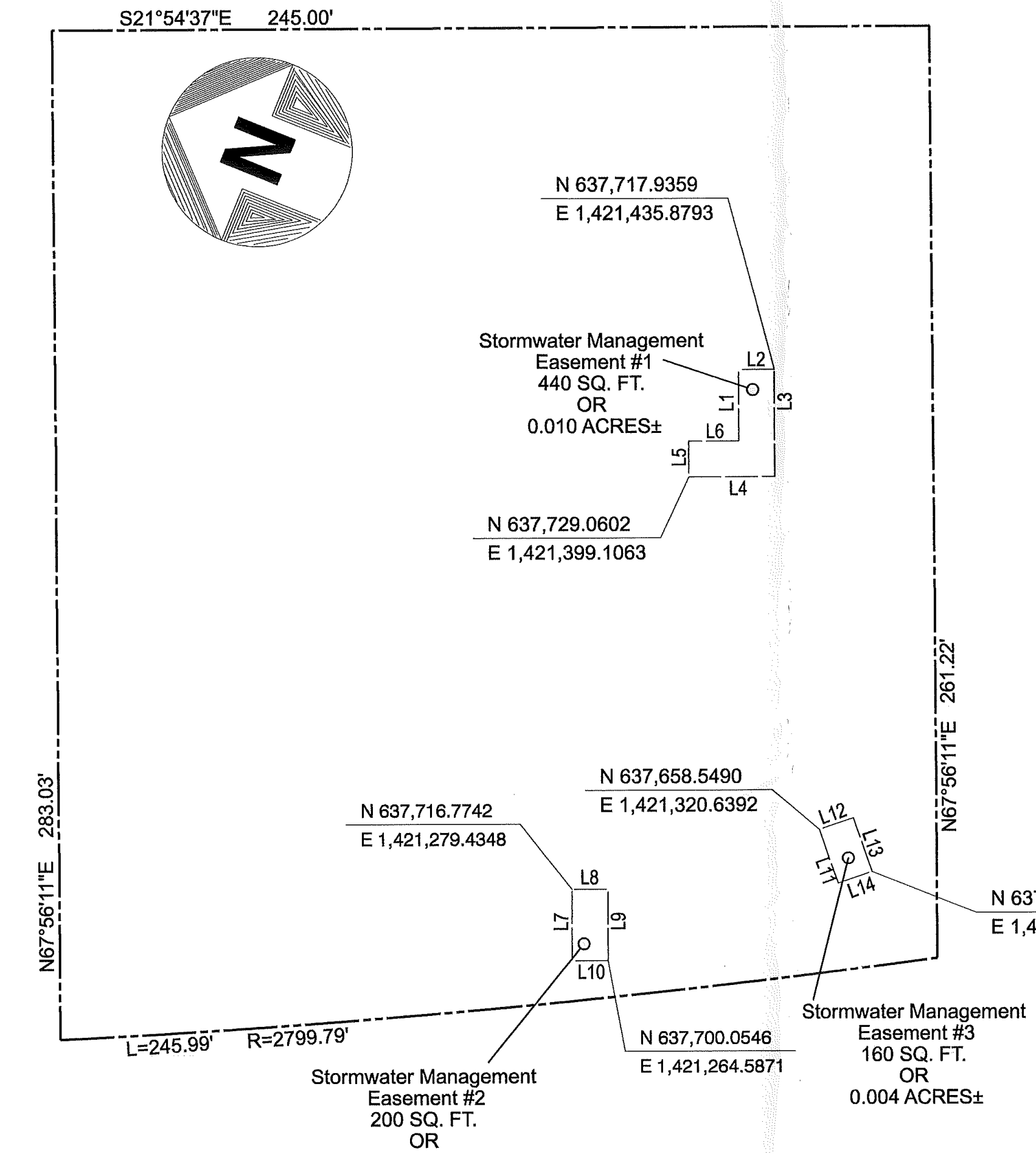
RETAINING WALL SECTION B-B

SCALE: HORZ 1"=40'
VERT 1"=40'

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.)
STORMWATER MANAGEMENT EASEMENT	3	0.018

*NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total areas shown in this table may be approximate.


S21°54'37"E 245.00'
N
N 637,717.9359
E 1,421,435.8793
Stormwater Management Easement #1 440 SQ. FT. OR 0.010 ACRES±
L1
L2
L3
L4
L5
L6
N 637,729.0602
E 1,421,399.1063
283.03'
N67°56'11"E 261.22'
N 637,716.7742
E 1,421,279.4348
N 637,658.5490
E 1,421,320.6392
L7
L8
L9
L10
L11
L12
L13
L14
N 637,640.5244
E 1,421,315.0611
L=245.99'
R=2799.79'
Stormwater Management Easement #2 200 SQ. FT. OR 0.005 ACRES±
N 637,700.0546
E 1,421,264.5871
Stormwater Management Easement #3 160 SQ. FT. OR 0.004 ACRES±

OVERALL TRACT

1" = 40'

NUMBER	BEARING	LENGTH
L1	N68°10'17"E	20.00'
L2	S21°49'43"E	10.00'
L3	S68°10'17"W	30.00'
L4	N21°49'43"W	24.00'
L5	N68°10'17"E	10.00'
L6	S21°49'43"E	14.00'
L7	N68°10'17"E	20.00'
L8	S21°49'43"E	10.00'
L9	S68°10'17"W	20.00'
L10	N21°49'43"W	10.00'
L11	N49°12'03"E	16.00'
L12	S40°47'57"E	10.00'
L13	S49°12'03"W	16.00'
L14	N40°47'57"W	10.00'

TOTAL LOD = 1.60-Acres (69,700-SF)

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAD 88

TANYA L. BENSINGER
NO. 29179

PROFESSIONAL CERTIFICATION:

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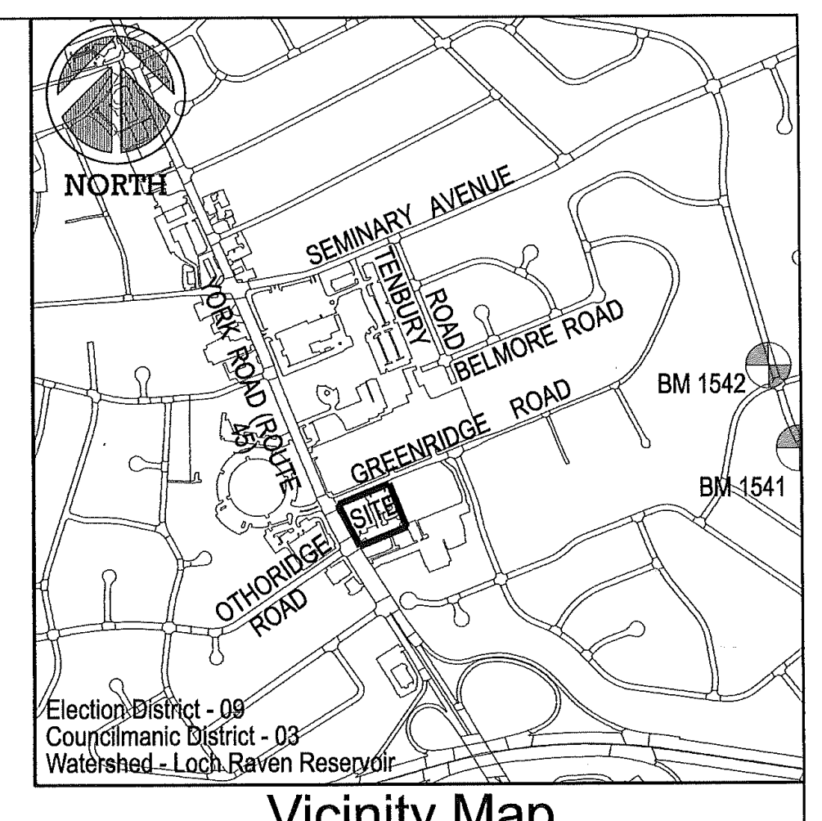

NORTH
SEMINARY AVENUE
TENBURY ROAD
BELMORE ROAD
GREENRIDGE ROAD
YORK ROAD
OTHORIDGE ROAD
BM 1542
BM 1541

Election District - 09
Councilmanic District - 03
Watershed - Loch Raven Reservoir

Vicinity Map

SCALE:1" =1000'

BENCHMARK INFO:

STATION	N	E	EL	
STATION 1541	N638,120.143	E1,423,583.233	EL=353.45	CAPPED REBAR
STATION 1542	N638,546.343	E1,423,432.093	EL=325.24	CAPPED REBAR

LEGEND

Existing Contour	- - - - - 650 - - - -
Property Line	━━━ ━ ━ ━━━
Proposed Contour	——— 652 ———
Existing Storm Drain	EX. 10" SD
Proposed Storm Drain	15"SD
Existing Sanitary	EX. 12" SAN ⓢ
Proposed Sanitary	10"S
Existing Water	EX.8" WATER ⊕ EX.VALVE
Proposed Water	10" W
Existing Curb	═══
Proposed Conc. Curb & Gutter	═══
Existing Electric	—E——E—
Existing Telephone	—C——C—
Existing Gas	—G——G—
Existing Overhead Lines	—OHE—
Light Pole	☼
Zoning Lines	■ ■ ■ ■ BL ■ ■ ■ ■
Retaining Wall with Fence	RETAINING WALL W/FENCE
To Be Abandoned/To be Removed	TBA/TBR
Concrete	▨
Existing Building	▨
Limit of Disturbance	——LOD——
Impervious Area within the LOD	▨
Stacking Space	3
Tesla Charging Station	
Outdoor Seating	
Spot Elevations	+392.58
Directional Arrows	⇩⇧
Fire Hydrant	
ADT	980
TRAFFIC LIGHT POLE	

No.	Revison / Issue	By	Date

Design and Drawing based on Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 20 40 60

PAI# 09-0875 **DRC# 113021A**

Project Name and Address:

ROYAL FARMS STORE #514

1215 York Road
Timonium, Maryland 21093

LIMITED EXEMPTION NO. 22001LN
TRACKING NO. LIM-2022-00001

Developer/ Applicant: **TWO FARMS, INC.**
3611 Roland Ave
Baltimore, MD 21211
contact: Jeff Bainbridge (410)456-1467

Owner: **1215 YORK ROAD, LLC**
3504 Old Court Road
Pikesville, MD 21208
contact: Justin Rosemore (443)801-7151

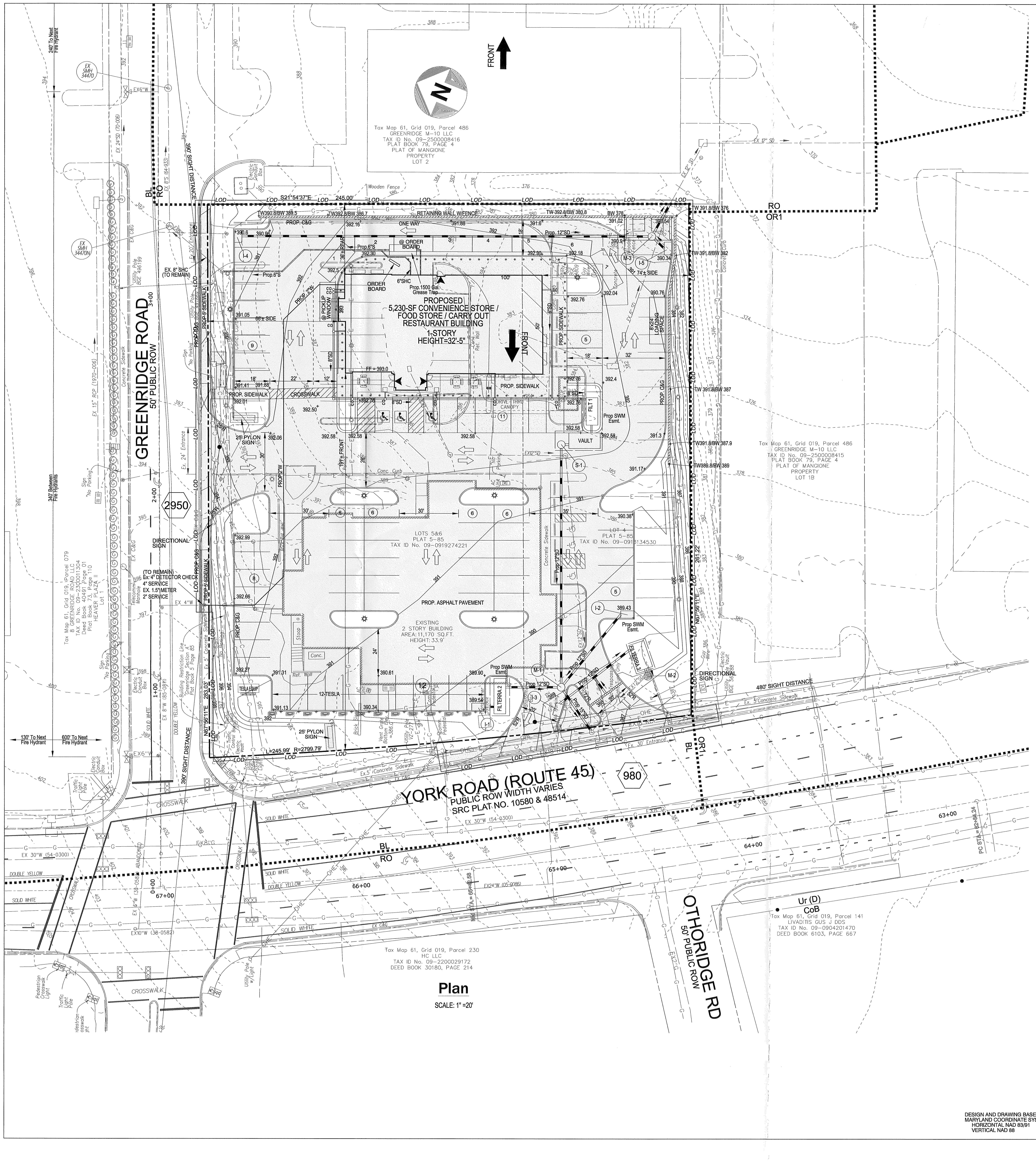
Engineer: MATIS WARFIELD
Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
contact: Steve Warfield (410) 472-5415

LIMITED EXEMPTION
DEVELOPMENT PLAN

TITLE SHEET

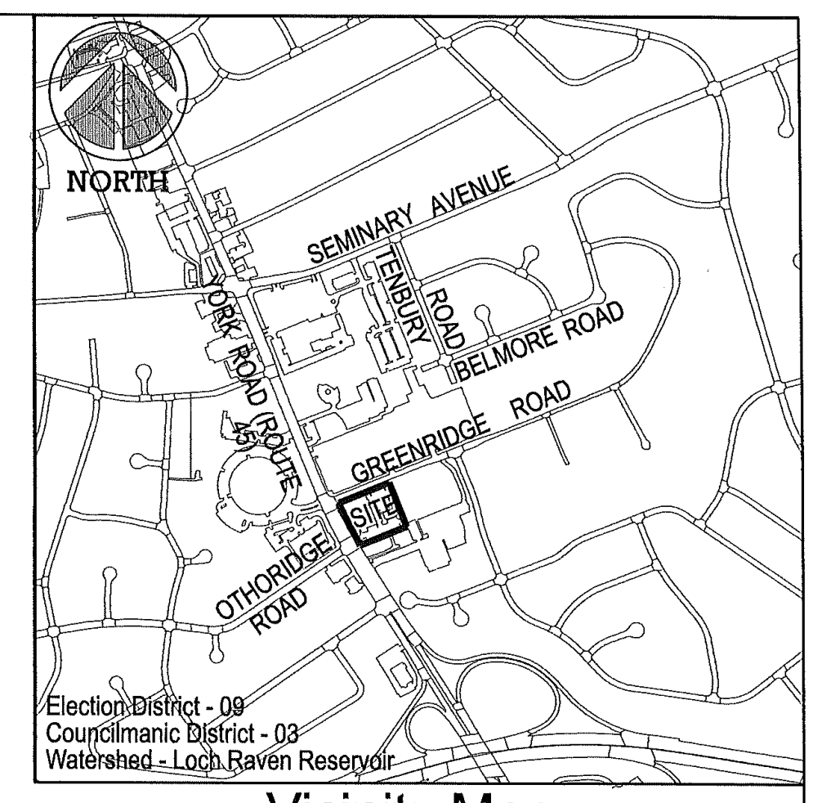
Tax Map: 061	Grid: 019	Election District: 09	
Parcels: 331 & 435		Councilmanic District: 03	
Date 1/12/22	Sheet Number 01 OF 04	**DEV-01**	

2022-0294-SPH


FRONT
Tax Map 61, Grid 019, Parcel 486
GREENRIDGE M-10 LLC
TAX ID No. 09-2500008416
PLAT BOOK 79, PAGE 4
PLAT OF MANGIONE
PROPERTY
LOT 2
Wooden Fence
S21°54'37"E 245.00'
RETAINING WALL W/FENCE
ONE WAY
@ ORDER BOARD
ORDER BOARD
Prop.1500 Gal. Grease Trap
@ PICKUP WINDOW
PROPOSED
5,230-SF CONVENIENCE STORE /
FOOD STORE / CARRY OUT
RESTAURANT BUILDING
1-STORY
HEIGHT=32'-5"
FRONT
FF = 393.0
8'x24' LOADING SPACE
PROP. SIDEWALK
CROSSWALK
DRIVE-THRU CANOPY
FILT 1
Prop SWM Esmt.
VAULT
25' PYLON SIGN
LOTS 5&6
PLAT 5-85
TAX ID No. 09-0919274221
LOT 4
PLAT 5-85
TAX ID No. 09-0913134530
PROP. ASPHALT PAVEMENT
EXISTING
2 STORY BUILDING
AREA:11,170 SQ.FT.
HEIGHT: 33.9'
12-TESLA
TESLA EQUIP
FILTERRA 2
FILTERRA 3
DIRECTIONAL SIGN
Tax Map 61, Grid 019, Parcel 486
GREENRIDGE M-10 LLC
TAX ID No. 09-2500008415
PLAT BOOK 79, PAGE 4
PLAT OF MANGIONE
PROPERTY
LOT 1B
480' SIGHT DISTANCE
390' SIGHT DISTANCE
GREENRIDGE ROAD
50' PUBLIC ROW
2950
YORK ROAD (ROUTE 45)
PUBLIC ROW WIDTH VARIES
SRC PLAT NO. 10580 & 48514
980
OTHORIDGE RD
50' PUBLIC ROW
Ur (D)
CoB
Tax Map 61, Grid 019, Parcel 141
LIVADITIS GUS J DDS
TAX ID No. 09-0904201470
DEED BOOK 6103, PAGE 667
Tax Map 61, Grid 019, Parcel 230
HC LLC
TAX ID No. 09-2200029172
DEED BOOK 30180, PAGE 214
Tax Map 61, Grid 019, Parcel 079
8 GREENRIDGE ROAD LLC
L=245.99' R=2799.79'
N67°56'11"E 283.03'
N67°56'11"E 261.22'
RO
OR1
BL
CROSSWALK
130' To Next Fire Hydrant
600' To Next Fire Hydrant

Plan

SCALE: 1" =20'


NORTH
SEMINARY AVENUE
TENBURY ROAD
BELMORE ROAD
GREENRIDGE ROAD
YORK ROAD (ROUTE 45)
OTHORIDGE ROAD
SITE

Election District - 09
Councilmanic District - 03
Watershed - Loch Raven Reservoir

Vicinity Map

SCALE:1" =1000'

BENCHMARK INFO:

STATION 1541 N638,120.143 E1,423,583.233 EL=353.45 CAPPED REBAR
STATION 1542 N638,546.343 E1,423,432.093 EL=325.24 CAPPED REBAR

LEGEND

Existing Contour	650
Property Line	
Proposed Contour	652
Existing Storm Drain	EX. 10" SD
Proposed Storm Drain	15"SD
Existing Sanitary	EX. 12" SAN
Proposed Sanitary	10"S
Existing Water	EX.8" WATER EX.VALVE
Proposed Water	10" W
Existing Curb	
Proposed Conc. Curb & Gutter	
Existing Electric	E E
Existing Telephone	C C
Existing Gas	G G
Existing Overhead Lines	OHE
Light Pole	☼
Zoning Lines	BL
Retaining Wall with Fence	RETAINING WALL W/FENCE
To Be Abandoned/To be Removed	TBA/TBR
Concrete	▨
Existing Building	▨
Limit of Disturbance	LOD
Impervious Area within the LOD	▨
Stacking Space	3
Tesla Charging Station	
Outdoor Seating	
Spot Elevations	392.58
Directional Arrows	⇩⇧
Fire Hydrant	
ADT	980
TRAFFIC LIGHT POLE	

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 20 40 60

PAI# 09-0875 DRC# 113021A

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TANYA L. BENSINGER
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LIMITED EXEMPTION
DEVELOPMENT PLAN

SITE PLAN

Tax Map: 061	Grid: 019	Election District: 09
Parcels: 331 & 435		Councilmanic District: 03
Date 1/12/22	Sheet Number 03 OF 04	DEV-03

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
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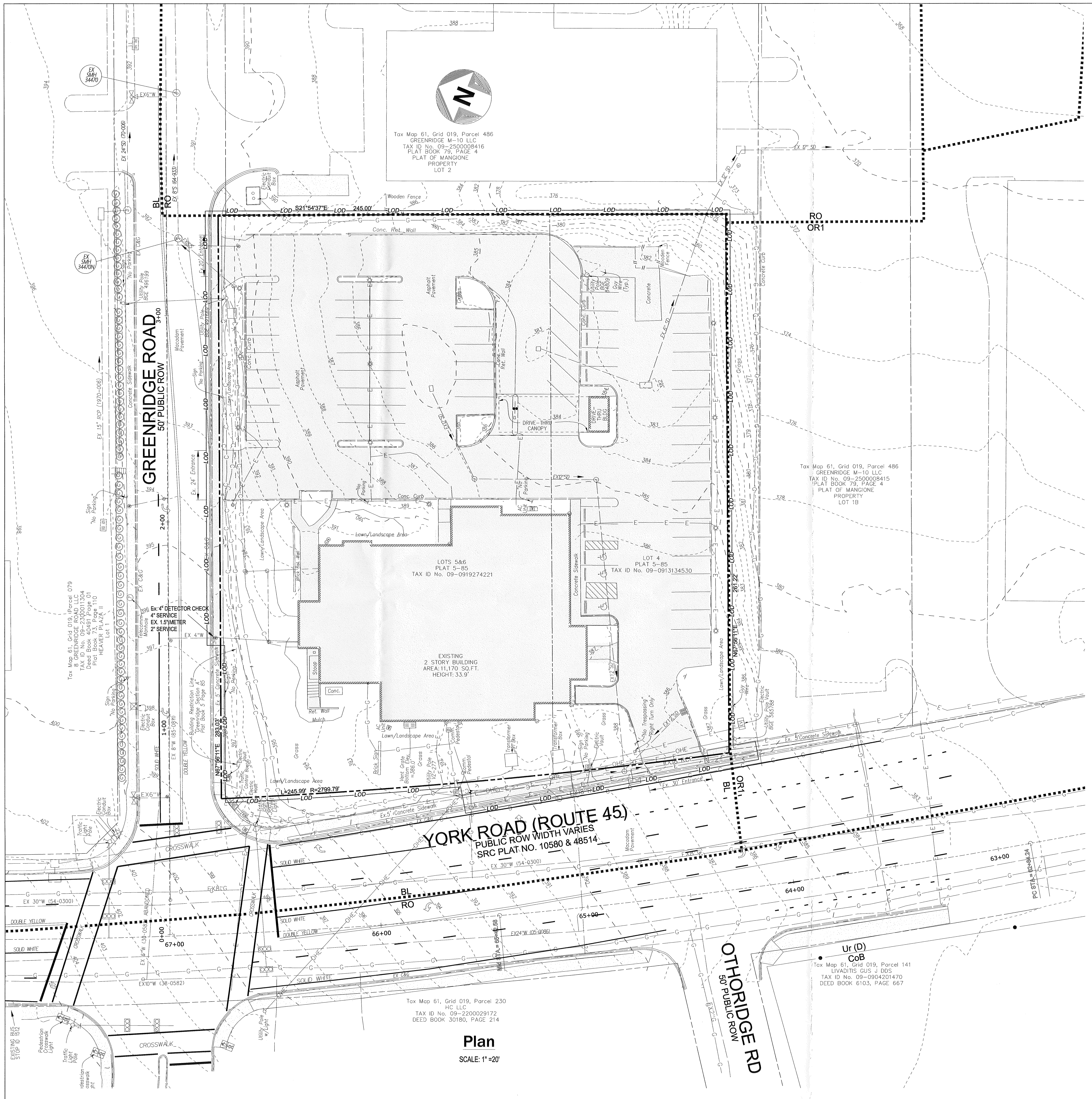
GREENRIDGE ROAD
50' PUBLIC ROW
YORK ROAD (ROUTE 45)
PUBLIC ROW WIDTH VARIES
SRC PLAT NO. 10580 & 48514
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50' PUBLIC ROW
Tax Map 61, Grid 019, Parcel 486
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TAX ID No. 09-2500008416
PLAT BOOK 79, PAGE 4
PLAT OF MANGIONE
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LOT 2
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Tax Map 61, Grid 019, Parcel 079
8 GREENRIDGE ROAD LLC
TAX ID No. 09-2300011304
Deed Book 40491 Page 01
Plat Book 73, Page 110
HEAVER PLAZA II
Lot 1
Tax Map 61, Grid 019, Parcel 230
HC LLC
TAX ID No. 09-2200029172
DEED BOOK 30180, PAGE 214
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LIVADITIS GUS J DDS
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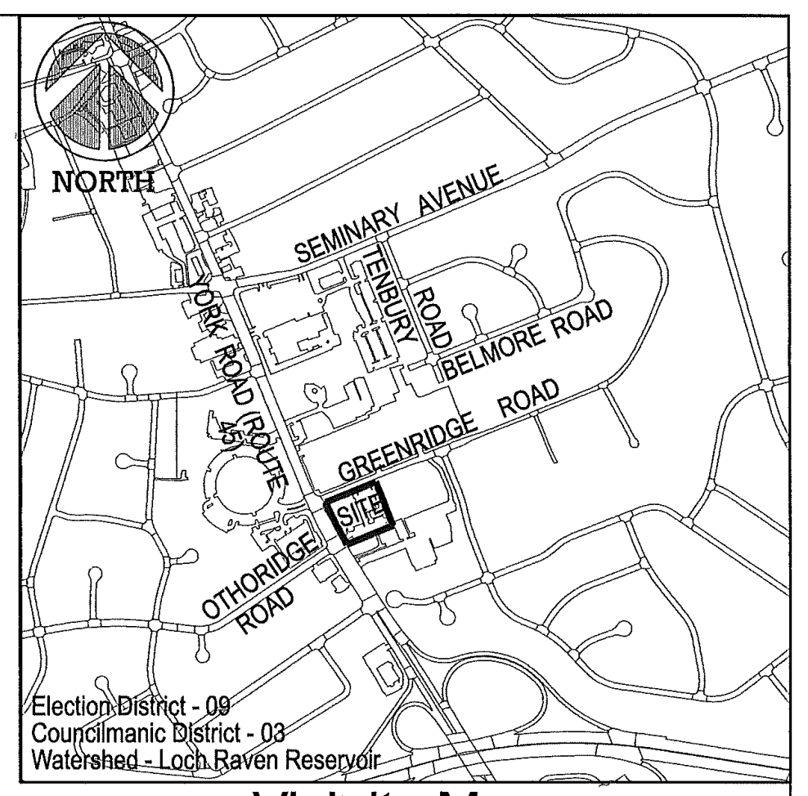
Ur (D)
CoB
S21°54'37"E 245.00'
N67°56'11"E 283.03'
N67°56'11"E 261.22'
L=245.99' R=2799.79'
Ex. 4" DETECTOR CHECK
4" SERVICE
EX. 1.5" METER
2" SERVICE
EX SMH 34470
EX SMH 34470N
Building Restriction Line "Greenridge Section A" Plat Book 5 Page 85
EXISTING BUS STOP ID 1512
BL
RO
OR1
PC STA = 62+84.24
63+00
64+00
65+00
66+00
67+00
1+00
2+00
3+00
CROSSWALK

Plan

SCALE: 1" =20'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Impervious Area within the LOD	
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Tesla Charging Station	
Outdoor Seating	
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Directional Arrows	⇩⇧
Fire Hydrant	
ADT	980
TRAFFIC LIGHT POLE	

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MARYLAND COORDINATE SYSTEM:
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No.	Revison / Issue	By	Date

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LIMITED EXEMPTION
DEVELOPMENT PLAN

EXISTING CONDITIONS

Tax Map: 061	Grid: 019	Election District: 09
Parcels: 331 & 435		Councilmanic District: 03
Date 1/12/22	Sheet Number 02 OF 04	**DEV-02**