



KATHERINE A. KLAUSMEIER
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 8, 2025

John Gontrum, Esquire – jgontrum@whitefordlaw.com
Whiteford, Taylor and Preston
One West Pennsylvania Avenue, Suite 300
Towson, MD 21204

Dino C. La Fiandra, Esquire - dcl@lafiandralaw.com
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, MD 21204

Michael McCann, Esquire michael@mmccannlaw.net
Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: **CORRECTED ORDER**
Case No. 2024-0249-XA
Property: 10550 Reisterstown Road

Dear Messrs. Gontrum, La Fiandra and McCann:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
c: -See next page-

c:	Chris Hoffmann	christopher.hoffmann@wawa.com
	Dan Haney	ghaney@bohlereng.com
	Jen Bass // Bohler	jbass@bohlereng.com
	Joey Mizrahi	jmizrahi@paramountrealty.com
	Abdullah Amir	abdullah11malik@gmail.com
	Malik	malikimran@verizon.net

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(10550 Reisterstown Road)**

4th Election District

4th Council District

Owings Reisterstown Developers, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No: 2024-0249-XA

* * * * *

CORRECTED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Special Exception and Variance filed by Owings Reisterstown Developers, LLC, the legal owner (“Petitioner”) for the property known as 10550 Reisterstown Road, Owings Mills (“Lot 2”). A Petition for Special Exception was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), Section 500.7, to allow a fuel service station and convenience store under BCZR, Section 405.2B.1 and Section 405.4.E.1. Variance relief was also requested from BCZR, Section 450 to:

(1) permit 8 wall-mounted Enterprise signs in lieu of the permitted 3 signs on a building;

(2) permit 3 and 4 wall-mounted signs on a single façade in lieu of the permitted 2 signs; and

(3) permit directional signs containing 25.50 sf, 30.02 sf, and 30.02 sf, in lieu of the permitted 8 sf. ¹

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on February 10, 2025. The Petition was properly advertised and posted. Christopher Hoffman, representative from Wawa appeared on behalf of Petitioner, along with Jennifer Bass, PE and

¹ An Amended Petition was filed after the hearing to add Variance relief for the height of Directional signs in two (2) instances which relief was already listed on the Site Plan but inadvertently omitted from the Petition. (See File).

Daniel Haney, PE of Bohler, the civil engineering firm who prepared and sealed a site plan (the “Site Plan”) and a redlined site plan (the “Redlined Site Plan”). (Pet. Ex. 2A-2D; Pet. Ex. 2E-2H) John Gontrum, Esquire of Whiteford Taylor and Preston and Dino LaFiandra, Esquire were co-counsel and represented the Petitioner. Michael McCann, Esquire represented Protestant Marathon Gas Station and its owner Malik Imran, 10615 Reisterstown Rd.

An initial Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) dated December 10, 2024 in which DOP did not object to the requested relief. DOP submitted a revised ZAC comment dated January 29, 2025 which added the following paragraph regarding site circulation:

The sites circulation appears to be adequate providing drive aisle widths to support two-way traffic, and connectivity to adjacent properties which Planning supports. For vehicular users’ safety, planning supports the right turn in, right turn out access onto Reisterstown Road. The second access onto Tollgate Road will allow for vehicles to go west to Reisterstown Road. Planning does not oppose the use of multiple (2) ingress/egress access points to the WAWA site but will ultimately defer to the decision of the Department of Public Works and Transportation.

Likewise, Development Plans Review (“DPR”& “DPW&T”)/Department of Public Works and Transportation also provided an initial ZAC comment dated December 2, 2024 and then a revised ZAC comment dated March 5, 2025 addressing access to the site:

DPWT: The access along Tollgate Road was utilized by its former tenant at the same location. We do not have issue with the lone access along Tollgate Road as it is characteristic of many corner lot gas stations. We defer to SHA regarding the access along Reisterstown Road.

Lastly, Department of Environmental Protection and Sustainability (“DEPS”) provided a ZAC comment in which that agency did not oppose the requested relief.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Property at issue here consists of two (2) lots: Lot 1 (10548 Reisterstown Rd.) measuring 1.4874 acres +/- has been improved with a 4-story self-storage facility ("Lot 1"); and Lot 2 (10550 Reisterstown Road) is unimproved and measures 2.5968 ac +/- ("Lot 2"). Lot 2 was previously improved with a commercial building before it was razed. The aerial and street view historic photographs confirm that the building had not been used in the 20 years prior to its demolition. (Pet. Ex. 3A-3E; Pet Ex. 4A-4I).

Lot 2 is split-zoned Business, Major ("BM"), Business, Local with an Automotive Services overlay ("BL-AS"); and Density Residential ("DR" 3.5). (Pet. Ex. 2E-2H). Lot 2 is located on the corner of Reisterstown Rd. (MD Rt. 140), a principal arterial road, and Tollgate Rd. (a local County road) where there is a signalized intersection. The frontage along Reisterstown Rd. measures 270 ft., and along Tollgate Rd. it is 330 ft. There are existing access points into Lot 2 from both Reisterstown Rd. and Tollgate Rd. Street view photographs show that surrounding uses include an Exxon, a Jiffy Lube, as well as residential properties. It is located ½ mile north of I-795. (Pet. Exs. 4A-4I; Pet Exs. 5A-5F).

Daniel Haney, PE of Bohler was accepted as an expert in civil engineering with special knowledge of the BCZR and development regulations. (Pet. Ex. 1). Mr. Haney testified that the Petitioner proposes to construct a Wawa fuel service station with a 5,900 sf convenience store and carryout restaurant. The Wawa will have 16 fueling stations. As directed by State Highway Administration, ("SHA") access from Reisterstown Rd. will be restricted to right turn-in, right turn-out. Conversely, access at Tollgate Rd. into the site would be a full movement permitting

both left and right turns. Due to significant grade changes in the rear of Lot 2, a retaining wall will be constructed.

Mr. Haney explained that the Petition for Special Exception was filed pursuant to BCZR, Section 405.2.B.2 wherein a fuel service station is permitted by Special Exception within the Urban Rural Demarcation Line (“URDL”) on an unimproved, single parcel measuring 2.7 acres +/- and zoned BM, with 270 ft. of frontage on a principal arterial roadway. Both the convenience store and fuel pump islands will be located only within the BM portion of Lot 2, and not in the BL-AS or DR 3.5 portions. Because the proposed Special Exception use is subject to the standards listed in BCZR, §405.4, Mr. Haney confirmed that the required Special Exception area here is 48,660 sf as required by BCZR, §405.4.A.1 and §405.4.D:

- (1) Fuel Service Station 24,000 sf (16 fueling positions x 1,500 sf);
- (2) Convenience Store 23,660 sf (5,915 sf x 4); and
- (3) ATM machine (1,000 sf).

(Pet. Ex. 2E-2H). The Special Exception area to be provided here is 113,115 sf. (Pet. Ex. 2E-2H). There will be 8 multi-dispenser fuel pumps islands with a total of 16 gas pumps, under the fuel station canopy which measures 7,150 sf. Under BCZR, Section 405.4.A.2.a, Mr. Haney testified that all of the bulk regulations will be met, including the fuel service station building setback of at least 35 ft. (174.81 ft.); the fuel pump setback of at least 25 ft. (66.74 ft.); and the fuel canopy setback of at least 15 ft. (56.5 ft.). As such, no Variance relief from the BM zone bulk regulations is needed.

In accordance with BCZR, Section 405.4.A.2.b, a 10 ft. landscaped transition area will be planted along both Reisterstown Rd. and Tollgate Rd.; a 6 ft. landscaped transition area will be planted along the side yard adjoining Lot 1; and a 15 ft. landscaped transition area will be planted along the rear property line abutting the residentially zoned properties. (Pet. Ex. 2E-2H). All

landscaped transition areas shall be vegetated and screened in accordance with the Landscape Manual requirements for automotive uses. (BCZR, Section 405.4.A.2.c). Along the Tollgate Rd. side yard and along the rear boundary lines, a retaining wall will be constructed as shown on the Redlined Site Plan, due to the changing topography and steep slope. (Pet. Exs. 2E-2H).

In regard to access, circulation and parking, all access driveways are two-way and therefore required to measure 22 ft. in width. In this Case, all two-way drive aisles are at least 30 ft. wide, and as large as 35 ft. in one instance. (Pet. 2E-2H). Both DOP and DPR provided revised ZAC comments indicating no objection to the proposed access points and circulation. (Pet. Exs. 8, 9). In accordance with BCZR, Section 405.4.A.3 and BCZR, Section 409, Mr. Haney testified that the required number of parking spaces is 45, calculated as:

Convenience store (5,915 sf @ 5/1000 sf = 30 spaces;
1 space per employee on largest shift (12 spaces);
1 space per ATM (1 space); 1 space per air machine (2 spaces).

With this proposed use, 59 parking spaces (including 3 ADA spaces) will be provided. (Pet. Ex. 2E-2H). Due to the layout of the internal paved areas, vehicles will be precluded from waiting on the adjoining roads, or blocking either of the access points. Moreover, Mr. Haney explained that, in regard to stacking spaces, there is at least one stacking space for each pump island side with multiproduct dispensers. (BCZR, Section 405.4.A.3.c).

The proposed Wawa fuel service station and convenience store will provide restrooms, water, and compressed air for customers. (BCZR, Section 405.4.B). The Redlined Site Plan provides renderings of the proposed Wawa which show a unifying architectural theme, with the rear and sides of the convenience store abutting residentially zoned property, finished with materials that in texture and color resemble the front the store. (BCZR, Section 405.4.C.1.a and b). Because the rear of Lot 2 and the adjoining residential properties are zoned DR 3.5, Petitioner

will be required to file a Lighting Plan confirming that lighting fixtures will not exceed a height of 18 ft., and shall be directed away from those residential properties. (BCZR, Section 405.4.C.1.d). All signs will comply with BCZR, Section 450. (BCZR, Section 405.4.C.2). Vacuums for vehicle cleaning are shown to be located on the side yard adjoining Lot 1 which location is at least 30 ft. from residentially zoned properties to the rear of Lot 2. (BCZR, Section 405.4.D). There are no vehicle repairs or kiosks proposed with this use. (BCZR, Section 405.4.D.1 and 6). Mr. Haney also testified that there are no abandoned service stations within ½ mile of Lot 2. (BCZR, Section 405.3). (Pet. Ex. 7).

In regard to the Special Exception factors in BCZR, Section 502.1, Mr. Haney opined that it will not be detrimental to the health, safety or general welfare of the locality. His testimony was that, to the contrary, Lot 2 has remained vacant for more than 20 years and is surrounded by other commercial uses on a major arterial road. The convenience store and carry out restaurant are permitted by right in conjunction with the fuel service station because the convenience store/carry-out here will be less than 6,000 sf. (BCZR, Section 405.4.D.2). With the proposed signage, lighting and layout, the Wawa would be visible from Reisterstown Rd. Given that the required Special Exception area is 48,660 sf and the Petitioners are providing 113,115 sf, and given that all bulk regulations and setbacks for a fuel service station will be met, he opined that the proposed use will not overcrowd the land or cause undue concentration of population. He contended that the use will not create congestion along Tollgate Rd. or Reisterstown Rd., the intersection of which is controlled by a traffic signal which is not in a deficient area on the Basic Services Map. Moreover, there will be suitable parking spaces provided for the convenience store, and adequate stacking spaces provided for the fuel pumps. (Pet. Ex. 2E-2H). It was Mr. Haney's opinion that the proposed use will not create a potential hazard from fire, panic or other danger as the

convenience store will be required to meet all building codes, and sidewalks will be constructed providing pedestrian access. The proposed use will not interfere with adequate provisions for water, sewerage, transportation because the Property will connect to public water and sewer and is not in any deficient areas on the Basic Services Map. Likewise, there is no interference with light or air as the proposed convenience store/carry out is a 1-story building which will not cast shadows or block air flow onto adjacent properties.

Mr. Haney also explained that the proposed use was within the BM zoning classification which includes all uses permitted by Special Exception in the BL zone. As such, he opined that the proposed use is consistent with the spirit and intent of the BCZR. He further stated that there will be no adverse impact on impermeable surface and vegetative retention provisions, or negative impacts on environmental features as Lot 2 was previously improved and used for commercial purposes and has existing paving. Moreover, the Wawa will be surrounded by required landscaped vegetative buffer on the perimeter.

In regard to the Variance relief for signage, Mr. Haney opined that Lot 2 is irregularly shaped and sits below the adjoining roads. As a result, two (2) types of signs are needed to identify and/or to direct customers to the site, and within the site. For the wall-mounted Enterprise signs, Sign 3 ('Wawa'), Sign 7 ('Happiness Built to Order'), Sign 8 ('Wawa'), and Sign 9 (Food logo), Variance relief is needed to permit a total of 8 wall mounted signs, in lieu of total 3 permitted, and to permit 3 and 4 wall mounted signs on a single façade in lieu of the permitted 2 signs. With regard to Directional wall-mounted signs, Sign 4 ('Welcome'), Sign 5 (decorative ice box), and Sign 6 (decorative ice box) which would face both Reisterstown Rd. and the Exxon, a larger sign area is needed for all 3, and additional height is needed for Sign 5 and Sign 6.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the evidence in this case, I find that the Special Exception requested to use Lot 2 as a Wawa fuel service station in combination with a convenience store and carry-out restaurant, satisfies the requirements of BCZR, Section 405.2.B.1 and Section 405.4.E.1. I also find that the proposed use will not have any greater impact at this location than those inherently associated with a fuel service stations and convenience stores.

Specifically, as required by BCZR, Section 405.2.B.1, this fuel service station is located within the URDL and no part of the Special Exception area will be located in an ML Zone. Additionally, there was no evidence presented that there was the presence of any abandoned fuel service stations, as defined in BCZR, Section 405.7, within a one-half-mile radius, or two such stations within a one-mile radius of the proposed Wawa fuel service station.

Applying the ‘Standards’ in BCZR, Section 405.4, I find that the proposed use meets BCZR, Section 405.4.A.1 in that this fuel service station Special Exception area of 113,115 sf exceeds the required 48,660 sf. (Pet. Ex. 2E-2H). The fuel pumps and canopy, as well as the convenience store, meet the required setbacks for a fuel service station in BCZR, Section

405.4.A.2.a. A landscape buffer meeting the requirements of BCZR, Section 405.4.A.2.b will be provided on all 4 boundary lines.

In regard to the access driveways, internal circulation and vehicle reservoir capacity under BCZR, Section 405.4.A.3, the revised ZAC recommendations of both DOP and DPWT is that the full access along Tollgate Rd. does not pose any safety or traffic problems and the right turn-in, right turn-out from the Reisterstown Rd. access was required by SHA. DOP further noted that the drive-aisle widths are met and provide for both two-way traffic within the site and good circulation to adjoining roadways. Additionally, under BCZR, Section 405.4.A.3.b, paving will be durable and dustless. Under BCZR, Section 405.4.A.3.c, Petitioner is providing the required number of stacking spaces for the fuel service pumps. The evidence provided also confirmed that more than the required number of parking spaces is being provided under BCZR, Section 405.4.A.3.d (45 spaces required; 59 spaces provided).

Moreover, the undisputed evidence was that the Wawa will provide rest rooms within the convenience store, the sale of water as well as compressed air for customers thereby meeting the requirements of BCZR, Section 405.4.B. In terms of appearance and design under BCZR, Section 405.4.C.1, the Wawa convenience store will be constructed with high quality materials in keeping with other Wawas and will provide a unifying architectural theme on all sides of the store. Petitioners will comply with the DPR ZAC comment in filing both Landscape and Lighting Plans and as part of those plans, Petitioners will be required to maintain the landscaping transition areas which will include replacing trees/vegetation when needed. Vacuums for vehicle cleaning will be located at least 30 ft from the residential properties adjoining the rear yard.

In regard to the Special Exception factors in BCZR, Section 502.1, I find that the proposed Wawa fuel service station in combination, with a convenience store and carry out restaurant, will

not be detrimental to the health, safety or general welfare of the locality in that this abandoned commercial property has become an eye-sore along this part of Reisterstown Rd. I also find that the convenience store and carry out restaurant of less than 6,000 sf are permitted by right with a fuel service station. Given that the required Special Exception area is 48,660 sf, by providing 113,115 sf, I find that the proposed use will not overcrowd the land. I also find that the use will not create congestion along Reisterstown Rd. a major arterial roadway, or along Tollgate Rd., the intersection of which is controlled by a traffic signal. The undisputed evidence was that there will be an adequate number of parking spaces provided for the convenience store and more than enough stacking spaces provided for the fuel pumps. (Pet. Ex. 2E-2H) I further find that the proposed use will not create a potential hazard from fire or other danger as Wawa convenience store will be required to meet all building codes and sidewalks will be constructed. The proposed use will not interfere with adequate provisions for water, sewerage, transportation because the Property will connect to public water and sewer. Likewise, there is no interference with light or air as the proposed convenience store/carry out is a 1-story building which will not cast shadows or block air flow.

I also find that the proposed use is within the BM zoning classification because it is permitted by Special Exception in the BL zone, and as such, it is consistent with the spirit and intent of the BCZR. I further find that any impacts from the proposed use are those typically associated with a fuel service station and convenience store and would not be any worse at this location than elsewhere in the BM zone. Accordingly, there is a presumption of validity for this proposed use here. There will be no adverse impact on impermeable surface and vegetative retention provisions, or negative impacts on environmental features Lot 2 is largely paved due to

the previous commercial use. Accordingly, for all these reasons, the Special Exception relief will be granted.

VARIANCE

Under BCZR, §307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, 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 is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

As explained above, Lot 2 has unique physical features including its irregular shape and steep topography toward the rear property. The visibility of the Lot 2 is reduced because it sits lower than the adjoining roadways. Moreover, because of these unique factors combined with the location of Lot 2 on a major State road, wall mounted directional and enterprise signage is needed to assist customers in entering the site and directing them within the site. The number of wall mount signs in total and on each façade, is necessary in order for the convenience store to be visible from all 4 property lines. Additionally, both the height and sign area direct the customer to the location within the site. I agree with the DOP ZAC comment dated January 29, 2025 in that the proposed signage helps achieve branding visibility and clear building indication for users accessing the site and are not massively distracting, or create signage cluster or visual nuisance. Without the requested Variance relief for the signage as specified in the Amended Petition for Variance, I find that the Petitioner would suffer a practical difficulty and unreasonable hardship. I also find that the requested Variance relief can be granted in strict harmony with the spirit and

intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the support of the County agencies.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 8th day of **April, 2025** that the Petition for Special Exception filed pursuant to BCZR, Section 500.7, to allow a fuel service station and convenience store under BCZR, Section 405.2B.1 and Section 405.4.E.1, be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Variance relief from BCZR, Section 450 to permit 8 wall-mounted Enterprise signs in lieu of the permitted 3 signs on a building, be, it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Variance relief from BCZR, Section 450 to permit 3 and 4 wall-mounted signs on a single façade in lieu of the permitted 2 signs be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief from BCZR, Section 450 to permit Directional signs containing 25.50 sf, 30.02 sf and 30.02 sf, in lieu of the permitted 8 sf, be and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief from BCZR, Section 450 to permit Directional signs with a height of 6.67 ft., in lieu of the permitted 6 ft., be and it is hereby, **GRANTED**.

IT IS FURTHER ORDERED that, pursuant to BCZR, §502.3, the Special Exception is valid for a period of five (5) years from the date of this Order.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would

be required to return the subject property to its original condition.

2. The Redlined Site Plan (Pet. Ex. 2E-2H) which is attached hereto shall be incorporated herein.

3. Prior to issuance of permits, Petitioners must comply with the revised ZAC comment made by DPR dated March 5, 2025, which is attached hereto, incorporated herein and made a part hereof.

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

A handwritten signature in black ink, reading "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent than the last name "Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0249-XA

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

DPR: No comments.

DPW-T: No exception taken.

Landscaping: If Special Exception and / or Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required.

Recreations & Parks: No comment LOS & No Greenways affected.



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 10550 Reisterstown Road which is presently zoned B.M.
Deed References: 48988/00075 10 Digit Tax Account # 1600000865
Property Owner(s) Printed Name(s) Owings Reisterstown Developers LLC

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

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

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

FUEL SERVICE STATION AND CONVENIENCE STORE

- ☒ a **Variance** from Section(s) see attached

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

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:

N/A

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

John B. Gontrum, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston LLP

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State
21204 410-832-2055 jgontrum@whitefordlaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Owings Reisterstown Developers LLC

Name #1 Name #2 – Type or Print

Signature #1 Robert Indig

Signature # 2

Suite 202, ³²33-Cross Street, Lakewood, NJ

Mailing Address City State
08701 718-216-3869 robert@devimyequities.com

Zip Code Telephone # Email Address

Representative to be contacted:

As Above
Name — Type or Print

CASE NUMBER 2024-0249-XA Filing Date 11/19/2024 Do Not Schedule Dates: _____ Reviewer CP

Variances:

From Section 450 Table of Sign Regulations:

1. To permit 8 wall-mounted Enterprise wall-mounted signs in lieu of the permitted 3 signs on a building.
2. To permit 3 and 4 wall-mounted Enterprise signs on a single façade in lieu of the permitted 2 signs.
3. To permit Directional Signs containing 25.50, 30.02 and 30.02 square feet in lieu of the permitted 8 square feet

For the Following Reasons:

Site is at an intersection of a significant collector street and a major arterial roadway and the building is set back from the road by a significant distance. Signage on a building of this type is necessary to show the services provided as well as the brand name. The signs are all within the size limits permitted; it is just that they are broken up into separate signs.

The Directional Signs are on accessory equipment and are necessary to show operation in addition to showing entrance ways.

And for additional reasons to be presented at hearing.

2024-0249-XA

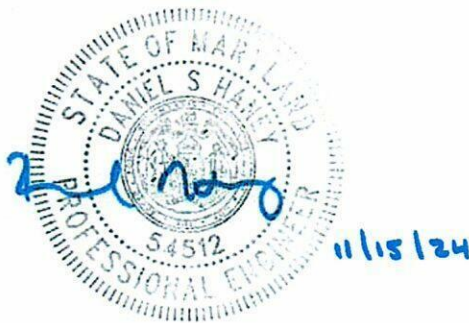
SPECIAL EXCEPTION AREA DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 10550 REISTERSTOWN ROAD

BEING PART OF THE PROPERTY OF MC OWINGS MILLS LLC AND JC OWINGS MILLS LLC, BY DEED DATED JULY 22, 2014, AS RECORDED IN LIBER 35199 FOLIO 382, ALSO BEING LOT 2, AS RECORDED IN PLAT BOOK J.L.E. 80 FOLIO 007, ALL AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHWEST SIDE REISTERSTOWN ROAD (MD RTE. 40) WHICH IS 66 FEET WIDE AT THE DISTANCE OF 101 FEET SOUTHEAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET TOLLGATE ROAD WHICH IS 120 FEET WIDE, RUNNING THENCE;

1. SOUTH $12^{\circ} 53' 53''$ EAST, 100.52 FEET, THENCE DEPARTING SAID INTERSECTION, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;
2. SOUTH $44^{\circ} 34' 40''$ EAST, 268.29 FEET, THENCE
3. SOUTH $28^{\circ} 50' 59''$ WEST, 57.29 FEET, THENCE
4. SOUTH $45^{\circ} 25' 20''$ WEST, 40.00 FEET, THENCE
5. NORTH $46^{\circ} 30' 25''$ EAST, 286.98 FEET, THENCE
6. NORTH $40^{\circ} 16' 56''$ WEST, 303.14 FEET, THENCE
7. NORTH $45^{\circ} 01' 25''$ EAST, 333.97 FEET, THENCE
8. NORTH $89^{\circ} 46' 38''$ WEST, 39.45 FEET, CENTRAL ANGLE $90^{\circ} 24' 17''$, RADIUS 25.00 FEET TO THE POINT OF THE BEGINNING.



2024-0249-XA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0249-XA

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

DPR: No comments.

DPW-T: No exception taken.

Landscaping: If Special Exception and / or Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

(REVISED: MARCH 5, 2025)

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 5, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0249-XA

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

DPR: No comments.

DPW-T: The access along Tollgate Road was utilized by its former tenant at the same location. We do not have issue with the lone access along Tollgate Road as it is characteristic of many corner lot gas stations. We defer to SHA regarding the access along Reisterstown Road.

Landscaping: If Special Exception and / or Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 3, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0249-XA
Address: 10550 REISTERSTOWN ROAD
Legal Owner: Owings Reisterstown Developers, LLC

Zoning Advisory Committee Meeting of December 3, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/29/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - REVISED
Case Number: 2024-0249-XA

INFORMATION:

Property Address: 10550 Reisterstown Road
Petitioner: Owings Reisterstown Developers LLC
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Special Exception -

1. To permit a Fuel Service Station and Convenience Store use.

Variance(s) -

1. To permit 8 wall-mounted Enterprise signs in lieu of the permitted 3 signs on a building.
2. To permit 3 and 4 wall-mounted signs on a single façade in lieu of the permitted 2 sign.
3. To permit Directional Signs containing 25.50, 30.02 and 30.02 square feet in lieu of the permitted 8 square feet.

The proposed site is a 4.45-acre property zoned BM that is surrounded by business and retail uses with residential properties to the west and south. The existing condition of the site is vacant, but was previously a nursery that is now abandoned. The applicant is requesting a special exception for a fuel service station and multiple signage relief from the Baltimore County Zoning Regulations Section 450 Table of Sign Regulations.

Pursuant to Baltimore County Zoning Regulation Section 405.2, a fuel service station is permitted by right subject to Section 405.4, provided that no fuel servicing spaces are within 100 feet of a D.R., R.C., or R.A.E. zoned property, or an R.O. zoned property unless located on an arterial street, and is integrated with and located:

1. In a planned shopping center of which at least 20 percent has been constructed or is under construction at the time the building permit for the fuel service station is issued. But not to exceed one station for each 60,000 square feet of gross floor area of the planned shopping center
2. In an approved planned industrial park of a minimum net area of 50 acres, but not to exceed one for each 50 acres of net area; or
3. In a planned drive-in cluster.

4. Within a plan of development with a minimum net area of 60 acres that is under common ownership or control, zoned B.M.-C.T. and located in the Chesapeake Enterprise Zone, but not to exceed one for each 30 acres of net area.

Fuel service stations on individual sites which do not comply with the requirements of Section 405.2.A are permitted by special exception, as provided below and subject to Sections 405.3 and 405.4.

1. Within the Urban-Rural Demarcation Line, in C.C.C., A.S., I.M. or MD 43 Districts, provided no part of the lot is in an M.R. Zone.
2. Within the URDL;
 - a. On a single parcel zoned B.M or B.R., containing at least two net acres;
 - b. With more than 250 feet of frontage on a principle arterial roadway;
 - c. Unimproved or improved by a building or buildings vacant prior to the application for the previous five years;
 - d. And accompanied by a convenience store with a gross floor area of less than 6,000 square feet inclusive of accessory storage.
3. Outside the URDL with C.R. District designation only in B.L., B.M., or B.R. Zones, subject to Section 259.3.B.2.

The Department of Planning has no objection to the approval of the special exception conditioned that all above applicable requirements are met and it can be demonstrated to the Administrative Law Judge that there will be no adverse impacts imposed on the immediate residential properties.

The sites circulation appears to be adequate providing drive aisle widths to support two-way traffic, and connectivity to adjacent properties which Planning supports. For vehicular users' safety, planning supports the right turn in, right turn out access onto Reisterstown Road. The second access onto Tollgate Road will allow for vehicles to go west to Reisterstown Road. Planning does not oppose the use of multiple (2) ingress/egress access points to the WAWA site but will ultimately defer to the decision of the Department of Public Works and Transportation.

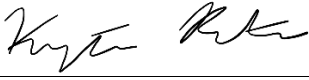
The proposed signage and their locations help achieve branding visibility and clear building indication for users accessing the site. The site is at an intersection of a significant collector street and a major arterial roadway. The indicated hardship is that the location of the building is set back from the road by a significant distance, and the applicant feels that the building signage is necessary to indicate to potential patrons the services provided as well as the brand name. It is understood that all of the wall-mounted enterprise signs are all within the size limits permitted but are broken up into separate signs which exceeds the permitted amount on a façade/building. The proposed building signage is the typical style for a WAWA fueling station and are not massively distracting. The directional signage while exceeding the permitted square footage helps potential vehicular patrons identify access points and site circulation. The above variance relief request does not negatively impact the health, safety and well-being of vehicular and pedestrian traffic or create signage clutter and visual nuisance.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Comply with all other signage regulations outlined in Section 450 of the Baltimore County Zoning Regulations.
- 2) That the ALJ make a finding based on Baltimore County Zoning Regulations Section 405.3
- 3) That the proposal meets all applicable standards and regulations outlined in Baltimore County Regulation Section 405.4.
- 4) That the petitioner demonstrates to the satisfaction of the Administrative Law Judge that there will be no adverse impacts imposed on the immediate residential properties.
- 5) The plan meets all additional conditions as required by the Administrative Law Judge.

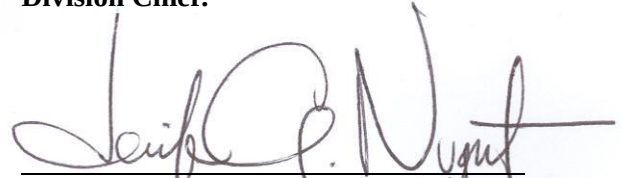
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: John B. Gontrum, Esquire
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/10/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0249-XA

INFORMATION:

Property Address: 10550 Reisterstown Road
Petitioner: Owings Reisterstown Developers LLC
Zoning: BM
Requested Action: Special Exception; Variance

The Department of Planning has reviewed the petition for the following:

Special Exception -

1. To permit a Fuel Service Station and Convenience Store use.

Variance(s) -

1. To permit 8 wall-mounted Enterprise signs in lieu of the permitted 3 signs on a building.
2. To permit 3 and 4 wall-mounted signs on a single façade in lieu of the permitted 2 sign.
3. To permit Directional Signs containing 25.50, 30.02 and 30.02 square feet in lieu of the permitted 8 square feet.

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1. In a planned shopping center of which at least 20 percent has been constructed or is under construction at the time the building permit for the fuel service station is issued. But not to exceed one station for each 60,000 square feet of gross floor area of the planned shopping center
2. In an approved planned industrial park of a minimum net area of 50 acres, but not to exceed one for each 50 acres of net area; or
3. In a planned drive-in cluster.

4. Within a plan of development with a minimum net area of 60 acres that is under common ownership or control, zoned B.M.-C.T. and located in the Chesapeake Enterprise Zone, but not to exceed one for each 30 acres of net area.

Fuel service stations on individual sites which do not comply with the requirements of Section 405.2.A are permitted by special exception, as provided below and subject to Sections 405.3 and 405.4.

1. Within the Urban-Rural Demarcation Line, in C.C.C., A.S., I.M. or MD 43 Districts, provided no part of the lot is in an M.R. Zone.
2. Within the URDL;
 - a. On a single parcel zoned B.M or B.R., containing at least two net acres;
 - b. With more than 250 feet of frontage on a principle arterial roadway;
 - c. Unimproved or improved by a building or buildings vacant prior to the application for the previous five years;
 - d. And accompanied by a convenience store with a gross floor area of less than 6,000 square feet inclusive of accessory storage.
3. Outside the URDL with C.R. District designation only in B.L., B.M., or B.R. Zones, subject to Section 259.3.B.2.

The Department of Planning has no objection to the approval of the Special Exception conditioned that all above applicable requirements are met and it can be demonstrated to the Administrative Law Judge that there will be no adverse impacts imposed on the immediate residential properties.

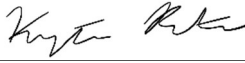
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The Department has no objections in granting the relief conditioned upon the following:

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- 2) That the ALJ make a finding based on Baltimore County Zoning Regulations Section 405.3
- 3) That the proposal meet all applicable standards and regulations outlined in Baltimore County Regulation Section 405.4.
- 4) That the petitioner demonstrates to the satisfaction of the Administrative Law Judge that there will be no adverse impacts imposed on the immediate residential properties.
- 5) The plan meets all additional conditions as required by the Administrative Law Judge.

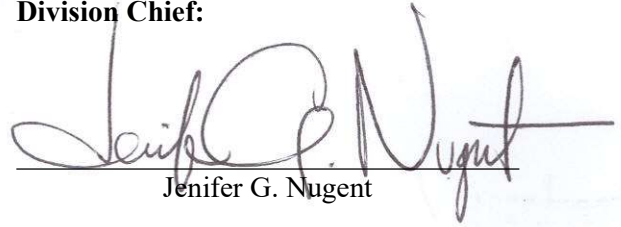
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: John B. Gontrum, Esquire
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel 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.

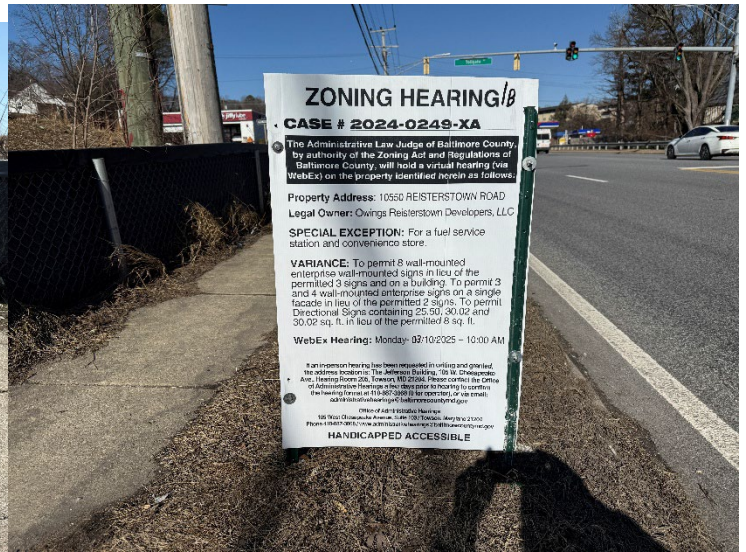
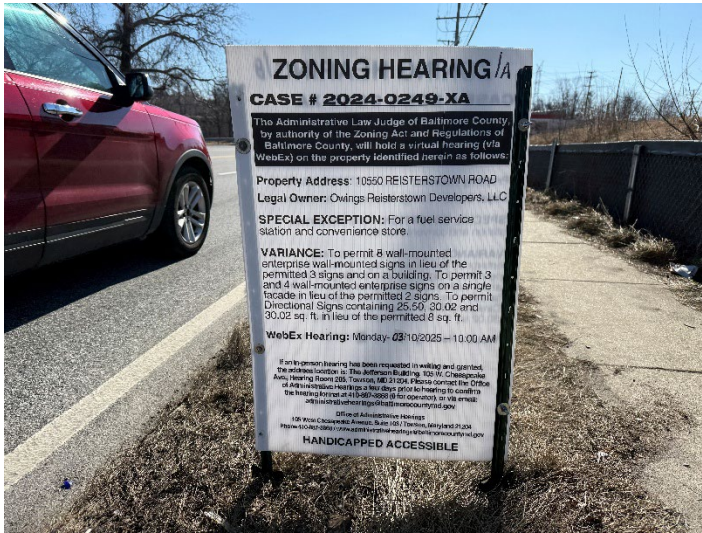
For Newspaper Advertising:

Case Number: 2024-0249-XA
Property Address: 10550 REISTERSTOWN RD
OWINGS MILLS MD 21117
Legal Owners (Petitioners): OWINGS REISTERSTOWN DEVELOPERS LLC
Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JOHN CONTIUM
Address: 1 W. PENNSYLVANIA AVE STE 300
TOWSON MD 21204
Telephone Number: 410-832-2055

*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.



Certificate of Posting

Case# 2024-0249-XA

Petitioner/Developer

Whiteford Law

Tammy Martin

Date of Hearing/Closing

March 10, 2025

Baltimore County Department of Permits and Management

County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204

Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at

10550 Reisterstown Road on February 14, 2025 Signs 1A & 1B

Sincerely, Martin Ogle

Martin Ogle

9912 Maidbrook Road

Parkville, Md. 21234

443-629-3411

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

No. **234674**

Date: **11-19-2024**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	0000		6150						1,000.00

Total: **1,000.00**

Rec

From: **10550 Reisterstown Rd**

For: **2024-0249-XA**

Bm

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CP 24-1056

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK.

HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.

Whiteford Taylor Preston LLP
Baltimore Operating
Seven Saint Paul Street
Baltimore, MD 21202-1636

M&T Bank
Manufacturers and Traders Trust Company
Commercial Banking

7-11/520

CHECK NO.
205075

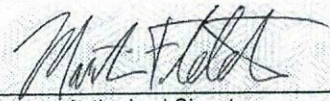
DATE
11/07/2024

VOID AFTER 90 DAYS

PAY One Thousand and 00/100 Dollar(s) ONLY

**Amount
\$1,000.00**

TO THE ORDER OF **BALTIMORE COUNTY**

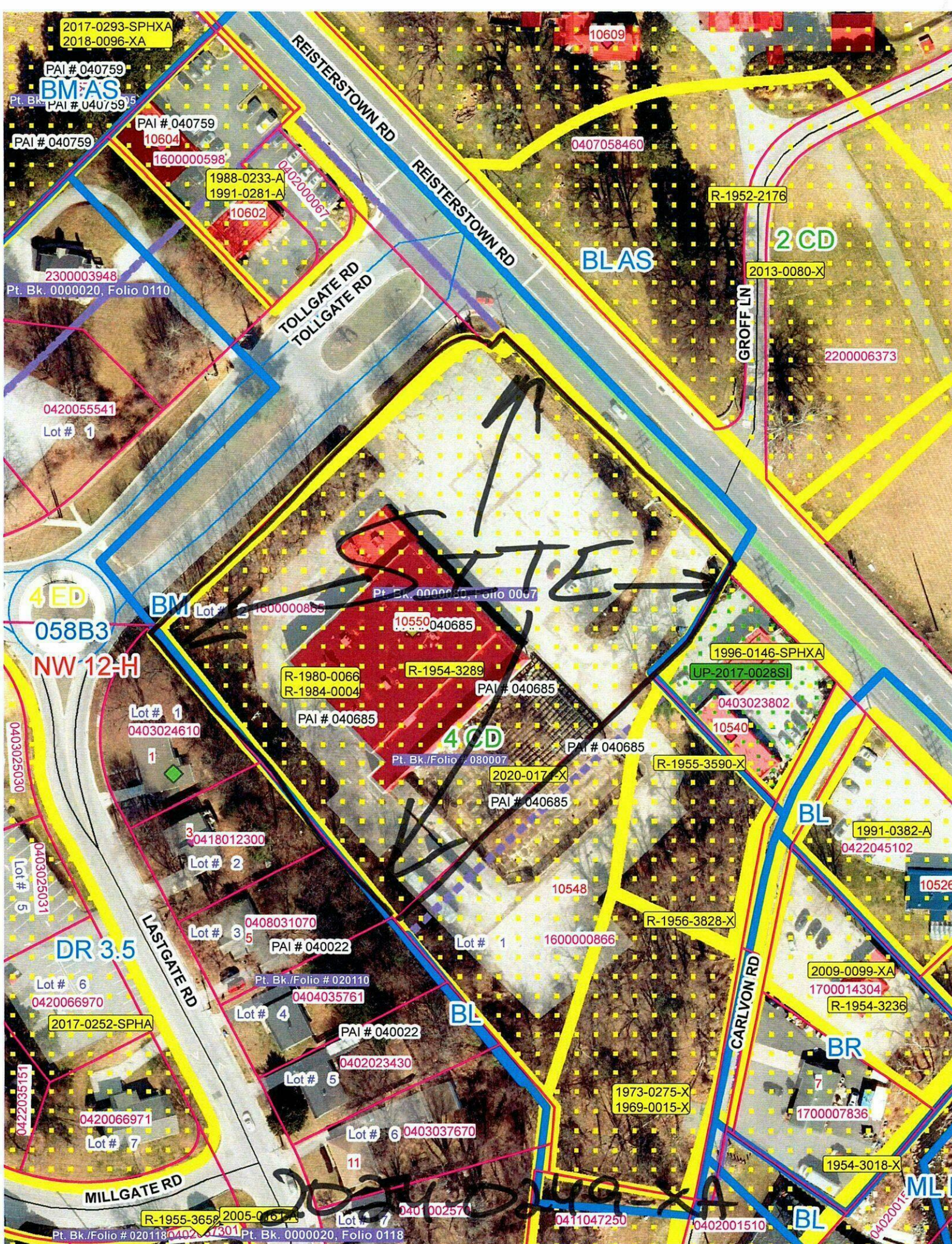

Authorized Signature

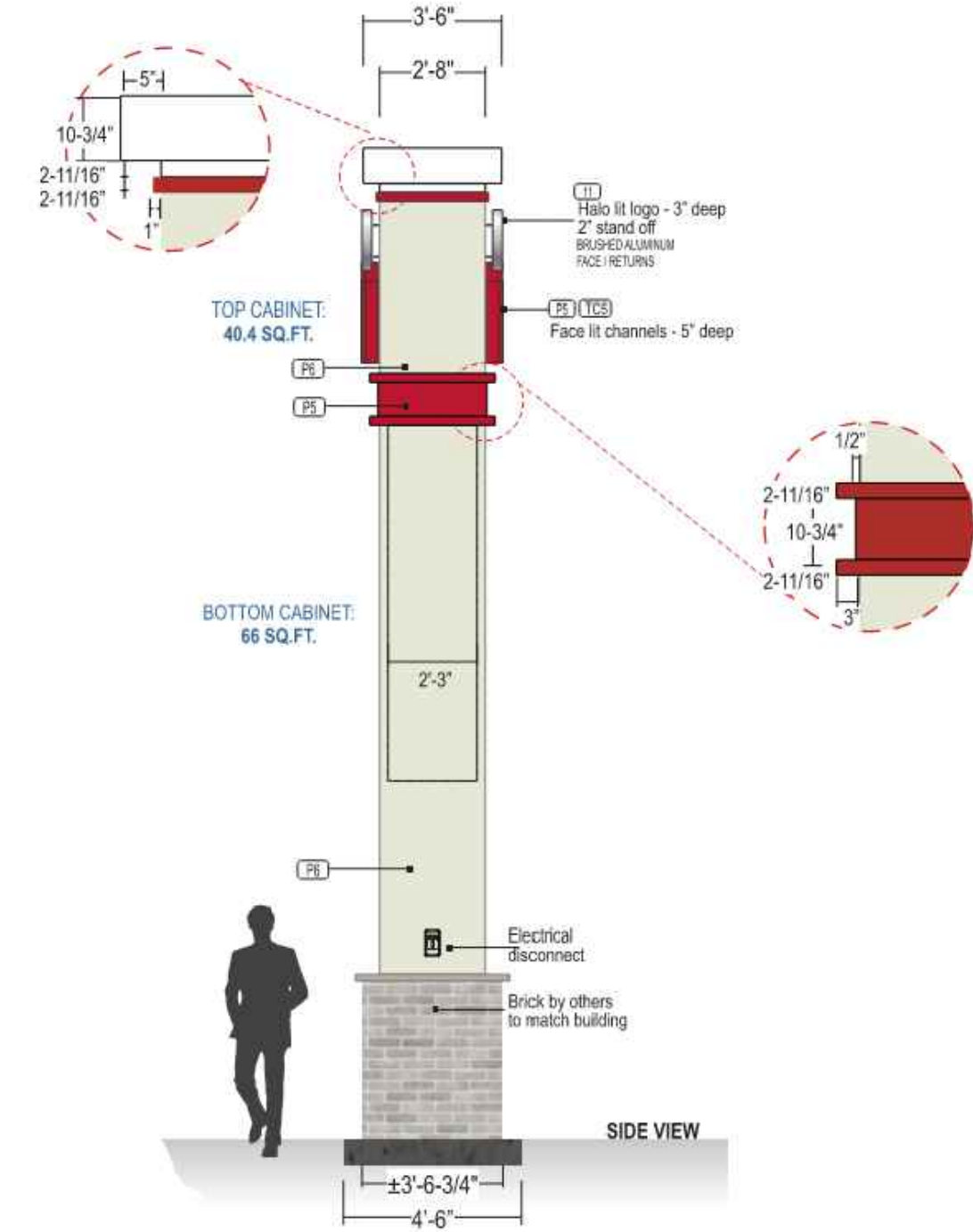


Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 1600000865		
Owner Information		
Owner Name:	OWINGS REISTERSTOWN DEVELOPERS LLO	Use: COMMERCIAL
Mailing Address:	STE 202 33 CROSS ST LAKEWOOD NJ 08701-	Principal Residence: NO
		Deed Reference: /48988/ 00075
Location & Structure Information		
Premises Address:	10550 REISTERSTOWN RD OWINGS MILLS 21117-3517	Legal Description: 2.5968 AC 10550 REISTERSTOWN RD SWS 10544 & 10550 REISTERSTOWN RD
Map: 0058	Grid: 0021	Parcel: 0801
Neighborhood: 20000.04	Subdivision: 8007	Section: 2
Block: 2	Lot: 2023	Assessment Year: 2023
Town: None	Plat No: 0080/ 0007	Plat Ref: 0080/ 0007
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	2.5968 AC	County Use 06
Stories	Basement	Type
	Exterior	Quality
	Full/Half Bath	Garage
	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2023
Land:	587,400	587,400
Improvements	0	0
Total:	587,400	587,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2024
		As of 07/01/2025
		587,400
		587,400
Transfer Information		
Seller: MC OWINGS MILLS LLC	Date: 04/26/2024	Price: \$1,750,000
Type: ARMS LENGTH IMPROVED	Deed1: /48988/ 00075	Deed2:
Seller: FRANKS NURSERY & CRAFTS INC	Date: 07/25/2014	Price: \$4,790,000
Type: ARMS LENGTH MULTIPLE	Deed1: /35199/ 00382	Deed2:
Seller: H L B JOINT VENT URE	Date: 12/07/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06635/ 00243	Deed2:
Exemption Information		
Partial Exempt Assessments: Class	07/01/2024	07/01/2025
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:		

2024-0249-XA

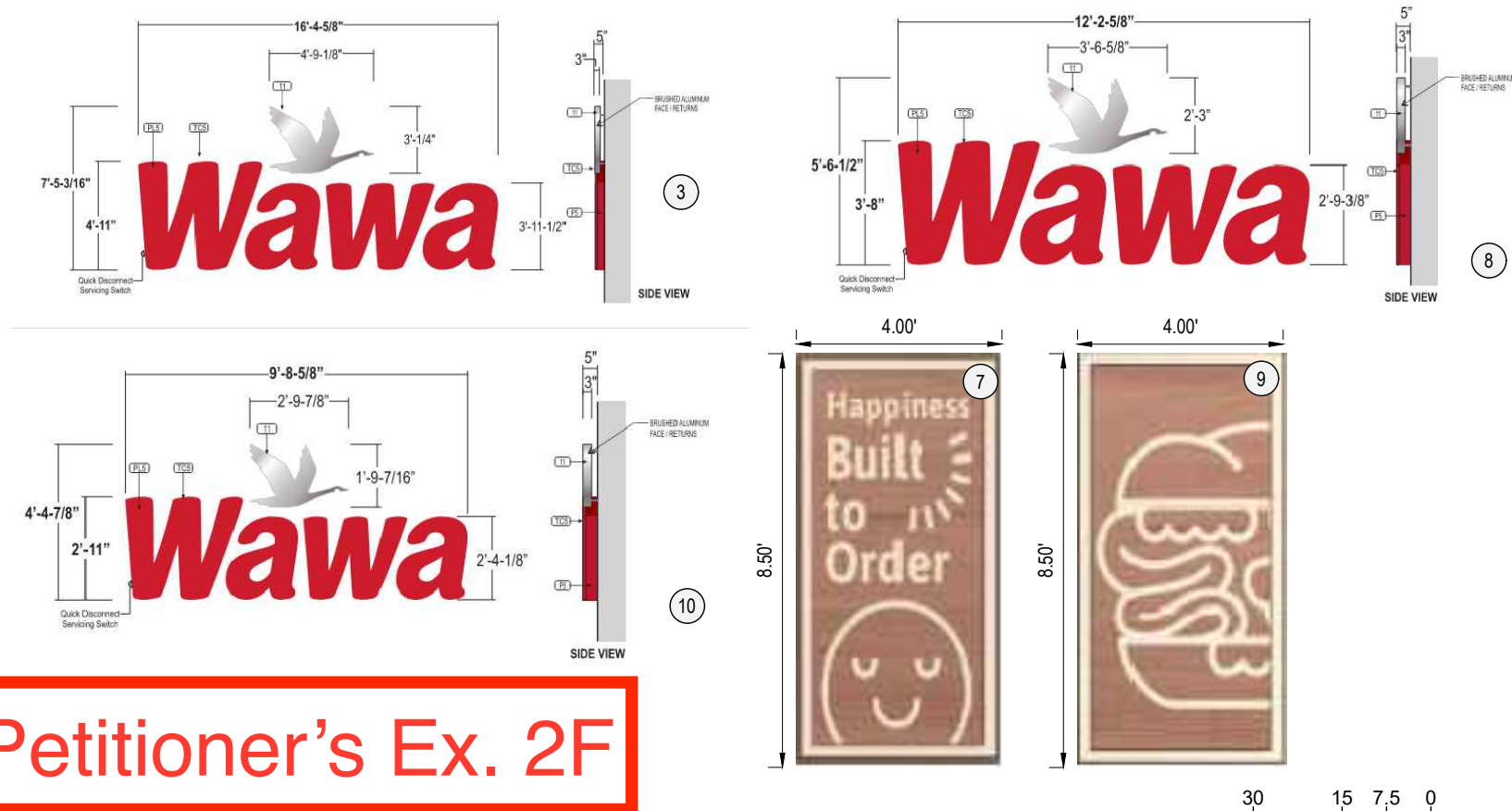




SIGN CHART WALL MOUNTED WAWA BUILDING SIGN ENTERPRISE - WALL MOUNTED (BCZR 450.4 ATTACHMENT 1, 5(a))						
SIGN LABEL	PROPOSED SIGNAGE			STORE FRONT WIDTH (FT)	MAX. FACE AREA PER SIGN (SF)	ALLOWABLE SIGNAGE AREA PER WALL LENGTH (FT)
	WIDTH (FT)	HEIGHT (FT)	AREA (SF)			
FRONT ELEVATION						
3"	16.39	7.44	121.94	91.67	150.00	183.34
7 (2 SIGNS)*	4.00	8.50	34.00	91.67	150.00	183.34
TOTAL AREA (ALL ENTERPRISE SIGNS)*			189.94			
*VARIANCE REQUESTED FOR SIGN AREA, NUMBER OF SIGNS, AND NUMBER OF SIGNS ON ONE FACADE.						
REAR ELEVATION						
8"	12.22	5.55	67.82	91.67	150.00	183.34
9 (3 SIGNS)*	4.00	8.50	34.00	91.67	150.00	183.34
TOTAL AREA (ALL ENTERPRISE SIGNS)			169.82			
*VARIANCE REQUESTED FOR NUMBER OF SIGNS AND NUMBER OF SIGNS ON ONE FACADE.						
LEFT ELEVATION						
10	9.72	4.41	42.87	70.59	150.00	141.18

SIGNAGE CHART WAWA DIRECTIONAL SIGN DIRECTIONAL - WALL-MOUNTED (BCZR 450.4 ATTACHMENT 1, 3(A))				
SIGN LABEL	PROPOSED SIGNAGE			MAX. FACE AREA PER SIGN (SF)
	WIDTH (FT)	HEIGHT (FT)	AREA (SF)	
FRONT ELEVATION				
4*	8.50	3.00	25.50	8.00
5* **	4.50	6.67	30.02	8.00
TOTAL AREA (ALL DIRECTIONAL SIGNS)*			55.52	
RIGHT ELEVATION				
6* **	4.50	6.67	30.02	8.00

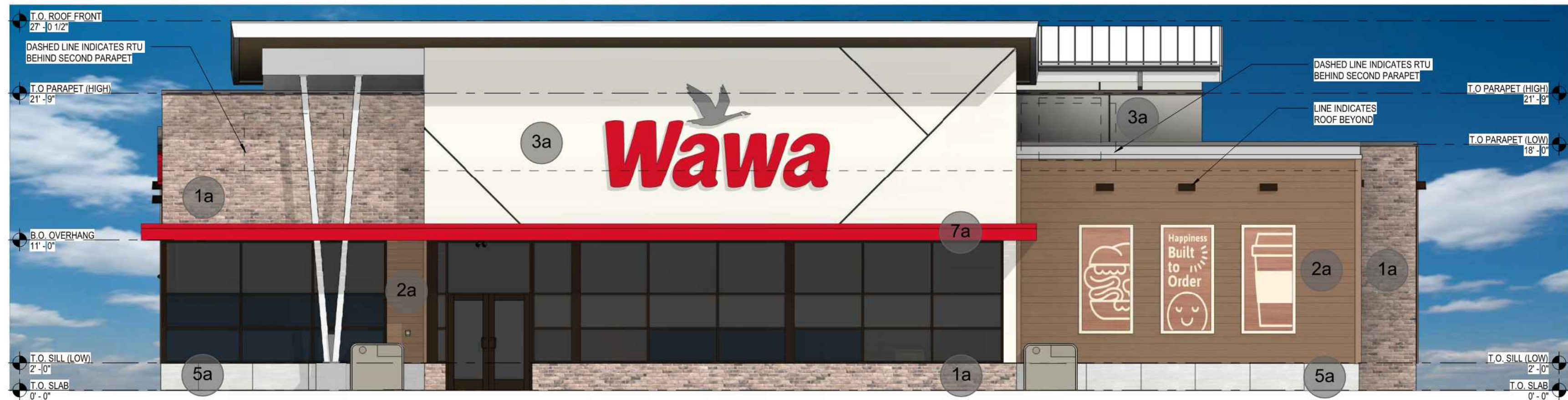
*VARIANCE REQUESTED FOR SIGN AREA AND SIGN HEIGHT.
 **COMPANY LOGO AND NAME CONTRIBUTE TO LESS THAN 30% OF TOTAL SIGN AREA.

**OWNER/DEVELOPER**

MC OWINGS MILLS LLC & JC OWINGS MILLS, LLC
C/O PARAMOUNT REALTY SERVICES
1195 ROUTE 70, SUITE 200
LAKEWOOD, NJ 08701
ATTN: JOSEPH MIZRAHI
PHONE: 732-961-8146

DESIGN & DRAWING
BASED ON NAVD 88
DATUM DETERMINED BY

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



1 FRONT ELEVATION
3/16" = 1'-0"

GLAZING CALCS - FRONT ELEVATION:
TRANSPARENT GLAZING - 415 SQFT 20%
SPANDREL GLAZING - 126 SQFT 5.8%
TOTAL GLAZING - 541 SQFT
TOTAL BUILDING MATERIAL (541 + 1,555) = 2,096 SQFT
GLAZING - 541/2,096 = 25.8%

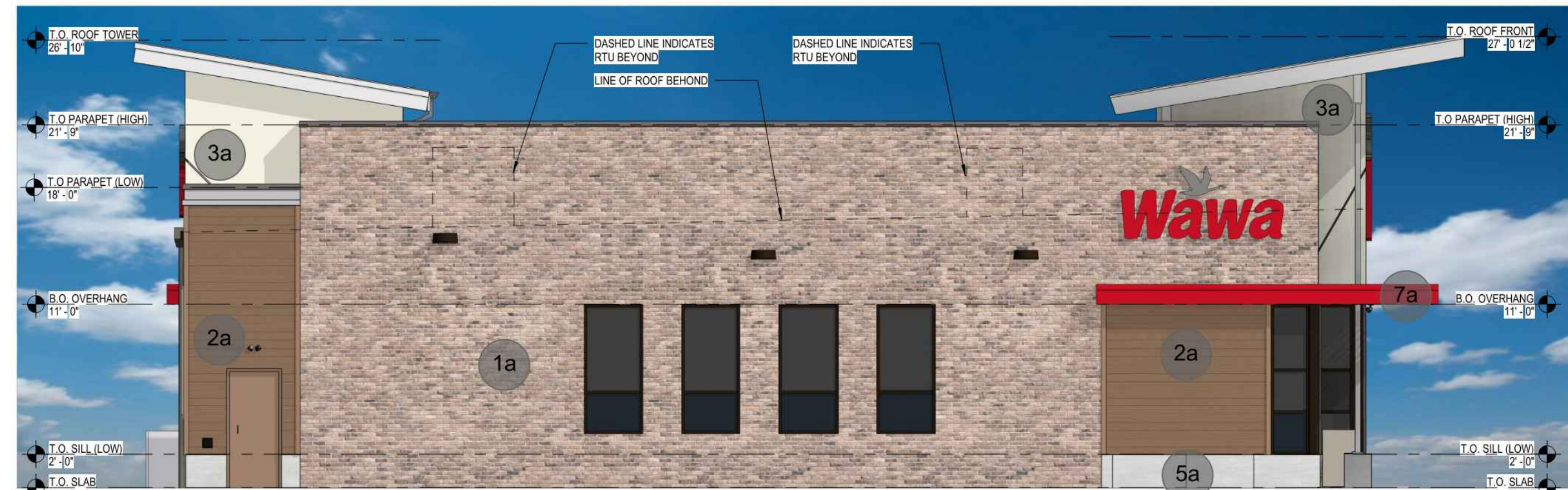
MATERIAL CALCS - FRONT ELEVATION:
BRICK - 332 SQFT 20%
COMPOSITE SIDING - 429 SQFT 28%
STUCCOEIFS - 626 SQFT 40%
TILE - 90 SQFT 6%
METAL AWNING - 78 SQFT 5%
TOTAL = 1,555 SQFT



2 REAR ELEVATION
3/16" = 1'-0"

GLAZING CALCS - REAR ELEVATION:
TRANSPARENT GLAZING - 88 SQFT 3.2%
SPANDREL GLAZING - 136 SQFT 6.8%
TOTAL GLAZING - 224 SQFT
TOTAL BUILDING MATERIAL (224 + 1,790) = 1,994 SQFT
GLAZING - 224/1,994 = 10%

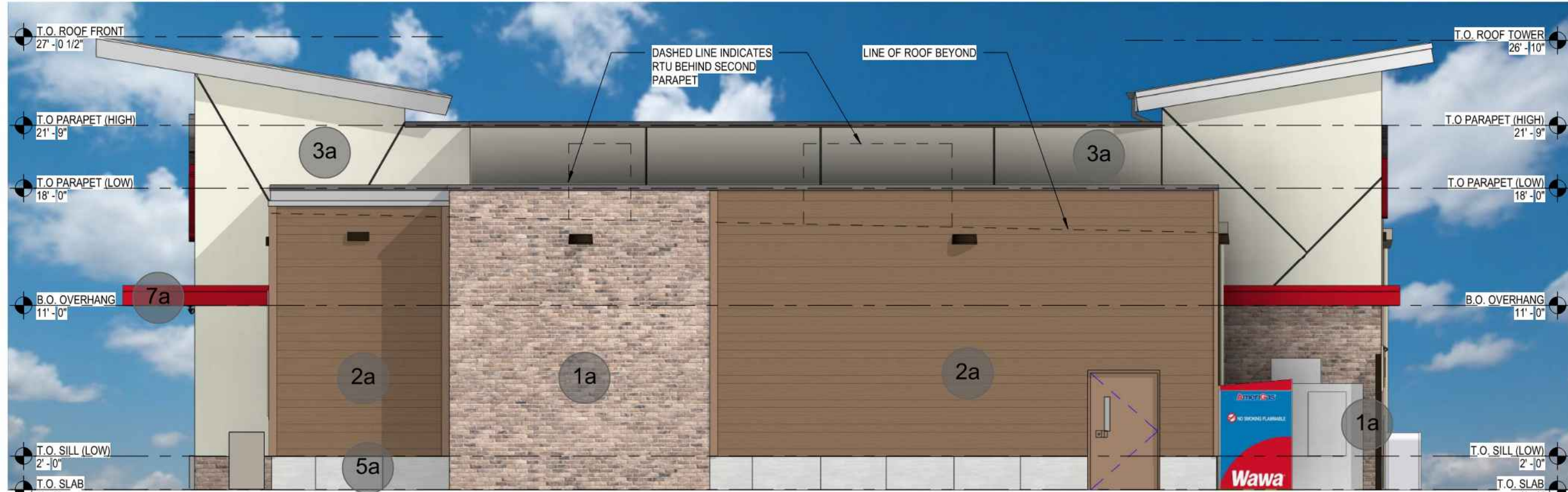
MATERIAL CALCS - REAR ELEVATION:
BRICK - 696 SQFT 37%
COMPOSITE SIDING - 578 SQFT 32%
STUCCOEIFS - 444 SQFT 25%
TILE - 97 SQFT 5%
METAL AWNING - 45 SQFT 2.5%
TOTAL = 1,790 SQFT



3 SIDE ELEVATION
3/16" = 1'-0"

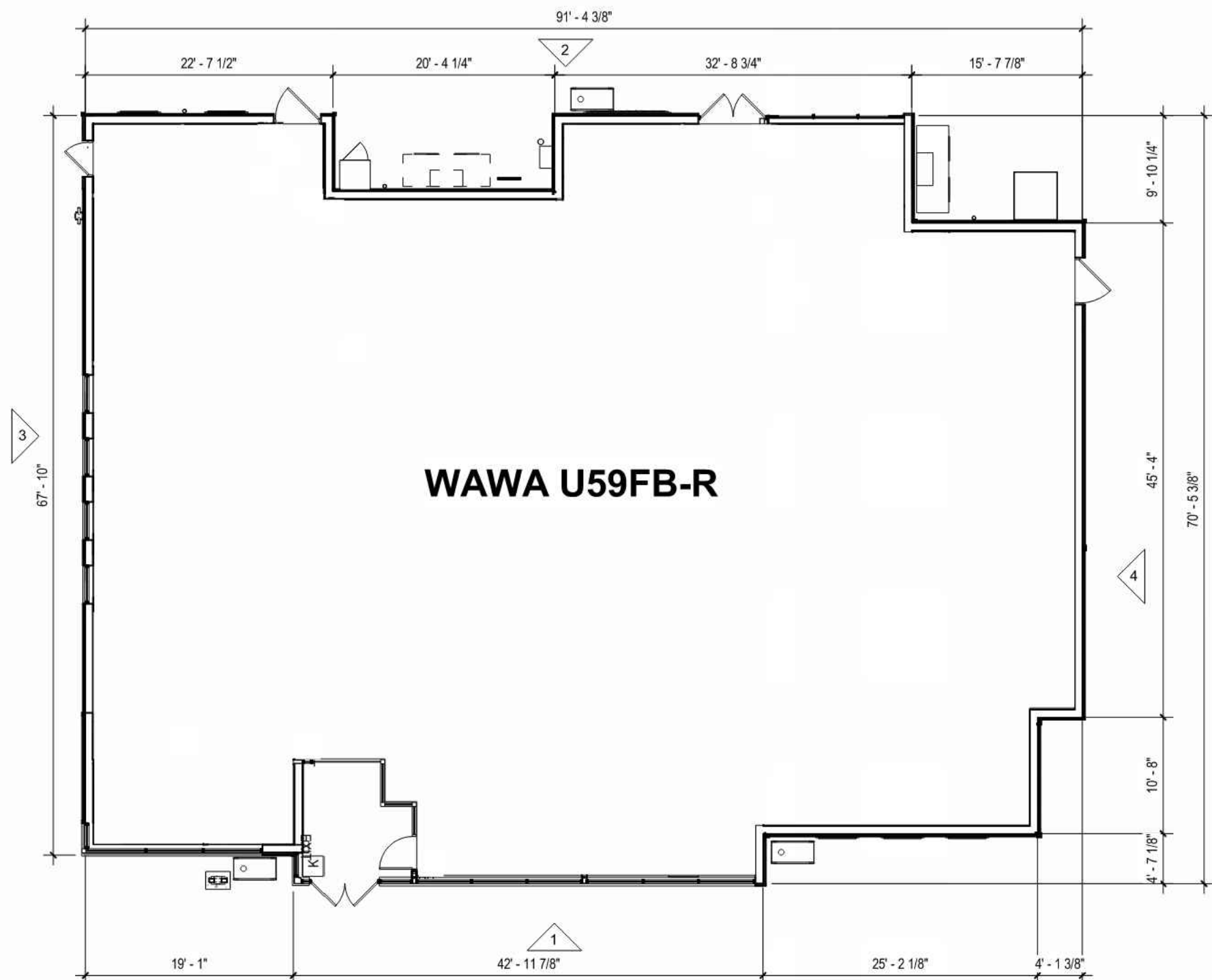
GLAZING CALCS - SIDE ELEVATION:
TRANSPARENT GLAZING - 104 SQFT 20%
SPANDREL GLAZING - 48 SQFT 5.8%
TOTAL GLAZING - 152 SQFT
TOTAL BUILDING MATERIAL (152 + 1,487) = 1,639 SQFT
GLAZING - 152/1,639 = 9%

MATERIAL CALCS - SIDE ELEVATION:
BRICK - 1,067 SQFT 72%
COMPOSITE SIDING - 179 SQFT 12%
STUCCOEIFS - 136 SQFT 9%
TILE - 33 SQFT 2%
METAL AWNING - 72 SQFT 5%
TOTAL = 1,487 SQFT



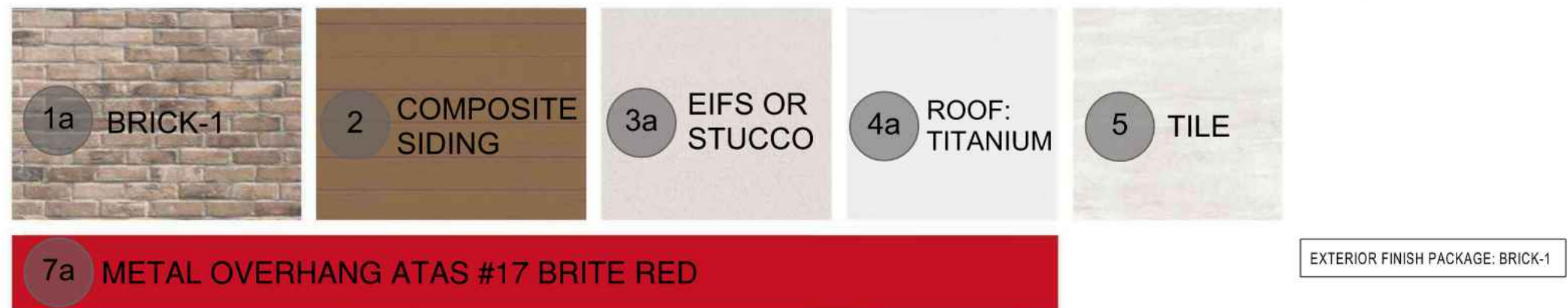
4 SIDE ELEVATION
3/16" = 1'-0"

MATERIAL CALCS - SIDE ELEVATION:
BRICK - 395 SQFT 26%
COMPOSITE SIDING - 625 SQFT 40.5%
STUCCOEIFS - 426 SQFT 27.6%
TILE - 73 SQFT 4.5%
METAL AWNING - 24 SQFT 1.5%
TOTAL = 1,542 SQFT



5 FLOOR PLAN
1" = 10'-0"

MATERIALS:



HFA

WAWA U59FB-R
S. TOLLGATE RD & REISTERSTOWN RD
OWINGS MILLS, MD

Wawa

OWNER/DEVELOPER

MC OWINGS MILLS LLC & JC OWINGS MILLS, LLC
C/O PARAMOUNT REALTY SERVICES
1195 ROUTE 70, SUITE 200
LAKEWOOD, NJ 08701
ATTN: JOSEPH MIZRAHI
PHONE: 732-961-8146

DESIGN & DRAWING
BASED ON NAVD 88
DATUM DETERMINED BY
MAG NAIL

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

Petitioner's Ex. 2H

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

REVISIONS

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PROJECT:

SPECIAL
EXCEPTION AND
VARIANCE PLAN
FOR

Wawa

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4TH ELECTION DISTRICT
BALTIMORE COUNTY

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PLAN TO
ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION
AND VARIANCE

SHEET NUMBER:

4 OF 4

ORG. DATE - 10/24/2024