

1. Agenda 05 05 2020

Documents:

[BZA AGENDA 05 05 2020.PDF](#)

2. Application - Case No. 20-02 Mid-Atlantic Lubes LLC

Documents:

[APPLICATION - CASE NO. 20-02 MID-ATLANTIC LUBES LLC.PDF](#)



**BOARD OF ZONING APPEALS
AGENDA**

Tuesday, May 5, 2020, at 6 PM

Virtual Meeting:

www.facebook.com/WestminsterMD

www.WestminsterMD.gov

- I. Call to Order**
- II. Approval of Minutes**

January 7, 2020

- III. Public Hearings**

CASE NO: 20-02

An application by Mid-Atlantic Lubes, the contract purchaser and property owner ABBEC Property LLC, requesting approval of a special exception to operate a **service station use, subject to the provisions of Zoning Ordinance Section 164-149** to be located at 334 Gorsuch Road Westminister Maryland pursuant to Zoning Ordinance Article VIII: B Business, Section 164-42 S., Special Exceptions; Article XX: Special Provisions, Section 164-149.

- IV. Other Business**
- V. Adjournment**

LAW OFFICES
HOLLMAN, MAGUIRE, KORZENEWSKI & LUZURIAGA
CHARTERED

JOHN T. MAGUIRE, II
PETER J. KORZENEWSKI
MATTHEW G. LUZURIAGA
MANDI M. PORTER

SENDERS E-MAIL:
JMAGUIRE@CARROLL-LAWYERS.COM

189 EAST MAIN STREET
WESTMINSTER, MARYLAND 21157
WESTMINSTER LINE - 410-848-3133
BALTIMORE LINE - 410-876-3183
FACSIMILE LINE - 410-876-2790
WWW.CARROLL-LAWYERS.COM

OF COUNSEL
ROBERT L. SLINGLUFF
(1977-1996)

CHARLES D. HOLLMAN

March 2, 2020

HAND-DELIVERED

City of Westminster
Board of Zoning Appeals
56 West Main Street
Westminster, Maryland 21158

Attention: Andrew Gray, Comprehensive Planner

Re: Request for Special Exception
Mid-Atlantic Lubes, LLC
334 Gorsuch Road

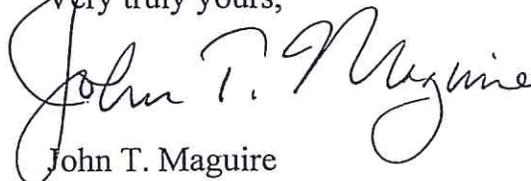
Case No. 20-02
~~20~~

Dear Board Members:

Please accept the enclosed Application for approval of a special exception for a service station at the above-referenced address which proposes a rebuild and redevelopment of the former veterinary building located at the site. Also enclosed herewith please find a check in the amount of One Thousand Five Hundred Dollars (\$1,500.00) for the Application fee.

It is our understanding that this Application can be processed for a hearing on April 7, 2020 at 6:00 p.m. Please let me know if you need anything further to process and place this matter on the agenda.

Very truly yours,


John T. Maguire

JTM/pae
Enclosure

cc: Randolph L. Kazazian III, Vice President of Real Estate (with enclosure)

Application Fees

See fees below, plus City legal fees and court reporter fees, payable to *City of Westminster*



For Office Use Only

Case No.: _____
Form Received: _____
Fee Paid: _____
DCPD Reviewed: _____
Appeal Received: _____
Court Review: _____

CITY OF WESTMINSTER

56 WEST MAIN STREET
WESTMINSTER, MD 21157

APPLICATION FOR PUBLIC HEARING BEFORE THE BOARD OF ZONING APPEALS

In accordance with the Charter and Code of the City of Westminster, an application is made to the Board as follows:

1. Purpose of Hearing:

Applicable Fees:

- Request for special exception \$1,500, unless owner-occupied or day care \$300
- Request for variance \$1,000, unless owner occupied \$200
- Appeal of admin decision \$600
- Nonconforming uses No fee

2. Applicant Information:

Name: Mid-Atlantic Lubes, LLC Address: 54 Jaconnet Street, Newton Highlands, MA 02461
c/o Telephone: 410-876-3183 Fax: 410-876-2790 E-Mail: jmaguire@carroll-lawyers.com

3. Property Owner Information: (if Different)

Name: ABBEC Property LLC Address: 723 Baltimore Blvd., Westminster, MD 21157
Telephone: 410-848-3100 Fax: N/A E-Mail: bob@carrollcovet.com

4. Attorney Information: (if Applicable)

Name: John T. Maguire Address: Hollman, Maguire, Korzenewski & Luzuriaga, Chartered
189 E. Main St., Westminster, MD 21157
Telephone: 410-876-3183 Fax: 410-876-2790 E-Mail: jmaguire@carroll-lawyers.com

5. Address of Subject Property: 334 Gorsuch Road (Tax Acct. 07-111657; Map 108, Parcel 2910)

6. Request Description: Applicant is the contract purchaser of the subject property and seeks approval of a special exception to operate a service station offering to the public light automotive maintenance services, including quick oil changes (oil, filter and lubrication), other automotive fluid exchanges, air conditioning check and recharge, serpentine belt check and replacement, battery check, charge and replacement, tire rotation, air filter, cabin filter, wiper blade and light bulb check and replacement, windshield washer fluid top off, antifreeze/coolant top off, tire pressure check and inflation, and the like

in the B-Business Zone pursuant to Westminster City Code Section 164-42(S). See attached Concept Plan; Representative Exterior Rendering, Elevation and Floor Plans.

Please note that applications for public hearings must comply with the provisions and requirements in Chapter 164, Zoning & Subdivision of Land, City of Westminster Code. All applicants are advised to review the Rules of Order and Procedure before applying.

Application for Public Hearing before the Board of Zoning Appeals (Continued - Page 2)

Subject Property - Owner's Address: 334 Gorsuch Road, Westminster, MD 21157

Using SDAT, provide names and addresses of owners of all adjacent properties – including names and addresses of owners of properties on opposite sides of streets or alleys.

- Property 1: see chart attached
- Property 2: _____
- Property 3: _____
- Property 4: _____
- Property 5: _____
- Property 6: _____
- Property 7: _____
- Property 8: _____
- Property 9: _____
- Property 10: _____
- Property 11: _____
- Property 12: _____

CERTIFICATION

I CERTIFY THAT THE FOREGOING INFORMATION AND THE LIST OF ADJOINING PROPERTY OWNERS IS TRUE AND ACCURATE. I AGREE TO ABIDE BY THE RULES OF ORDER AND PROCEDURE FOR THE BOARD OF ZONING APPEALS AND ALL APPLICABLE LAWS.

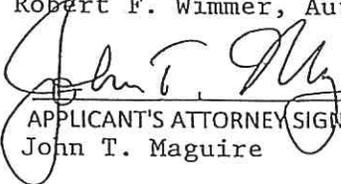
MID-ATLANTIC LUBES, LLC

By:  2/19/20
 APPLICANT'S SIGNATURE / DATE
 Randy Kazazian, Authorized Signatory
VILE PRESIDENT

Randy Kazazian 2/19/20
 APPLICANT'S PRINTED NAME / DATE

ABBEC PROPERTY LLC

By:  2/24/20
 PROPERTY OWNER'S SIGNATURE / DATE
 Robert F. Wimmer, Authorized Member

 2/24/20
 APPLICANT'S ATTORNEY SIGNATURE / DATE
 John T. Maguire

Application for Public Hearing before the Board of Zoning Appeals

Subject Property-Owner's Address: 334 Gorsuch Road, Westminster, MD 21157
 Tax Map 0108, Parcel 2910, Lot 1 (07-111657)

Using SDAT, provide names and addresses of owners of all adjacent properties - including names and addresses of owners of properties on opposite sides of streets or alleys.

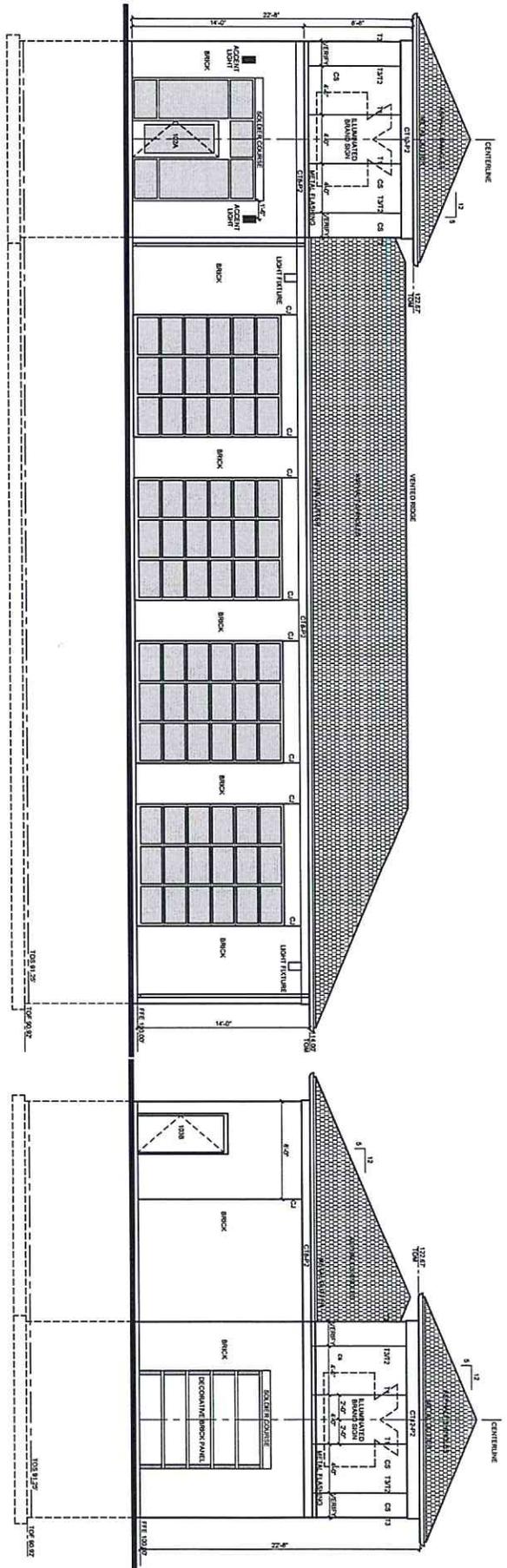
Property 1:	Tevis Englar LLC 82 John Street Westminster, MD 21157	Tax Map 0108 Parcel 2910, Parcel A
Property 2:	Pramukh Swami Maharaj Management LLC 8005 Pulaski Highway Baltimore, MD 21237	Tax Map 0046 Parcel 0639
Property 3:	McDonalds Corporation c/o Scott Rardin SDR Mgmt, Inc. 8017 Dorsey Run Road, UN A1 Jessup, MD 20794	Tax Map 0046 Parcel 1361
Property 4:	FCPT Restaurant Properties LLC 1000 Darden Center Drive Orlando, FL 32837	Tax Map 0046 Parcels 0817, Lot 2
Property 5:	Carl Wilson Riffle 3415 Island Creek Ct. Silver Spring, MD 20906-1313	Tax Map 0046 Parcel 1457
Property 6:	Maryland State Highway Administration 707 North Calvert Street, Room 603 Baltimore, MD 21202	Tax Map 0046 Road Parcel



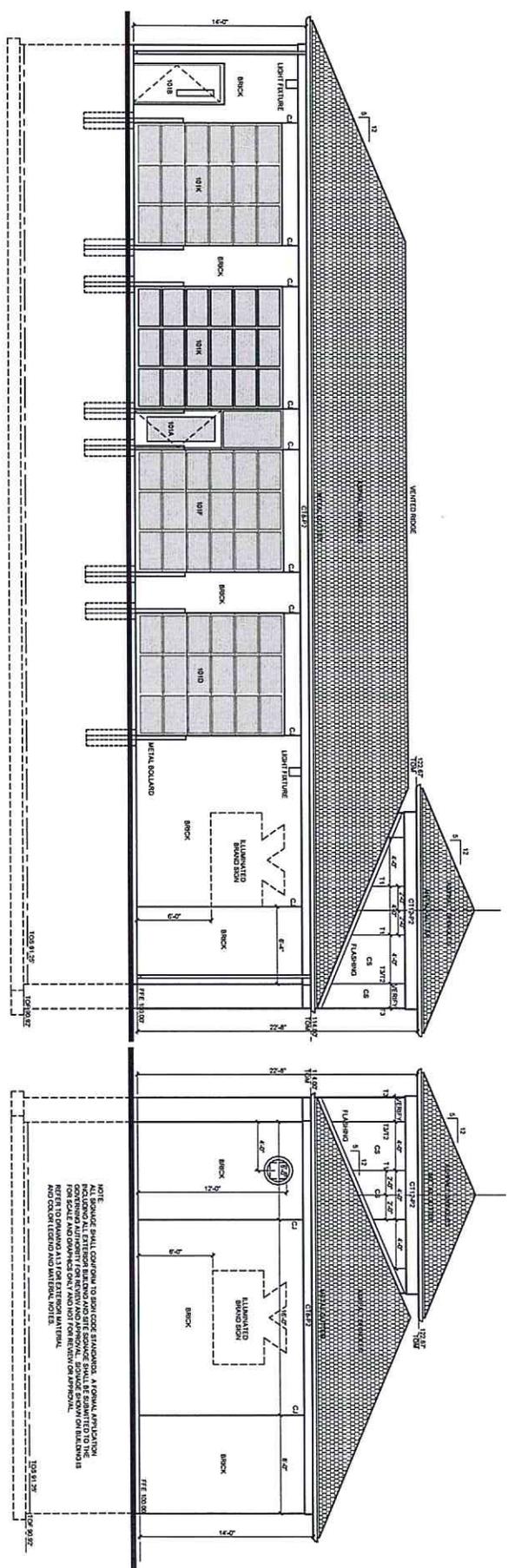
VALVOLINE INSTANT OIL CHANGE

Mid-Atlantic Lubes
50 Jaconnet Street, Suite 100
Newton Highlands, MA 02461
January 2018

Wyatt Howard Nelson
Architecture, PLLC
522 Elm Street
Syracuse, NY 13203



1 FRONT ELEVATION
 2 LEFTSIDE ELEVATION
 SCALE 1/8" = 1'-0"
 SCALE 1/8" = 1'-0"



3 REAR ELEVATION
 4 RIGHTSIDE ELEVATION
 SCALE 1/8" = 1'-0"
 SCALE 1/8" = 1'-0"

NOTE:
 ALL WORK SHALL CONFORM TO STATE STANDARDS. A FORMAL APPLICATION
 COVERED ALTERNATE FOR REVIEW AND APPROVAL. SOURCE: ARCHITECTS
 FOR SCALE AND DIMENSIONS ONLY AND NOT FOR CONSTRUCTION OR APPROVAL
 AND COORDINATE WITH MATERIAL NOTES.

SP2

PROJECT NO.
 DATE: 01.14.14
 EXTERIOR ELEVATIONS

Project: Valvoline Instant Oil Change
 Owner: Mid-Atlantic Lubes, LLC
 54 Jaconnet Street, Suite 100
 Newton Highlands, MA 02461



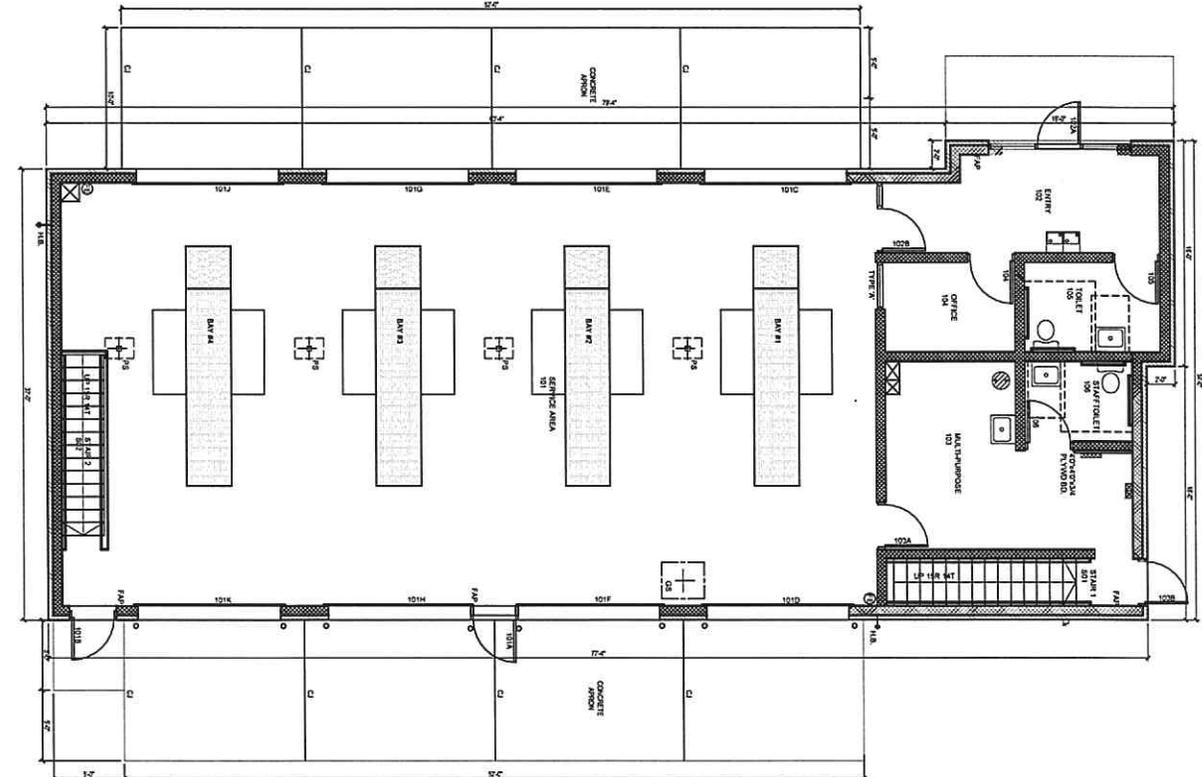
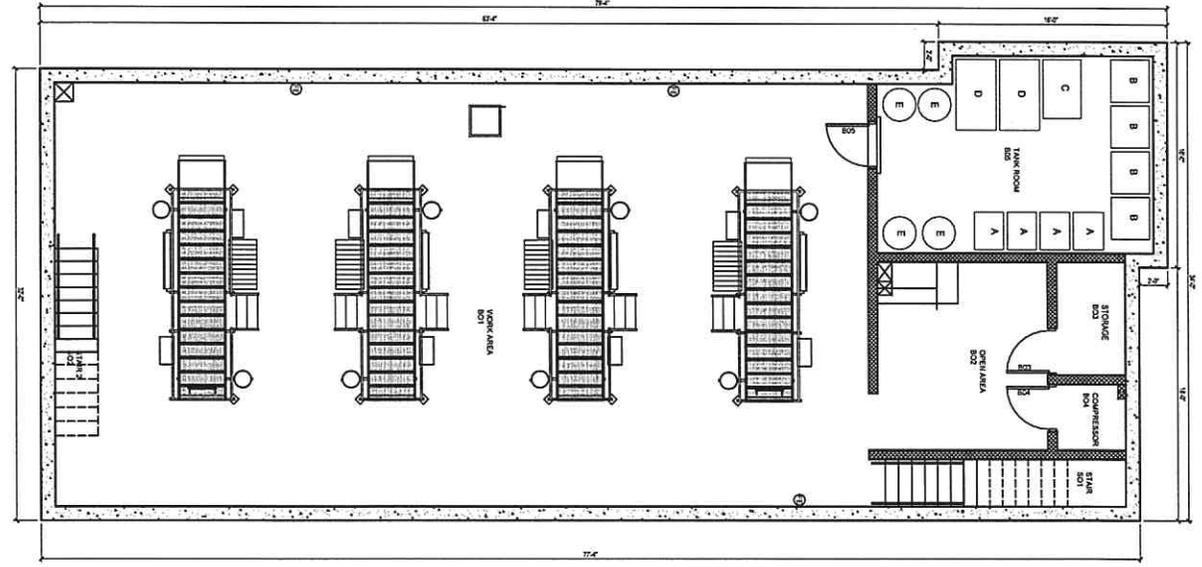
Wyatt
 Howard
 Nelson
 Architecture
 522 Elm Street, 10303
 315.852.2072
 315.852.2073

1 LOWER LEVEL PLAN
SP1

SCALE 1/8" = 1'-0"
SP1

2 MAIN LEVEL PLAN
SP1

SCALE 1/8" = 1'-0"
SP1



DATE: 11/18/18
PROJECT NO.:
REVISIONS:

Project: Valvoline Instant Oil Change

Owner: Mid-Atlantic Lubes, LLC
54 Jaconnet Street, Suite 100
Newton Highlands, MA 02461



Wyatt
Howard
Neilson
Architecture
522 Elm Street
Newton, MA 02459
315.952.2072
315.952.2073
www.wyatt-howard.com

SP1
Floor Plan
Lower Level
Main Level