LAW OFFICES
HOLLMAN, MAGUIRE, KORZENEWSKI & LUZURIAGA
CHARTERED
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

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

SENDERS E-MAIL:
JMAGUIRE@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 Case No. 20-~~20~~02
Mid-Atlantic Lubes, LLC
334 Gorsuch Road

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

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*

RECEIVED
MAR 02 2020
DEPT. OF FINANCE

CITY OF WESTMINSTER

56 WEST MAIN STREET
WESTMINSTER, MD 21157

For Office Use Only
Case No.: _____
Form Received: _____
Fee Paid: _____
DCPD Reviewed: _____
Appeal Received: _____
Court Review: _____

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
VICE 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

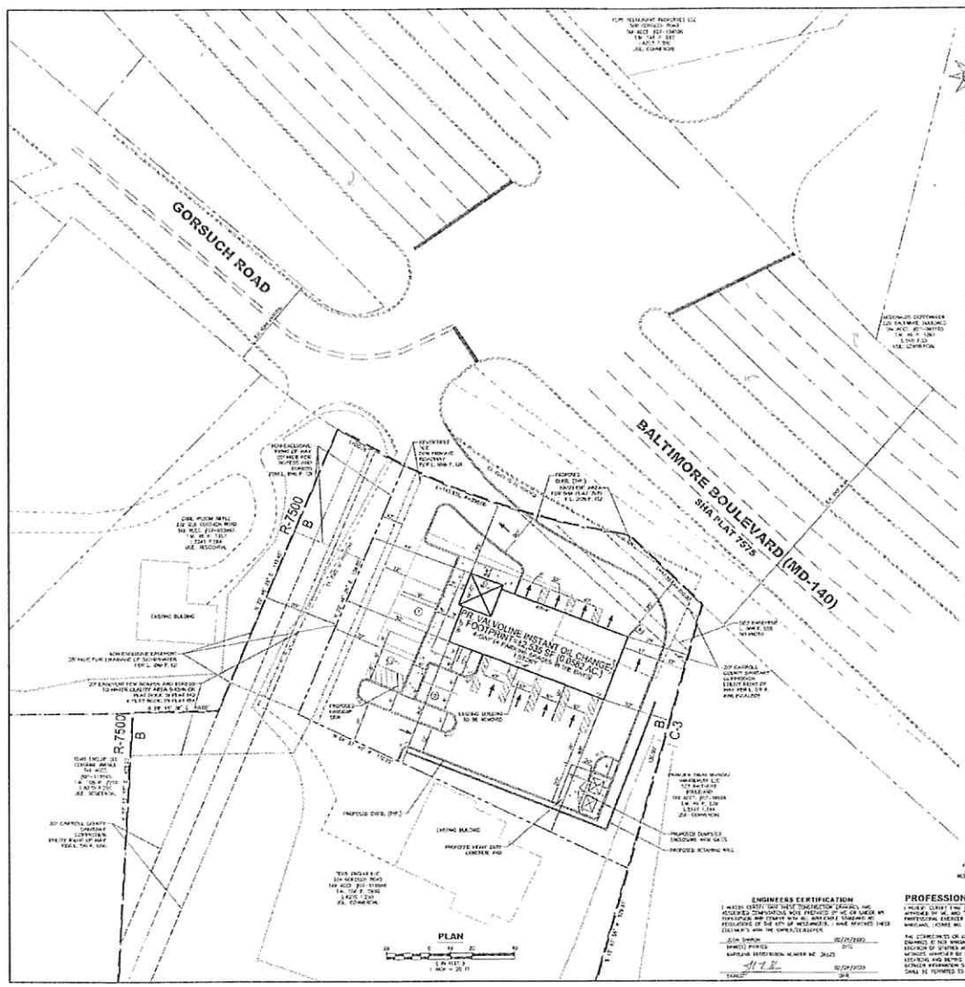
John T. Maguire

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

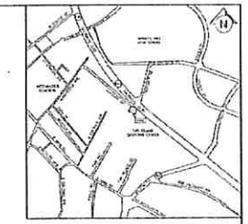


GENERAL NOTES

1. PROPERTY INFORMATION:
   a. PROPERTY ADDRESS: 334 GORSUCH ROAD WESTMINSTER, MD 21157
   b. SITE AREA: 31,637 SF/0.73 AC±
   c. TAX REFERENCE: 04-051-00004 07-070009 07-070029
   d. ELECTION DISTRICT: 7
   e. CENSUS TRACT: 7
   f. TAX MAP: 0007
   g. GRID: 0008
   h. PARCEL: 0029
   i. PLAT: 28-114
2. TAX ACCOUNT: 1100029
3. EXISTING ZONING: B (BUSINESS ZONE)
4. EXISTING USE: PROPOSED USE: EXISTING BUILDING WITH OIL CHANGE SERVICE STATION
5. SUPPLEMENT SHEET B: BASED ON SITE PROVIDED BY CARROLL COUNTY
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
8. THE SITE IS LOCATED WITHIN A REGIONAL PROFESSIONAL AREA. IT IS NOT LOCATED IN A WATERSHED MANAGEMENT AREA.
9. BUILDING AREA: 1,432 SF (1ST FLOOR) 1,000 SF (BASEMENT)
   TOTAL GROSS AREA: 2,432 SF (NOTE 12)
10. FLOOR AREA RATIO REMARKS: 2.0. THE TOTAL BUILDING FLOOR AREA EXCEEDS THE EXISTING TAX CALC. THE BASEMENT WAS NOT THE 1ST INC PURPOSES TOTAL FLOOR AREA WAS NOT IN ACCT.
11. BUILDING HEIGHT: 1-2½ FEET
12. B ZONE BUILDING STANDARDS:

	REQUIRED	PROVIDED
FRONT	15'	30'
REAR SIDE	10'	40'
EAST SIDE	10'	24'
WEST	10'	41'

13. THE SITE IS SERVICED BY PUBLIC SEWER AND STORM DRAIN.
14. THE PARKING REQUIREMENT FOR AUTOMOTIVE SERVICE STATIONS IS 2 PER BAY AND 1 FOR EMPLOYEE UNIT. SEE PARKING CALCULATIONS AND TABLE.
15. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. THE PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOODING AS SHOWN ON FEMA FIRM MAP NO. 24013C0155F. THE PROPERTY MANAGER OF RECORD BETWEEN CARROLL COUNTY MUNICIPAL BUILDING AND THE INTERSECTION WITH A LINE OF CONTRACTOR BY PUBLIC WORKS COMPANY NUMBER 2 (CARROLL COUNTY, MD) AND THROUGH CITY OF WESTMINSTER, MD.
16. THERE ARE NO KNOWN EXISTING WELLS ON PUBLIC FILES WITHIN THIS SITE PROPERTY.
17. THERE ARE NO WETLANDS WITHIN THIS SITE.
18. ANY LIGHT USED TO ILLUMINATE AN OFF-STREET PARKING AREA ON THE SITE SHALL BE OF THE TYPE AS DEFINED IN THE ZONING ORDINANCE.
19. SITE AND BUILDING INFORMATION WAS OBTAINED BY CARROLL COUNTY GIS DATA.
20. THE PARKING AND LANDSCAPING TAKES COMPLY WITH THE CARROLL COUNTY LANDSCAPE MANUAL AND THE CITY WESTMINSTER. ALL PROPOSED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, VIGOROUS, WELL KEPT CONDITION. PLANTS THAT DIE SHALL BE REPLACED WITHIN ONE (1) YEAR. ALL LANDSCAPED AREAS SHALL BE PROTECTED BY CURBS OR BOLLARDS TO ENSURE GOOD HEALTH AND VITALITY.



VICINITY MAP

SCALE: 1" = 1,000'

LEGEND

- EX. PROJECT PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. EASEMENT
- EX. BUILDING
- EX. FACADE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. SIGN ARM
- EX. HYDRO CONTOURS
- EX. HYDRANT
- C-2 / C-3 — EX. ZONING LINE
- EX. DIRECTIONAL TRAFFIC
- PR. CONCRETE
- PR. BUILDING
- PR. CURB
- PR. PARKING LOT STRIPE
- PR. HANDICAP PARKING SYMBOL
- PR. PARKING SPACE NUMBER
- PR. SIGN
- PR. DIRECTIONAL TRAFFIC
- PR. PARKING AISLE STRIPING
- PR. RETAINING WALL

PARKING TABULATION

USE	PARKING RATE	EMPLOYEES OR BAYS AND MAXIMUM OF BAYS	PARKING SPACES REQUIRED
SERVICE STATION	1/1 FOR EMPLOYEE UNIT	3	3
SERVICE STATION	2 PER BAY	4	8
TOTAL PARKING REQUIRED (PER CODE)			12
TOTAL PROVIDED PARKING (REVISED)			13

* BASED ON "MINIMUM NUMBER OF SPACES" SECTION 164-133 OF THE ORDINANCES OF THE CITY OF WESTMINSTER.

Know what's below. Call before you dig.

OWNER

VALVOLINE INSTANT OIL CHANGE, LLC
334 GORSUCH ROAD
WEST WINDSOR, NJ 07017

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24025, EXPIRATION DATE: INDEFINITE.

JOHN SHARON — DATE: 10/27/2020
PRINTED NAME — DATE
MARYLAND REGISTRATION NUMBER NO. 24025
SIGNATURE — DATE: 10/27/2020

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24025, EXPIRATION DATE: INDEFINITE.

DESIGN IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM (ADMIN/NAD 83/91/2011 VERSION, NAVD 88

THE COMMITMENTS OF COMPLIANCE OF ENGINEER INFORMATION SHOWN ON THE PLAN, AND THE ENGINEER'S CERTIFICATION, ARE MADE ONLY TO THE EXTENT OF THE ENGINEER OF STORMWATER AND BREAKWATER FACILITIES. IN NO WAY DO OWNER MEMBERS WHATSOEVER DO THE OWNERS REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DETAILS WITH THE LAYOUT OF IMPROVEMENTS. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT FOUND IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 325
TOWSON, MARYLAND 21286
(410) 821-1630
FAX (410) 821-1740

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VALVOLINE INSTANT OIL CHANGE
334 GORSUCH ROAD

CONCEPT PLAN TO ACCOMPANY SPECIAL EXCEPTION REQUEST

7TH ELECTION DISTRICT
WESTERN RANGE 17-1127
CARROLL COUNTY, MARYLAND

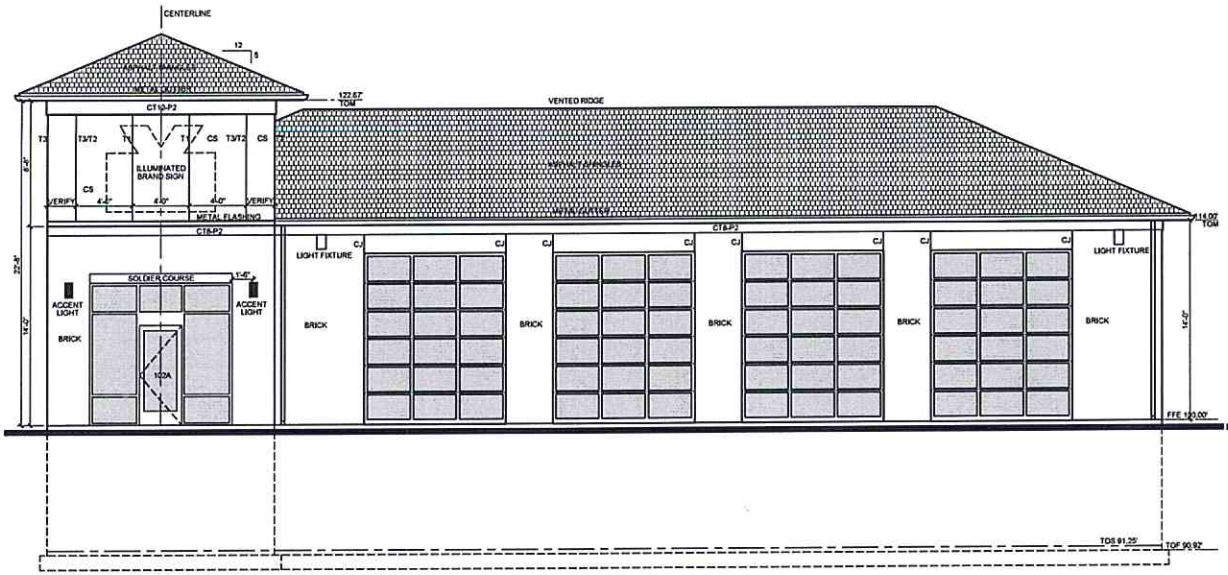
DATE	REVISIONS

JOB NO.	20-160
SCALE:	1" = 30'
DATE:	10/27/2020
DRAWN BY:	MT
DESIGN BY:	JS
REVIEW BY:	JS
SHEET:	1 OF 1

VALVOLINE INSTANT OIL CHANGE

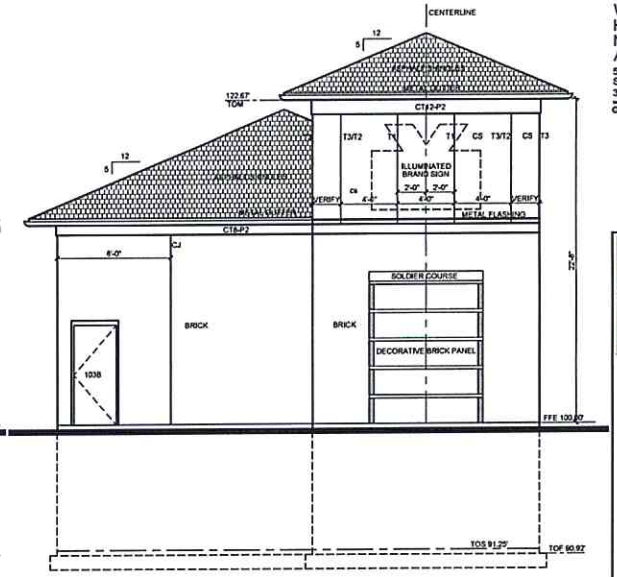
Mid-Atlantic Lubes
50 Jaconnet Street, Suite 100
Newton Highlands, MA 02461
January 2018

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



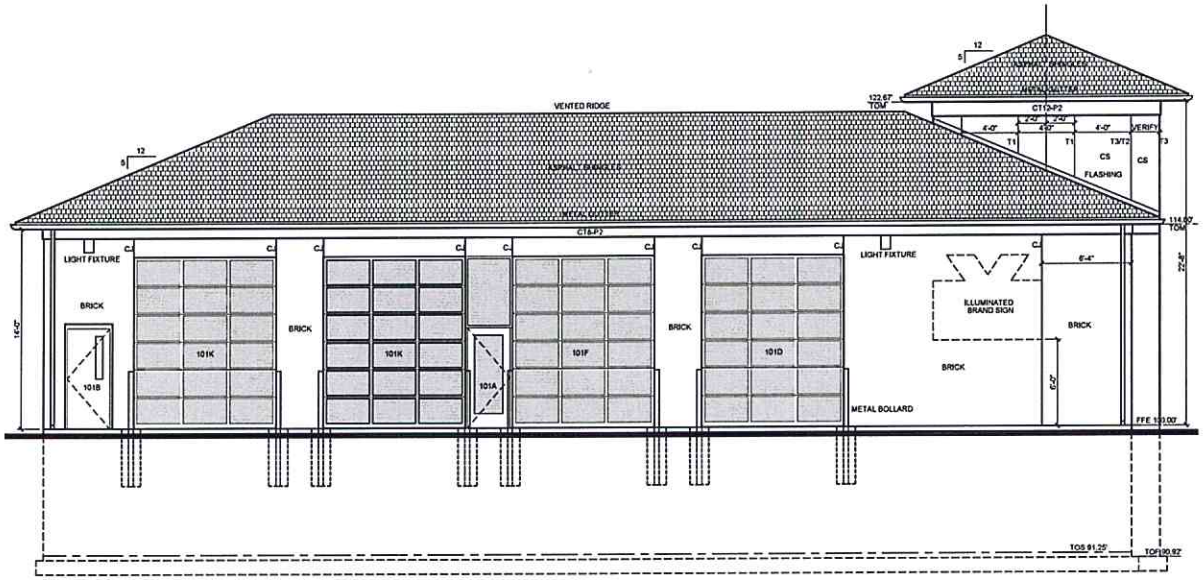
1 A2.1 FRONT ELEVATION

SCALE 1/4" = 1'-0"



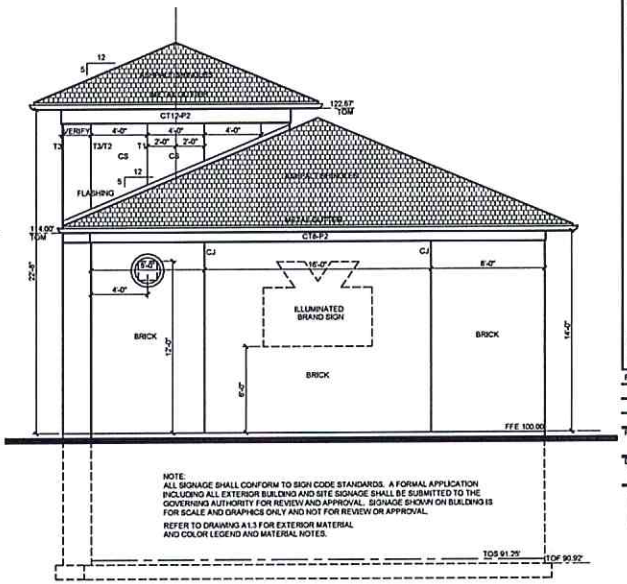
2 A2.1 LEFTSIDE ELEVATION

SCALE 1/4" = 1'-0"



3 A2.1 REAR ELEVATION

SCALE 1/4" = 1'-0"



NOTE:
ALL SIGNAGE SHALL CONFORM TO SIGN CODE STANDARDS. A FORMAL APPLICATION INCLUDING ALL EXTERIOR BUILDING AND SITE SIGNAGE SHALL BE SUBMITTED TO THE GOVERNING AUTHORITY FOR REVIEW AND APPROVAL. SIGNAGE SHOWN ON BUILDING IS FOR SCALE AND GRAPHICS ONLY AND NOT FOR REVIEW OR APPROVAL.

REFER TO DRAWING A1.3 FOR EXTERIOR MATERIAL AND COLOR LEGEND AND MATERIAL NOTES.

4 A2.1 RIGHTSIDE ELEVATION

SCALE 1/4" = 1'-0"

Wyatt
Howard
Nelson
Architecture
522 Elm Street
Syracuse, NY 13203
315.952.2072

© copyright 2014 wyatthoward nelson architect

Valvoline Instant Oil Change

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

Project: Valvoline Instant Oil Change

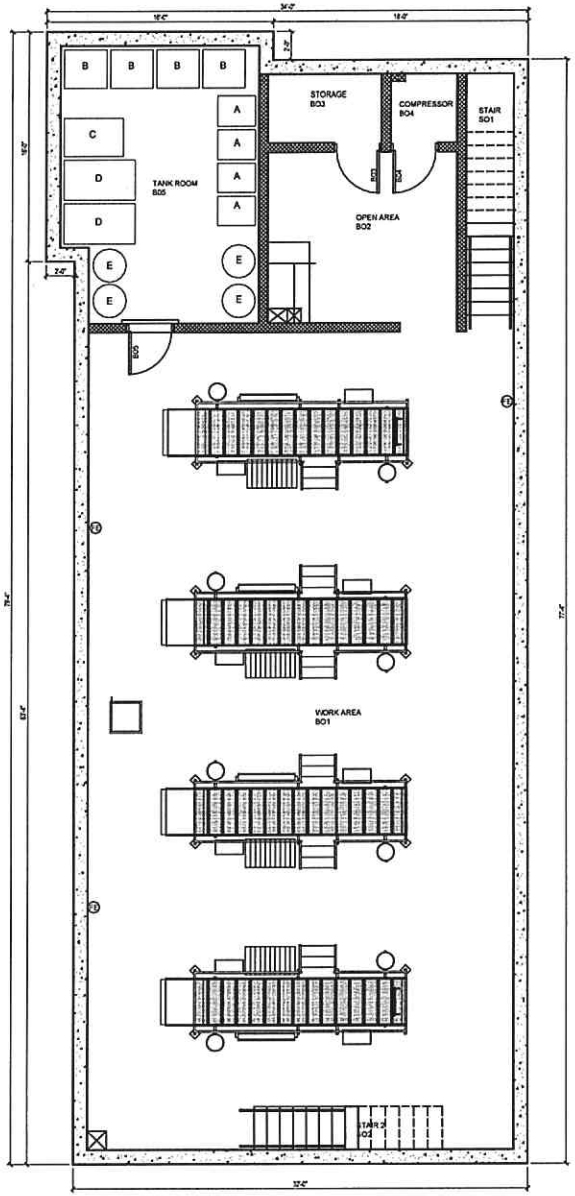
REVISIONS

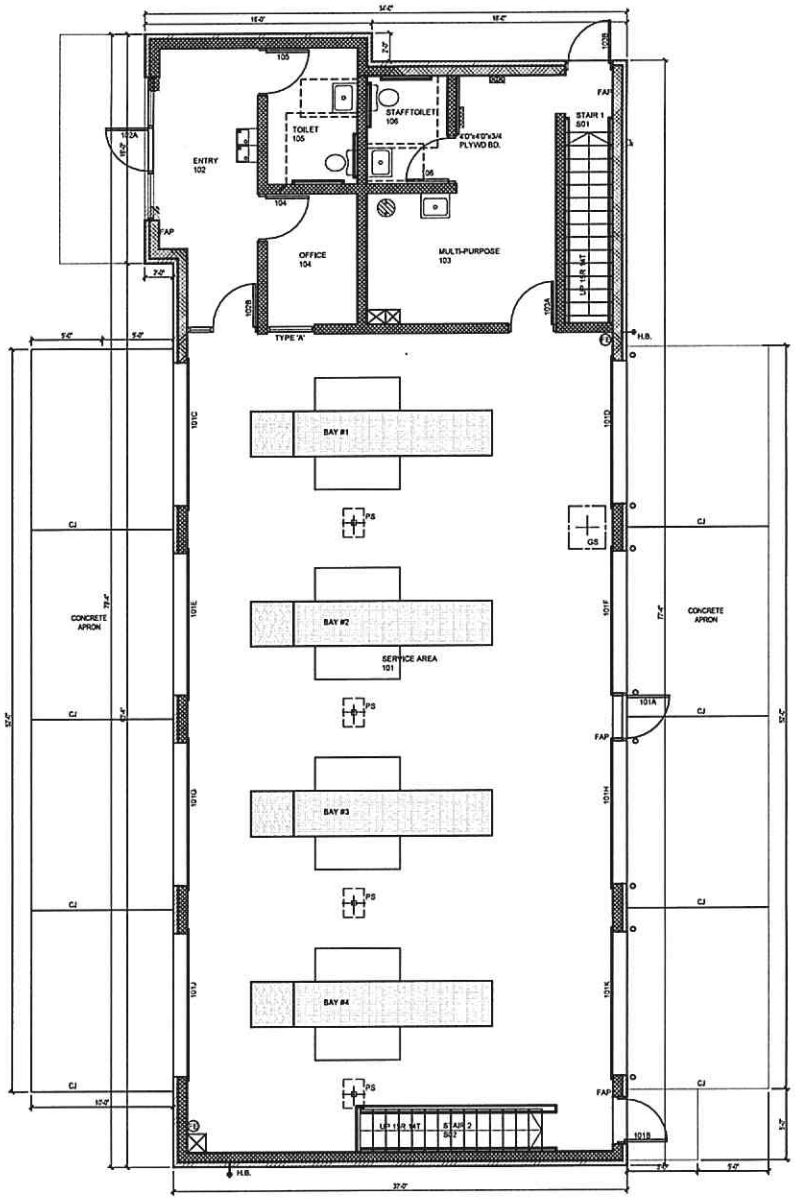
PROJECT NO.

DATE
01.18.18

Exterior Elevations

SP2





Wyatt
Howard
Nelson
Architecture
522 Elm Street
Syracuse, NY 13203
315.952.2072

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

Project:
Valvoline Instant Oil Change

REVISIONS

PROJECT NO.

DATE
01.18.18

Floor Plan
Lower Level
Main Level

1 SP1.1 LOWER LEVEL PLAN
SCALE 1/4" = 1'-0"

2 SP1.1 MAIN LEVEL PLAN
SCALE 1/4" = 1'-0"

SP1