

1. BZA AGENDA (JANUARY, 2020) Updated.PDF

Documents:

[BZA AGENDA \(JANUARY, 2020\) AMENDED.PDF](#)

2. Board Of Zoning Appeals Application

Documents:

[BZA CASE 20-01 APPLICATION.PDF](#)

3. Board Of Zoning Appeals Case #20-01 Pre-Hearing Statement
Board Of Zoning Appeals Case #20-01 Pre-Hearing Statement

Documents:

[BZA CASE 20-01 PRE-HEARING STATEMENT.PDF](#)

4. Board Of Zoning Appeals Case No. 20-01 City Staff Report
Board of Zoning Appeals Case No. 20-01 City Staff Report

Documents:

[BZA CASE 20-01 STAFF REPORT.PDF](#)



**CITY OF WESTMINSTER
BOARD OF ZONING APPEALS
AGENDA**

**Tuesday, January 7, 2020, at 6 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157**

I. Call to Order

II. Approval of Minutes

September 3, 2019 - Closed Meeting
December 3, 2019

III. Public Hearings

CASE NO: 20-01

An application by Jack Whisted, Two Farms, Inc and property owner Corporate Center Leasing, LLC, requesting approval of the following variances from Article XII P-I Planned Industrial Zone, Section 164-69 Dimensional Requirements, of the City Code:

1. Variance from the required minimum landscaping of two-and-one-half-inch caliper trees at a minimum of 30 feet on center. The applicant proposes to provide alternative landscaping along Littlestown Pike.
2. Variance from the required minimum landscaping of a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way. The applicant proposes to provide a 0-foot earth mound along Littlestown Pike and provide alternative landscaping.

The applicant is also requesting approval of the following variance from Article XII: P-I: Planned Industrial Zone, Section 164-70 Off-street parking, of the City Code:

3. Variance from the required off-street parking requirements of when the lot on which parking spaces are located abuts the rear or side lot line of or is across the street from any land in a residential zone other than publicly owned land, a wall, fence or evergreen planting shall be maintained so as to screen substantially the parking lot from view from the nearest property in the residential zone... The applicant proposes a landscaping buffer in lieu thereof along Littlestown Pike.

These variances are for property located at 7 Corporate Center Court, in Westminster, Maryland.

IV. Other Business

V. Adjournment

SHAFFER AND SHAFFER, LLP
ATTORNEYS AT LAW
73 EAST MAIN STREET
WESTMINSTER, MARYLAND 21157

410/848-3737
410/876-0100
FAX: 410/848-3977

CLARK R. SHAFFER
CLARK@SHAFFERANDSHAFFERLLP.COM

KELLY SHAFFER MILLER
KELLY@SHAFFERANDSHAFFERLLP.COM

STACY P. SHAFFER
STACY@SHAFFERANDSHAFFERLLP.COM

December 2, 2019

Mr. Andrew Gray
Winchester West
56 West Main Street
Westminster, Maryland 21157

BY EMAIL & HAND DELIVERY
(on 12/3/19)

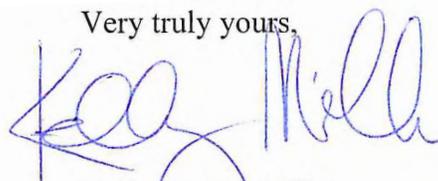
RE: Royal Farms BZA Application

Dear Mr. Gray:

Enclosed for filing on behalf of my client, Royal Farms, please find an application to the Board of Zoning Appeals for multiple variances from the requirement in Sections 164-57, 164-69 and 164-71 of the City Code. Also enclosed please find a check in the amount of One Thousand Dollars (\$1,000.00) for the filing fee.

Thank you in advance for your prompt attention to this matter. Please do not hesitate to contact our office with any questions or concerns.

Very truly yours,

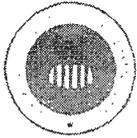


Kelly Shaffer Miller

Enclosures

Cc: File Copy
Royal Farms c/o Jeff Bainbridge (by email only)
Kimley-Horn c/o Jennifer Leonard (by email only)
Corporate Center Leasing c/o Robert Rosen (by email only)

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



For Office Use Only
Case No.: 20-01
Form Received: 12-2
Fee Paid: 12-3-19
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: |
| <input type="checkbox"/> Request for special exception | \$1,500, unless owner-occupied or day care \$300 |
| <input checked="" type="checkbox"/> Request for variance | \$1,000, unless owner occupied \$200 |
| <input type="checkbox"/> Appeal of admin decision | \$600 |
| <input type="checkbox"/> Nonconforming uses | No fee |

2 Applicant Information:
Name: Jack Whisted *Two Farms, LLC* Address: 3611 Roland Ave, Baltimore, MD 21211
Telephone: (410) 889-0200 Fax: _____ E-Mail: jwhisted@royalfarms.com

3 Property Owner Information: (if Different)
Name: Corporate Center Leasing, LLC Address: 8601 Lasalle Rd, Suite 204, Towson, MD 21286
Telephone: (410) 823-0282 Fax: _____ E-Mail: mkimos@lee-associates.com

4 Attorney Information: (if Applicable)
Name: Kelly Shaffer Miller, Shaffer and Shaffer, LLP Address: 73 E Main St #1, Westminster, MD 21157
Telephone: (410) 848-3737 Fax: 410-848-3977 E-Mail: kelly@shafferandshafferllp.com

5 Address of Subject Property: 7 Corporate Center Court , Westminster, MD 21158

- 6 Request Description:** Variances from the following provisions:
- 1) two-and-one-half-inch caliper trees at a minimum of 30' on center [§164-69 B. (3)] [164-57]*
 - 2) Landscaped earth mound at least 3' high between the parking area and any adjacent public ROW [§164-69 B. (3)] [164-57]*
 - 3) Wall/fence or evergreen buffer required because property is across the street from residentially zoned properties [§164-71] *

*All as shown and explained on attached Plan.

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: 8601 Lasalle Rd, Suite 204, Towson, MD 21286

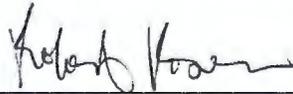
Using SDAT, provide names and addresses of owners of all adjacent properties – including names and addresses of owners of properties on opposite sides of streets or alleys.

- Property 1: CORPORATE CENTER LEASING LLC - PAR C -LITTLESTOWN PIKE WESTMINSTER 21158
- Property 2: CORPORATE CENTER LEASING LLC-CORPORATE CENTER CT WESTMINSTER 21157 CONDO UNIT: 1
- Property 3: CORPORATE CENTER LEASING LLC - 715 CORPORATE CENTER CT WESTMINSTER 21158 CONDO UNIT: 2
- Property 4: CORPORATE CENTER LEASING LLC - CORPORATE CENTER CT WESTMINSTER 21158 CONDO UNIT: 6
- Property 5: NEW LIFE FOR GIRLS INC - 806 LITTLESTOWN PIKE WESTMINSTER 21157
- Property 6: BAUGHER NATHAN A - 810 LITTLESTOWN PIKE WESTMINSTER 21157
- Property 7: WHALEY KOREEN K - 814 LITTLESTOWN PIKE WESTMINSTER 21157
- Property 8: SULLIVAN MICHAEL J SULLIVAN JOLENE G - 818 LITTLESTOWN PIKE WESTMINSTER 21157
- Property 9: ECKARD LISA R - 820 LITTLESTOWN PIKE WESTMINSTER 21157
- Property 10: DIMARTINO ANNA MARIE - 824 LITTLESTOWN PIKE WESTMINSTER 21157
- 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.

 12/2/19
APPLICANT'S SIGNATURE / DATE

 11/29/19
PROPERTY OWNER'S SIGNATURE / DATE
ROBERT ROSEN

John M Kemp 12/2/19
APPLICANT'S PRINTED NAME / DATE
Two Farms Inc.

 12/2/19
APPLICANT'S ATTORNEY SIGNATURE / DATE

Please email signed and dated applications with all required submittals to planning@westgov.com

CITY OF WESTMINSTER STANDARD GENERAL NOTES:

1. THE CONSTRUCTION SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER. THIS WORK IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE CITY OF WESTMINSTER.
2. THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINAGE AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER DEPARTMENT OF PUBLIC WORKS AT 410-848-2262 AT LEAST 5 DAYS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE DEPARTMENT.
4. THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE INSTALLATIONS SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ALL FIELD CHANGES.
5. THE CONTRACTOR SHALL PROVIDE A CERTIFIED SOILS COMPACTION TECHNICIAN ON SITE AT ALL TIMES DURING FILLING AND BACK FILLING OPERATIONS TO CONTINUOUSLY MONITOR SOIL COMPACTION. TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
6. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-252-7777 IN ADVANCE OF HIS CONSTRUCTION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTICED.
7. THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.
8. THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:
HORIZONTAL: - MARYLAND STATE GRID SYSTEM (NAD 83)
VERTICAL: - U.S.G.S. DATUM (NAVD 83)
9. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

GENERAL NOTE

1. THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER LETTER FROM THE CARROLL COUNTY DIVISION OF LANDSCAPE AND FOREST CONSERVATION DATED FEBRUARY 1, 1996.
2. FIRE PROTECTION NOTES:
 - 2.1. THE BUILDING IS DESIGNED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING IBC AND NFPA 101. BUILDING IS EVALUATED FOR OCCUPANT LOAD AND EGRESS CAPACITY, AND IS CONSTRUCTED USING MATERIALS PERMISSIBLE FOR TYPE V-B CONSTRUCTION.
 - 2.2. FIRE EXTINGUISHERS WILL BE PROVIDED INSIDE THE BUILDING INCLUDING A TYPE K EXTINGUISHER NEAR THE EXHAUST HOOD, AND WILL ALSO BE MOUNTED ON THE COLLARS AS THE FUEL TANKS.
 - 2.3. EXHAUST HOOD WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 96.

CITY STANDARD SIGNATURE BLOCKS:

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

APPROVED: _____ DATE: _____

CARROLL COUNTY HEALTH DEPARTMENT

APPROVED: _____ DATE: _____

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER.

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS AND ASSOCIATED COMPUTATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS OF THE CITY OF WESTMINSTER. I HAVE REVIEWED THESE DOCUMENTS WITH THE OWNER/DEVELOPER.

NAME(S) PRINTED: _____ DATE: _____

MARYLAND REGISTRATION NUMBER: No. _____

SIGNED: _____ DATE: _____

OWNER/DEVELOPER CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

NAME(S) (PRINTED): _____ DATE: _____

SIGNED: _____ DATE: _____

WATER INFORMATION

WATER METER SIZE	2"
SIZE OF SPRINKLER CONNECTION	NONE
NUMBER OF NEW FIRE HYDRANTS	0

BENCHMARKS

"COMMERCIAL"
ELEV: 770.07
NORTH: 70285.26
EAST: 191057.16

"COMMERCIAL 2"
ELEV: 769.49
NORTH: 70271.40
EAST: 191006.58

SURVEYOR

KARINS AND ASSOCIATES
ATTN: JOHN METTEE, PLS.
2113 EMMINGTON PARK ROAD
SUITE 100
EDGESWOOD, MD 21040
TEL: (410) 612-9500
EMAIL: J.METTEE@KARINSENGINEERING.COM

DEVELOPER

ROYAL FARMS
ATTN: ANCK WHISTED
3811 ROLAND AVE
BALTIMORE, MD 21211
TEL: (410) 888-1200
TEL: (410) 612-9262
EMAIL: JWHISTED@ROYALFARMS.COM

PROPERTY OWNER

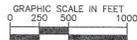
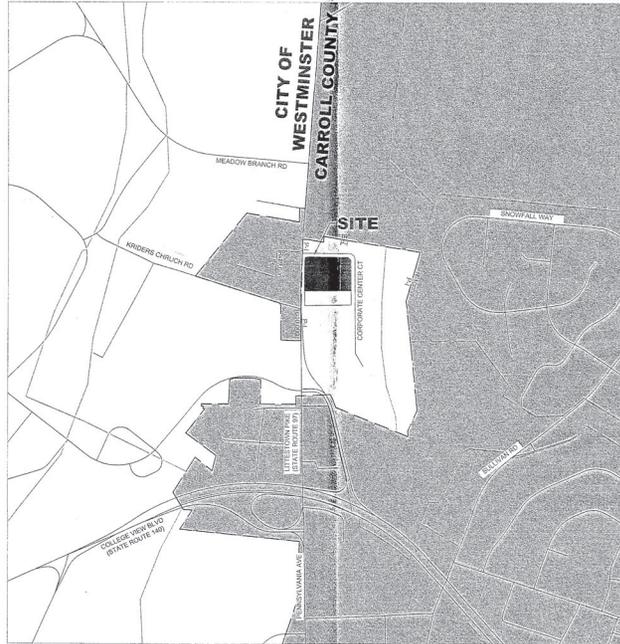
CORPORATE CENTER LEASING, LLC
C/O LEE CHESAPEAKE PROPERTY MANAGEMENT
801 LUSALLE F RD
SUITE 204
TOWSON, MD 21286
TEL: (410) 624-0262
EMAIL: MKIRKINS@LEE-ASSOCIATES.COM

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

ROYAL FARMS
KIMLEY HORN
ATTN: JENNIFER LEONARD, PLA I MELANIE DEFAZIO, PE
1801 PORTER ST
SUITE 401
BALTIMORE, MD 21202
TEL: (443) 743-5470
EMAIL: JLEONARD@KIMLEY-HORN.COM

ARCHITECT

RATCLIFFE ARCHITECTS
15834 STEVENSON ROAD
STEVENSON, MD 21153
TEL: (410) 484-7010
EMAIL: INFO@RATCLIFFEARCHITECTS.COM



LOCATION PLAN
SCALE: 1" = 500'



**CONCEPT SITE PLAN
7 CORPORATE CENTER CT
ROYAL FARMS # 323**

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION PLAN
4	CONCEPT SITE PLAN
5	SITE DETAILS
6	SITE DETAILS
7	SIGN DETAILS
8	FINAL LANDSCAPE PLAN
9	CONCEPT STORMWATER PLANTING DETAILS
10	LANDSCAPE NOTES
11	LIGHTING PLAN
12	LIGHTING DETAILS
13	ARCHITECTURAL DETAILS
14	ARCHITECTURAL DETAILS
15	ARCHITECTURAL DETAILS
16	ARCHITECTURAL DETAILS

SITE INFORMATION:

1. AREA TABULATIONS:
 - 1.1. TOTAL PARCEL AREA: 169,798 S.F. 3.858 AC
 - 1.2. PROPOSED LEASE AREA: 112,866 S.F. 2.579 AC
 - 1.3. EXISTING IMPERVIOUS AREA: 904 S.F. 0.021 AC
 - 1.4. PROPOSED IMPERVIOUS AREA: 83,504 S.F. 1.917 AC
 - 1.5. TOTAL DISTURBANCE AREA: 128,854 S.F. 2.954 AC
2. PARKING REQUIREMENTS
 - 2.1. REQUIRED: 1 SPACE PER 250 S.F. 1203' x 154 S.F. = 21 SPACES
 - 2.2. PROVIDED: 96 SPACES
3. EXISTING ZONING: P-1 PLANNED INDUSTRIAL ZONE
4. EXISTING LAND USE: VACANT CONVENIENCE STORE WITH FUEL PUMPS
5. PROPOSED LAND USE: VACANT CONVENIENCE STORE WITH FUEL PUMPS
6. PROPERTY INFORMATION:
 - 6.1. TAX ACCOUNT NUMBER: 0707157274
 - 6.2. DEED REFERENCE: 04245011
 - 6.3. MAP: 0114
 - 6.4. GRID: 0024
 - 6.5. PARCEL: 4966
 - 6.6. ELECTION DISTRICT: 07
 - 6.7. MUNICIPALITY: CITY OF WESTMINSTER
 - 6.8. COUNTY: CARROLL COUNTY
 - 6.9. STATE: MARYLAND
 - 6.10. PLAT: 51-046
6. BUILDING AREA: 5,154 S.F.
7. NEAREST FIRE PROTECTION: NE CORNER OF CORPORATE CENTER COURT AND CARROLL COUNTY COMMERCE CENTER NORTH DRIVE EXISTING FIRE HYDRANT
8. CARROLL COMMERCE CENTER IS WITHIN THE WESTMINSTER CITY LIMITS WHILE THE PROPERTIES ACROSS LITTLE TOWN ROAD PKB ARE NOT
9. THE SURVEY WAS COMPLETED BY DEWBERRY (FEBRUARY 2016) AND VERIFIED IN THE FIELD BY KARINS

NO.	REVISIONS	DATE	BY

Kimley Horn
© 2019 Kimley Horn and Associates, Inc.
1801 PORTER ST., SUITE 401, BALTIMORE, MD 21202
PHONE: 410-743-5470
WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION NUMBER: 114919
I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
EXPIRES: 12/31/2024

MIA PROJECT: 11492006
DATE: 11/19/2019
SCALE: AS SHOWN
DESIGNED BY: JLN
DRAWN BY: JLN
CHECKED BY: JLN

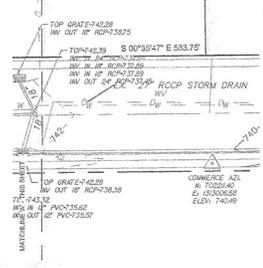
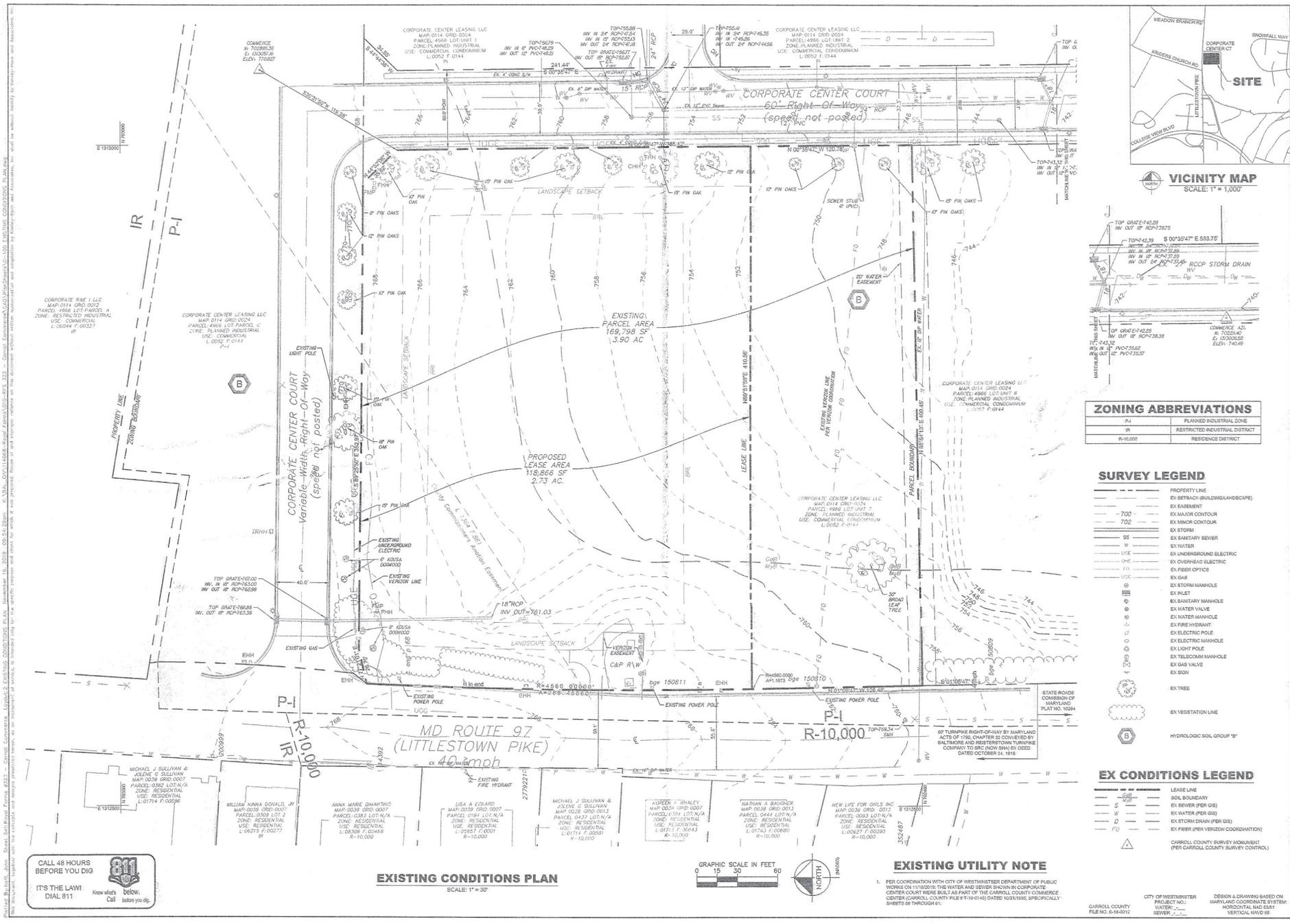
ROYAL FARMS #323
PREPARED FOR:
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER: 1 OF 16

Printed by: jln on 11/19/2019 10:34:56am. S:\MAIL\0011492006-Royal Farms\011-005_323 - Concept\Commercial\CA\DWG\Sheet\011-C-000_COVER.dwg
This document, together with the complete set of drawings, is the property of Kimley Horn and Associates, Inc. It is to be used only for the project and site for which it was prepared. Reproduction or use of this document without written authorization and consent by Kimley Horn and Associates, Inc. shall be strictly prohibited and is hereby disallowed.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.

CARROLL COUNTY FILE NO. S-19-0012
CITY OF WESTMINSTER PROJECT NO.: WATER SEWER
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL NAVD 83 VERTICAL NAVD 88



ZONING ABBREVIATIONS	
PI	PLANNED INDUSTRIAL ZONE
R-10,000	RESTRICTED INDUSTRIAL DISTRICT RESIDENCE DISTRICT

SURVEY LEGEND	
—	PROPERTY LINE
- - -	EX SETBACK (BUILDING/LANDSCAPE)
- - -	EX MAJOR CONTOUR
- - -	EX MINOR CONTOUR
—	EX STORM
—	EX SANITARY SEWER
—	EX WATER
—	EX UNDERGROUND ELECTRIC
—	EX OVERHEAD ELECTRIC
—	EX FIBER OPTICS
—	EX GAS
—	EX STORM MANHOLE
—	EX SANITARY MANHOLE
—	EX WATER MANHOLE
—	EX FIRE HYDRANT
—	EX ELECTRIC POLE
—	EX ELECTRIC MANHOLE
—	EX LIGHT POLE
—	EX TELECOMM MANHOLE
—	EX GAS VALVE
—	EX BIOM
—	EX TREE
—	EX VEGETATION LINE
—	HYDROLOGIC SOIL GROUP "B"

EX CONDITIONS LEGEND	
—	LEASE LINE
—	SOIL BOUNDARY
—	EX SEWER (PER GIS)
—	EX WATER (PER GIS)
—	EX STORM DRAIN (PER GIS)
—	EX FIBER (PER VERICON COORDINATOR)

EXISTING UTILITY NOTE

1. PER COOPERATION WITH CITY OF WESTMINSTER DEPARTMENT OF PUBLIC WORKS ON 11/19/2019, THE WATER AND SEWER SHOWN IN CORPORATE CENTER COURT WERE BUILT AS PART OF THE GARROLL COUNTY COMMERCIAL CENTER (GARROLL COUNTY FILE # 19-044) DATED 10/11/16, SPECIFICALLY SHEETS 58 THROUGH 61.

GARROLL COUNTY FILE NO. 8-18-012
 CITY OF WESTMINSTER PROJECT NO. 19-044
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL: NAD 83
 VERTICAL: NAVD 88

DATE:	BY:
REVISIONS:	
No.	

Kimley-Horn
 © 2019 Kimley-Horn and Associates, Inc.
 1801 POWERS ST., SUITE 400, BALTIMORE, MD 21202
 PHONE: 410-793-8370
 WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATE NUMBER 111515
 HAS BEEN VERIFIED BY THE STATE OF MARYLAND
 AND IS VALID FOR THE STATE OF MARYLAND
 FOR THE PRACTICE OF PROFESSIONAL ENGINEERING
 IN THE STATE OF MARYLAND
 EXPIRES ON 06/30/2024

EXISTING CONDITIONS PLAN

ROYAL FARMS #323
 PREPARED FOR
7 CORPORATE CENTER CT
 MAP-0114 GRID: 0024 PARCEL: 4566
 MARYLAND
 WESTMINSTER

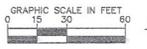
SHEET NUMBER
2 OF 16

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW: DIAL 811

 Know what's below. Call before you dig.

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'



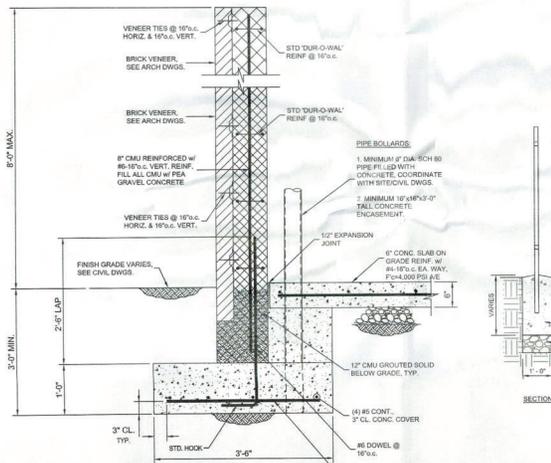
PROJECT: 19-044, SHEET: 2 OF 16, DATE: 11/19/2019, DRAWN BY: JH, CHECKED BY: JH, SCALE: 1" = 30', PROJECT LOCATION: 7 CORPORATE CENTER CT, WESTMINSTER, MD. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ROYAL FARMS
RECON Prototype Rendered Perspective

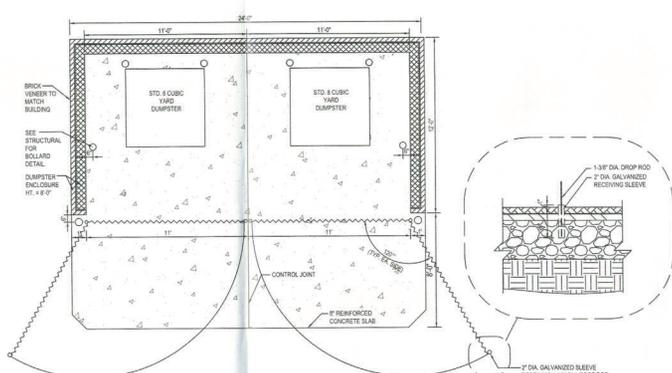
RATCLIFFE
ARCHITECTS

01 RECON PROTOTYPE RENDERING
N.T.S.

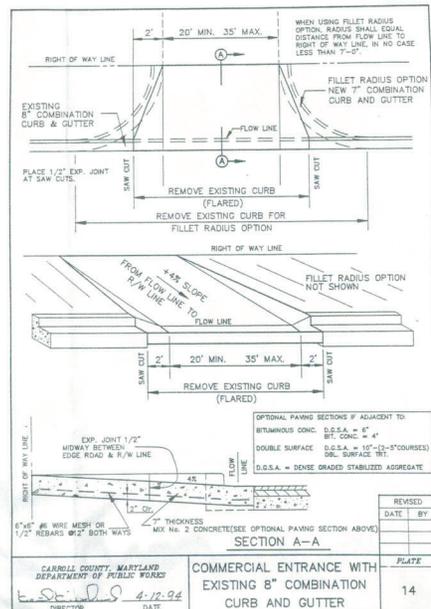


METAL PICKET FENCE
N.T.S.

NOTE:
1) FOOTING DEPTH SUBJECT TO LOCAL CODES AND CONDITIONS
2) NOT FOR CONSTRUCTION

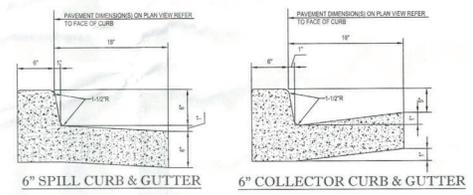


TRASH ENCLOSURE DETAIL
NOT TO SCALE



SECTION A-A
COMMERCIAL ENTRANCE WITH EXISTING 8" COMBINATION CURB AND GUTTER

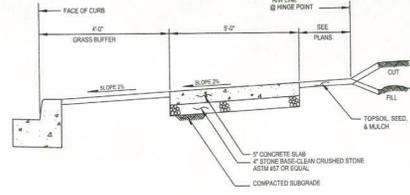
REVISIONS: 14
DATE: 11-19-17



6" SPILL CURB & GUTTER **6" COLLECTOR CURB & GUTTER**

NOTES:
1. CONCRETE FOR CURBS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS
2. CONSTRUCTION FINISHING FOR CURB INSTALLATION SHALL BE REFERENCED OUT OR FILL TO THE TOP OF CURB
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONSTRUCTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLS @ 1/4" MIN. WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS MAXIMUM AND ALL P.S.I.'S.

6" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE

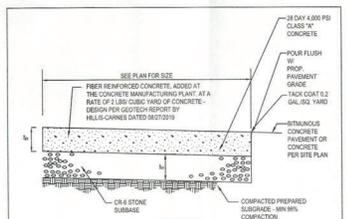


NOTES:
1. CONTRACTOR SHALL STRIKE CONTROL JOINTS EVERY 5'-0" AND PLACE EXPANSION JOINTS EVERY 20'-0"
2. CONTRACTOR TO INSTALL 1/2" PRE-COMBINED EXPANSION JOINT MATERIAL AT ALL EXPANSION JOINTS AND WHERE ORIGINAL WHITE CONCRETE CURB, FOUNDATIONS, APRONS OR OTHER CONCRETE STRUCTURES.

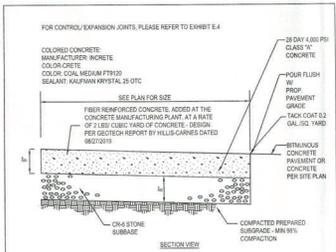
STANDARD ASPHALT PAVEMENT DETAIL
NOT TO SCALE

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL AND BURN VERTICAL NAVD 83

DUMPSTER ENCLOSURE WALL & SLAB DETAIL
NOT TO SCALE



6" CONCRETE FUEL CANOPY PAD PAVEMENT DETAIL
NOT TO SCALE



6" CONCRETE PARKING PAD PAVEMENT DETAIL
NOT TO SCALE

5" CONCRETE SIDEWALK
Not to Scale

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.

Kimley-Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1801 FORTER ST. SUITE 400, BALTIMORE, MD 21202
WWW.KIMLEY-HORN.COM

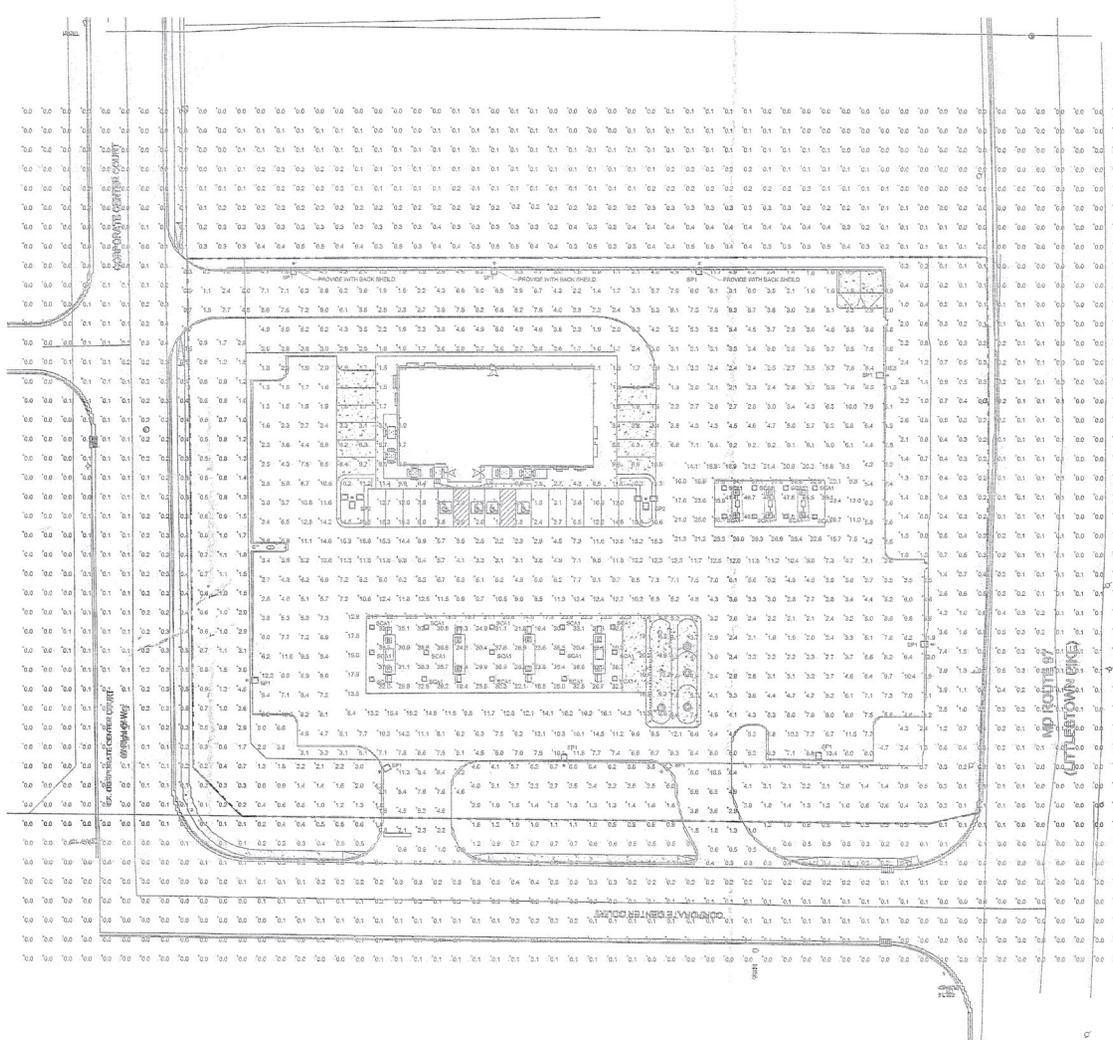


PROFESSIONAL CERTIFICATION HEREBY ISSUED FOR THE DESIGN AND DRAWING OF THE ABOVE PROJECT UNDER THE LAWS OF THE STATE OF MARYLAND.
EXPIRES: 11/19/2018

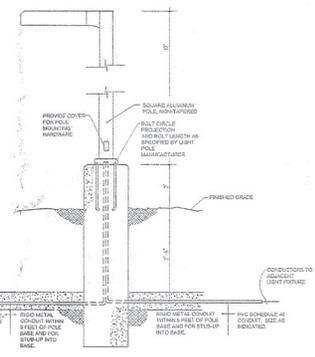
SITE DETAILS

ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4986
WESTMINSTER MARYLAND

SHEET NUMBER
5 OF 16



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Diesel Canopy	+	43.4 fc	47.5 fc	35.0 fc	1.4:1	1.2:1
Fuel Canopy	+	30.3 fc	39.3 fc	19.1 fc	2.1:1	1.6:1
Parking Area	+	5.4 fc	15.6 fc	0.8 fc	19.5:1	6.8:1
Spill Lighting	+	0.3 fc	0.9 fc	0.0 fc	N/A	N/A



1 POLE BASE DETAIL
NOT TO SCALE

3 SITE PLAN - LIGHTING CALCULATIONS
SCALE: 1"=30'-0"

Symbol	Label	Quantity	Manufacturer	Quantity Number	Description	Label	Number Lamps	Wattage Per Lamp	Light Loss Factor	Storage	Mounting Height
□	SCA1	25	SI LITE CO LTD	QLED14-2-PORCH-DR-DR	CANOPY	LED 100W	1	100	110:1	110'	10'
□	SP1	10	BEACON PRODUCTS	VFL-4598-230-80-34	LARGE VFR	C-FLOOR DATA SHOWN & SCALED FROM 300'	1	300	191:2	1	300'-02" 19'
□	SP3	2	BEACON PRODUCTS	VFL-6998-230-80-34	LARGE VFR	C-FLOOR DATA SHOWN & SCALED FROM 1400'	1	1400	291:2	1	600'-00" 18'

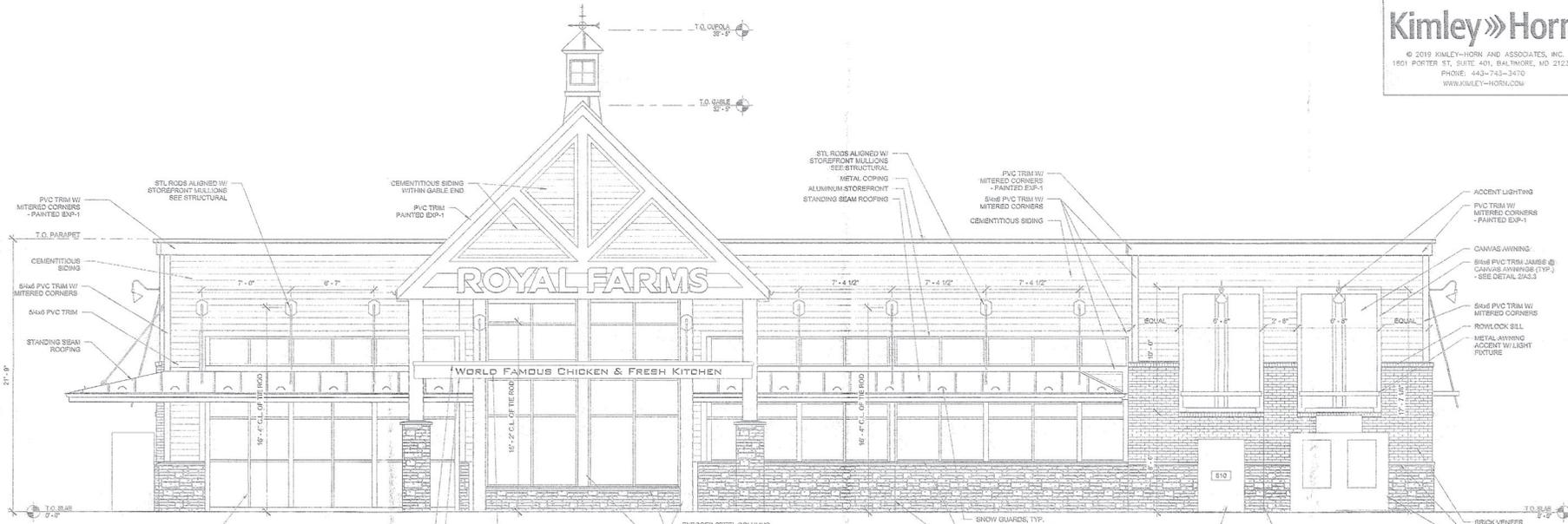
RATCLIFFE ARCHITECTS
1000 North Street, Suite 1000, Baltimore, Maryland 21201
Phone: 410-528-1100
www.ratcliffearchitects.com

ROYAL FARMS
CARROLL COMMERCE CENTER
WESTMINSTER, MD 21157
STORE #323

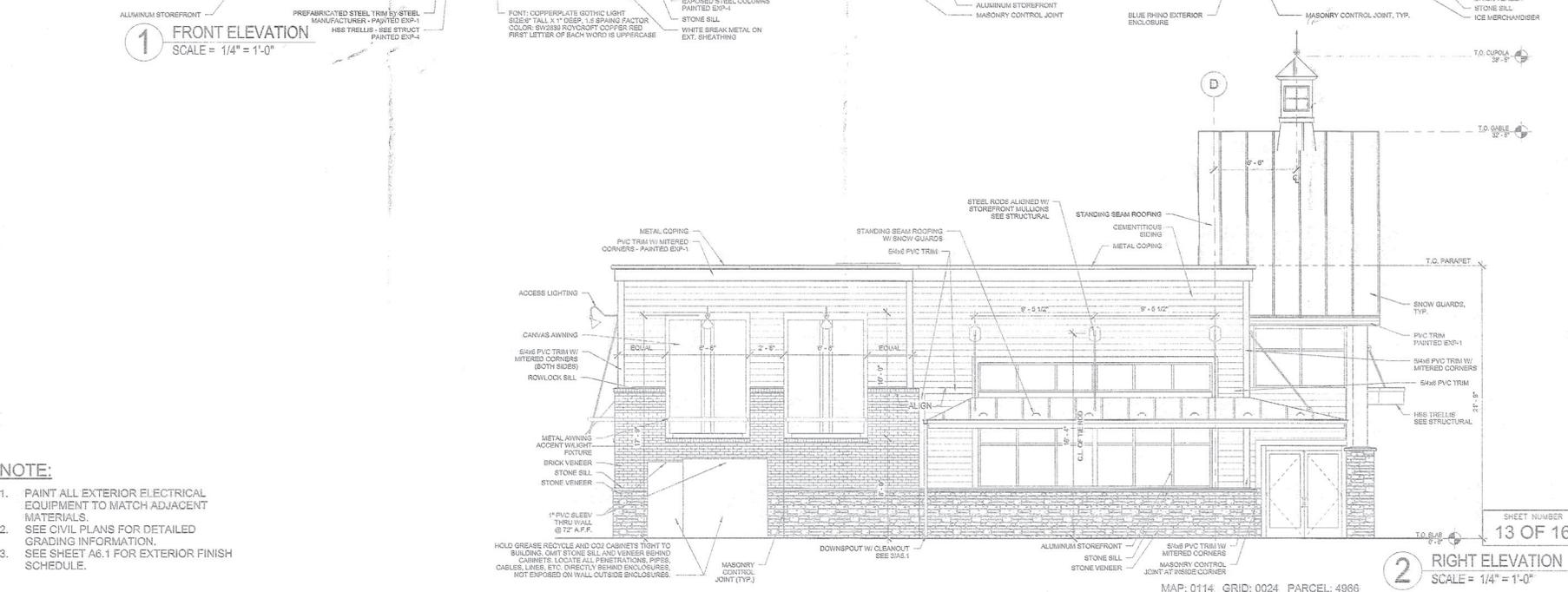
TITLE BLOCK	REVISED = ■	
KEY	NOT REVISION = □	
#	REVISION DATE	CONTENT

SCALE: NOTED
DRAWN BY: BET

LC1.1



1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE = 1/4" = 1'-0"

- NOTE:**
1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
 2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
 3. SEE SHEET A6.1 FOR EXTERIOR FINISH SCHEDULE.

ELEVATIONS

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

SCALE 1/4" = 1'-0"
DRAWN BY ALD

SHEET NUMBER
13 OF 16

A2.0

ELEVATIONS

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

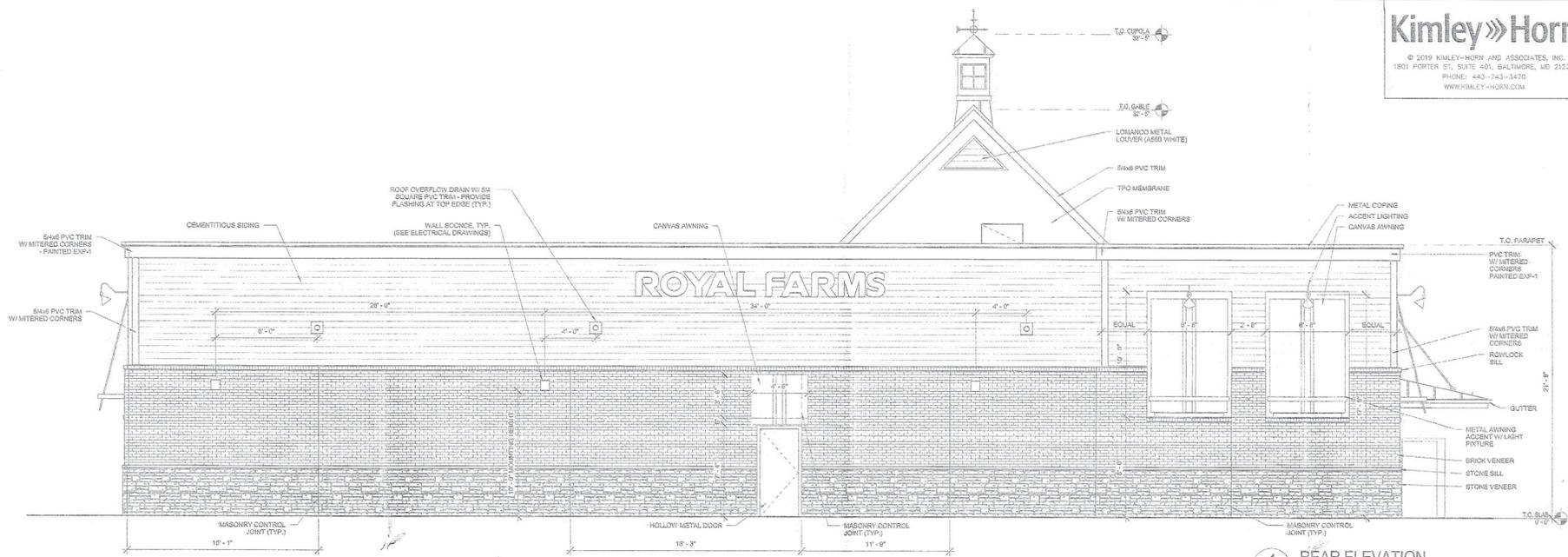
SCALE 1/4" = 1'-0"
DRAWN BY RW

THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE FIRM.

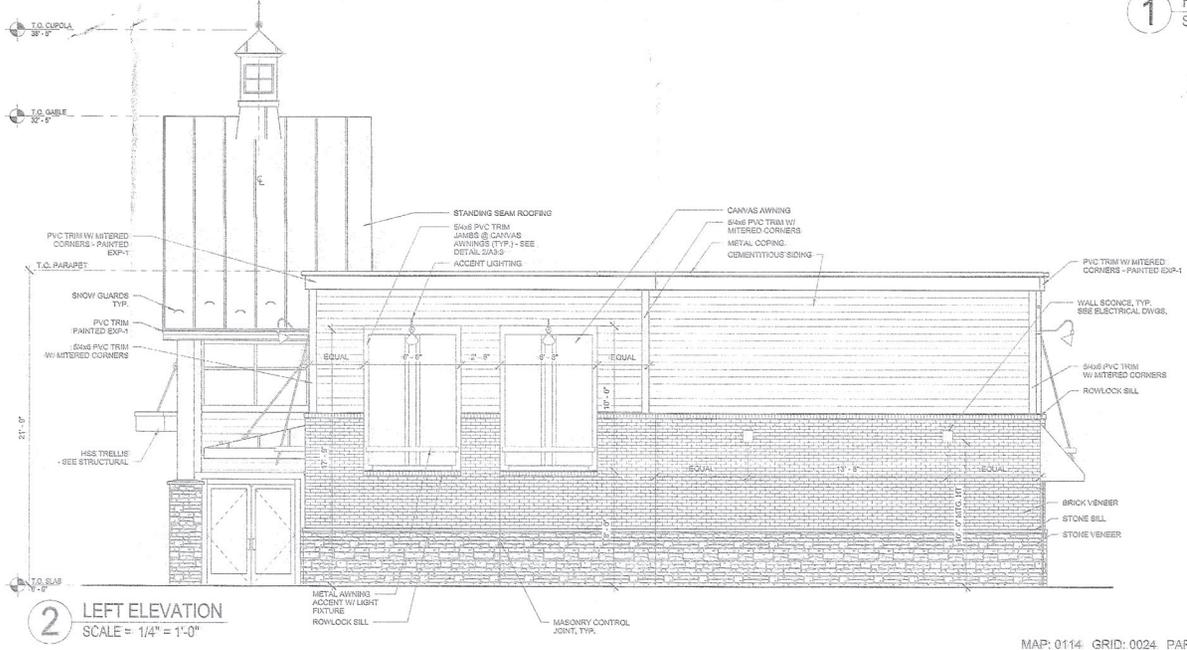
A2.1

SHEET NUMBER
14 OF 16

MAP: 0114 GRID: 0024 PARCEL: 4966



1 REAR ELEVATION
SCALE = 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE = 1/4" = 1'-0"

- NOTE:**
1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
 2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
 3. SEE SHEET A6.1 FOR EXTERIOR FINISH SCHEDULE.



Front Elevation
1/4" = 1'-0"

ROYAL FARMS

ROYAL FARMS #323
7 CORPORATE CENTER COURT
WESTMINSTER, MD
OCTOBER 17TH, 2019

RA RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone: 410-484-7010 • Fax: 410-484-3819 • peter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER
1 OF 6



Rear Elevation
1/4" = 1'-0"

ROYAL FARMS

ROYAL FARMS #323
7 CORPORATE CENTER COURT
WESTMINSTER, MD
OCTOBER 17TH, 2019

RA RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone 410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER
2 OF 6



Left Side Elevation
1/4" = 1'-0"

Right Side Elevation
1/4" = 1'-0"

ROYAL FARMS

ROYAL FARMS #323
7 CORPORATE CENTER COURT
WESTMINSTER, MD
OCTOBER 17TH, 2019

RA RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone 410-484-7010 • Fax 410-484-3819 • pcw@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

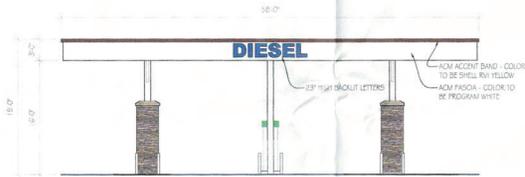
SHEET NUMBER
3 OF 6



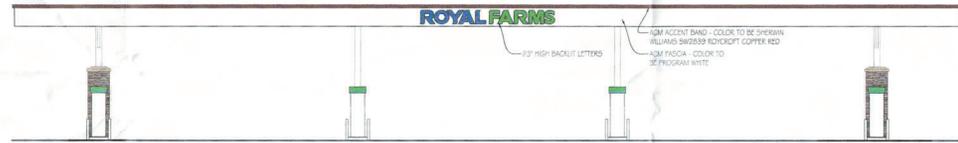
4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



2 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



3 DIESEL CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 FUEL CANOPY FRONT ELEVATION
1/8" = 1'-0"

ROYAL FARMS

ROYAL FARMS #323
7 CORPORATE CENTER COURT
WESTMINSTER, MD
OCTOBER 17TH, 2019

RA RATCLIFFE
ARCHITECTS

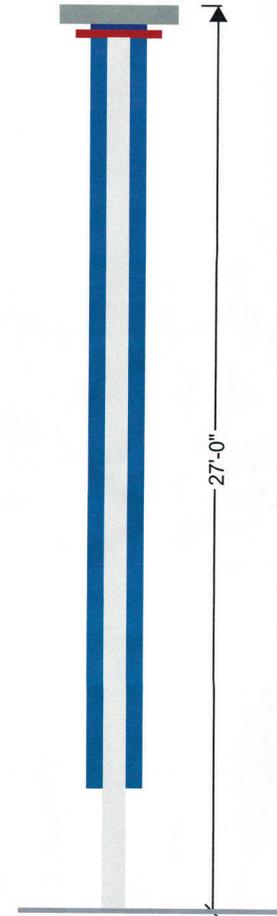
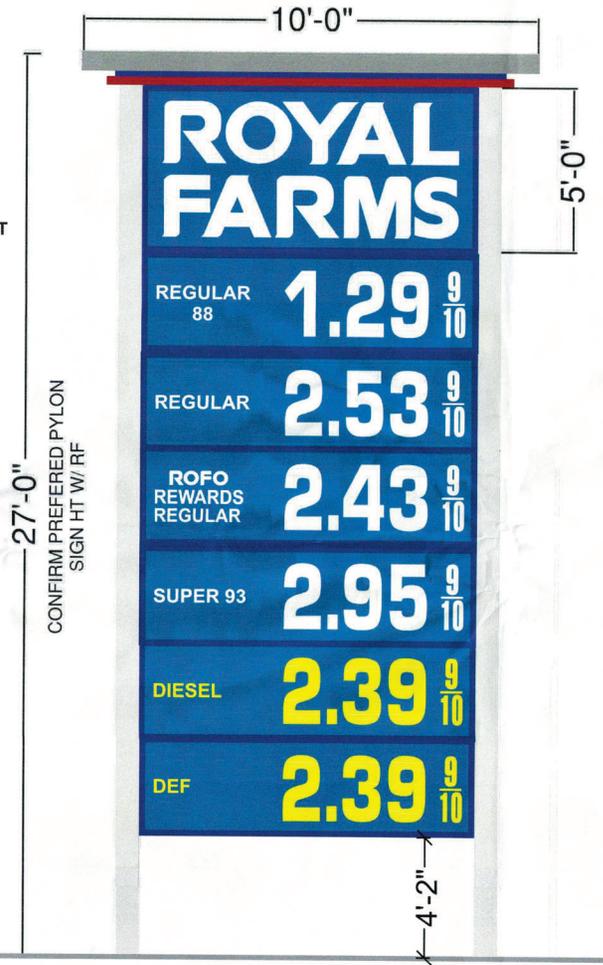
10404 Stevenson Road - Stevenson, Maryland 21153
Phone: 410-484-7010 - Fax: 410-484-3819 - peter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4968

SHEET NUMBER
4 OF 6

**PYLON SIGN
SQ. FTG.**

"ROYAL FARMS" - 50 SQ. FT.
EACH PRICE CABINET = 28 SQ. FT
6 PRICE CABINETS X 28 SQ. FT
TOTAL = 218 SQ. FT.



ROYAL FARMS

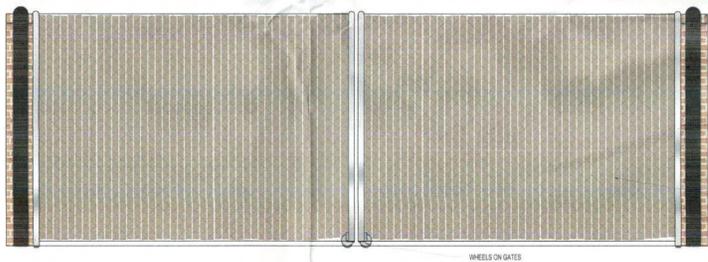
ROYAL FARMS #323
7 CORPORATE CENTER COURT
WESTMINSTER, MD
OCTOBER 17TH, 2019

RA | **RATCLIFFE**
ARCHITECTS

10404 Stevenson Road - Stevenson, Maryland 21153
Phone: 410-484-7010 - Fax: 410-484-3819 - peter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER
5 OF 6

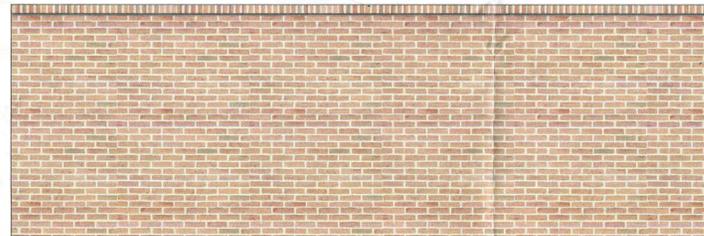


BRICK ROW LOCK CAP - FULL WIDTH OF
WALL WITH 1% SLOPE TO OUTSIDE
TYPE: CUSHAW 480 MODULAR
COLOR: SANDTAFE

FENCING WITH
TAN SLATE

WHEELS ON GATES

Dumpster Enclosure - Front Elevation
1/2" = 1'-0"



ROW LOCK CAP TO MATCH SOLDIER COURSE
BUILDING - OVER FULL WIDTH OF WALL WITH 1%
SLOPE TO OUTSIDE

FIELD BRICK TO MATCH BUILDING

Dumpster Enclosure - Rear Elevation
1/2" = 1'-0"

ROYAL FARMS

ROYAL FARMS #323
7 CORPORATE CENTER COURT
WESTMINSTER, MD
OCTOBER 17TH, 2019

RA RATCLIFFE
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153
Phone: 410-484-7010 • Fax: 410-484-3819 • pcenter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER
6 OF 6

SHAFFER AND SHAFFER, LLP
ATTORNEYS AT LAW
73 EAST MAIN STREET
WESTMINSTER, MARYLAND 21157

CLARK R. SHAFFER
CLARK@SHAFFERANDSHAFFERLLP.COM

KELLY SHAFFER MILLER
KELLY@SHAFFERANDSHAFFERLLP.COM

STACY P. SHAFFER
STACY@SHAFFERANDSHAFFERLLP.COM

410/848-3737
410/876-0100
FAX: 410/848-3977

December 23, 2019

Mr. Andrew Gray
Comprehensive Planner
Winchester West
56 West Main Street
Westminster, Maryland 21157
BY EMAIL & HAND DELIVERY

RE: Two Farms, Inc. BZA Pre-Hearing Statement

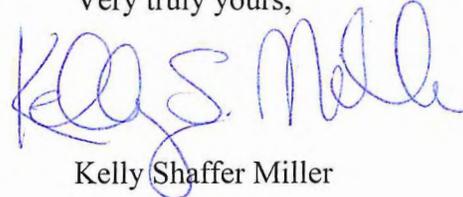
Dear Mr. Gray:

Enclosed for filing on behalf of my client, Two Farms, Inc., please find a Pre-Hearing Statement in anticipation of the upcoming BZA Hearing, along with attachments/exhibits.

Plans were submitted with the initial application, which we intend on using at the Hearing.

Thank you in advance for your prompt attention to this matter. Please do not hesitate to contact our office with any questions or concerns.

Very truly yours,



Kelly Shaffer Miller

Enclosures

Cc: File
Kimley-Horn C/O Jennifer Leonard and John Neff

Request for a variance from the landscaping requirements
At 7 Corporate Center Court, Westminster, MD 21158

PREHEARING STATEMENT

Applicant Information:

Applicant: Two Farms, Inc. c/o Jack Whisted
3611 Roland Avenue, Baltimore, MD 21211
(410) 889-0200
Counsel: Kelly Shaffer Miller
73 E. Main Street, Westminster, MD 21157
(410) 848-3737 (T); (410) 848-3977 (Fax)
kelly@shafferandshafferllp.com

Property Information:

Premises Address: 7 Corporate Center Court
Westminster, MD 21158
Property Owner: Corporate Center Leasing, LLC
c/o Lee Chesapeake Property Management
8601 Lasalle Road, Suite 204
Towson, MD 21286
Parcel Identification: Tax Map 114, Grid 24, Parcel 4966, UN 7 (as shown on a Plat
recorded in the Carroll County Land Records at Plat Book 52, Page
144 & etc.)
Zoning District: P-I Planned Industrial Zone

Compliance:

The proposed convenience store with gasoline pumps is located and designed in accordance with the requirements of Article XII, §164-3, and all other requirements of Chapter 164, Zoning & Subdivision of Land, City of Westminster Code, and the Comprehensive Plan.

Exhibits:*

1. Statement of Purpose and Justification
2. Copies of Reports, Studies, Photographs and Plans to be submitted at Hearing
3. Summary of Expert Testimony and Credentials
4. List of all witnesses who will testify
5. Estimated time for presentation

*Applicant reserves the right to supplement with related documents prior to the BZA Hearing.

Statement of Purpose and Justification:

The Applicant, Two Farms, Inc., is the lessee of the property described in the application and shown on the plans attached to the application. Two Farms, Inc. is an entity controlled by Royal Farms. Royal Farms has a long standing history of operating at numerous locations across the Country. This will be the applicant's first project within the corporate boundaries for the City of Westminster and its third project within Carroll County.

The subject property is zoned P-I Planned Industrial and is subject to a previously approved development plan in accordance with the rule and regulations set forth in §164-75. As such, the use of a convenience store with gasoline pumps is permitted on this property. The Applicant comes before this Board to request variances from the specified portions of the zoning code relating specifically to landscaping.

The Applicant is substantively through the development review process for its site development plan and finds that the landscaping requirements in the City's Code pose an unreasonable hardship to the use and development of the site.

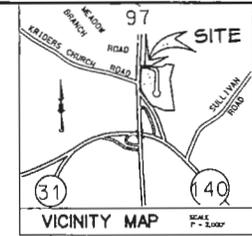
The site is located in an industrial commercial area (it is part of the development plan for what is known as the Carroll County Commerce Center) and landscape screening from Littlestown Pike/MD Route 97 can be adequately provided on an area and amount that will satisfy the intent of the landscaping provisions of the Code. To the extent the Landscaping Manual has these same requirements, relief must be requested as part of the site development plan process from the City's Planning and Zoning Commission in addition to this Board. Because of the Storm Water Management requirements, existing Verizon easement and regional Verizon facility on site, this property would be rendered virtually unusable if subject to the provisions of the Code from which relief is requested. Additionally, it is an industry standard, spurred by preservation of customer safety and security, for convenience stores with gasoline pumps to have some visibility to an adjoining public right-of-way. The landscaping as strictly required would not best protect the safety of citizens.

This project is in keeping with the Comprehensive Master Plan for the City of Westminster, which envisioned improvements to Route 97, resulting in the development and utilization of industrial land outside of "downtown." This proposed development represents a step towards the vision of the Comprehensive Plan in the sense that it represents infill development with the Growth Area Boundary for the City. Likewise, it illustrates the economic growth that was planned for and desired in the Comprehensive Plan. An approval at the proposed site would also satisfy the economic development goal of attracting and retaining business as expressed within the Comprehensive Plan. Furthermore, a use of this nature would also provide additional employment opportunities within the City.

2019 – Two Farms, Inc. BZA Application
Exhibit 2

Please see attached plans.

Ref #	A-Z Length	Date	Radius	Chord Length	Chord Bearing
G1	264.45	9/20/11	4560.00	204.41	N 0°43'20" E



Point	North	East
624	843054.8241	800973.2188
625	841768.0243	800164.4877
626	842085.2635	800144.1375
627	842071.4184	800169.0953
628	842074.1553	800247.0001
629	841684.4104	800076.2300
630	841561.3767	800169.0977

NOTE: FOR GENERAL NOTES SEE SECOND AMENDED PLAT OF FUTURE PHASE EXPANSION AREA 'A' CONDOMINIUM SUBDIVISION OF CARROLL COUNTY COMMERCE CENTER LAND CONDOMINIUM, PHASE 1, SHEET 1 OF 4.

PLAT - SUBDIVISION
 TOTAL
 NUMBER OF SHEETS
 DATE
 DRAWN BY
 CHECKED BY

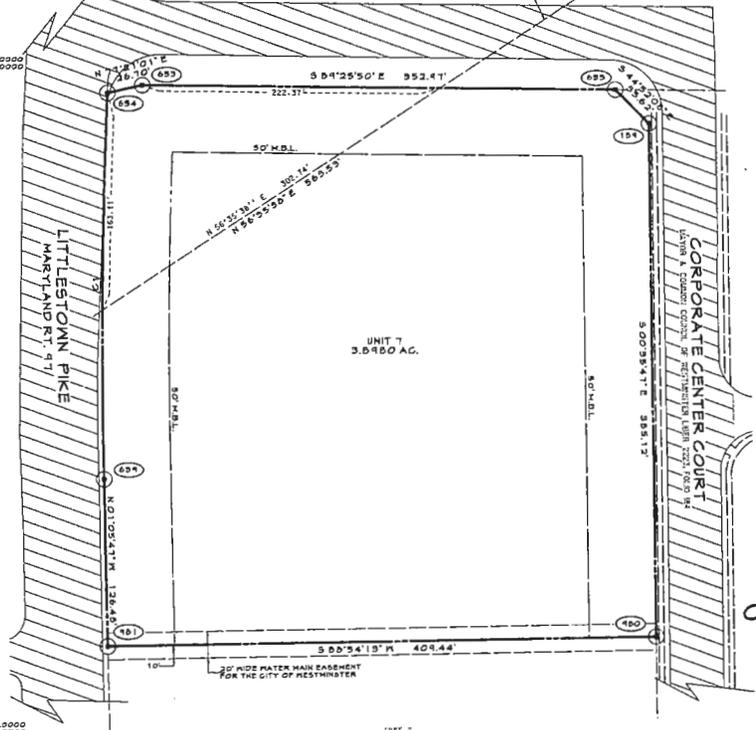
SHEET 8 OF 9
**SECOND AMENDED PLAT OF
 FUTURE PHASE EXPANSION AREA 'A'
 CONDOMINIUM SUBDIVISION OF
 CARROLL COUNTY COMMERCE CENTER
 LAND CONDOMINIUM, PHASE 1**

PREVIOUSLY RECORDED IN PLATBOOK 52, PAGES 41-51
 11th ELECTION DISTRICT CARROLL COUNTY MD CITY OF WESTMINSTER
 PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MD AS CARROLL COUNTY COMMERCE CENTER IN AMENDED PLAT BOOK 055, 50 PAGES 233, 234

OWNER / DEVELOPER
 CORPORATE CENTER LEASING LLC
 R4E1, LLC
 4119 FORDLEIGH ROAD
 BALTIMORE, MD 21213

1133 P.535, LBEN 2222/184
 OTHER THE MAYOR AND COMMISSIONERS OF THE CITY OF WESTMINSTER
 DEED DATED MAY 9, 1939

THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MD AVIATION EASEMENT L-1933 P.535 EASEMENT INTENDED TO BE RELEASED BY DEED OF CONVEYANCE WITH STIPULATION AGAINST DIRECTION OF STRUCTURES OBSTRUCTING AIR SPACE.



PURPOSE NOTE:
 THE PURPOSE OF AMENDING THIS PLAT IS TO DELETE PNC BANK NATIONAL ASSOCIATION AS A LIENHOLDER TO CARROLL COUNTY COMMERCE CENTER LAND CONDOMINIUM, PHASE 1.

PLATBOOK 055, PAGE 157
 DATE 5-9-11

CERTIFICATION
 ROBERT ROSEN, TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR TO THE BEST OF HIS/HER PROFESSIONAL KNOWLEDGE, AND BELIEFS, SO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT PREPARED IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION ACT AND ALL OF SECTION 1-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORDS AND CONFORMANCE PLANS.

OWNER'S SIGNATURE: [Signature] DATE: 9/29/11
 CORPORATE CENTER LEASING LLC
 BY ROBERT ROSEN, MANAGER

DATE: 9/29/11
 R4E1, LLC
 BY ROBERT ROSEN, MANAGER

SURVEYOR'S CERTIFICATION: [Signature] DATE: 9/29/11
 PROPERTY LINE SURVEYOR REGISTRATION NO. 12844

Date - Revision - By
 Scale: 1"=50'
 Surveyed By: CLS
 Drawn By: CDB/BEV/XMB
 Checked By: CDB



439 East Main Street Westminster, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791



James E. Mackey
 Property Line Surveyor
 Registration No. 12844
 Date: APRIL 14, 2011
 Drawing No.: 88107 1-000
 County File No.:

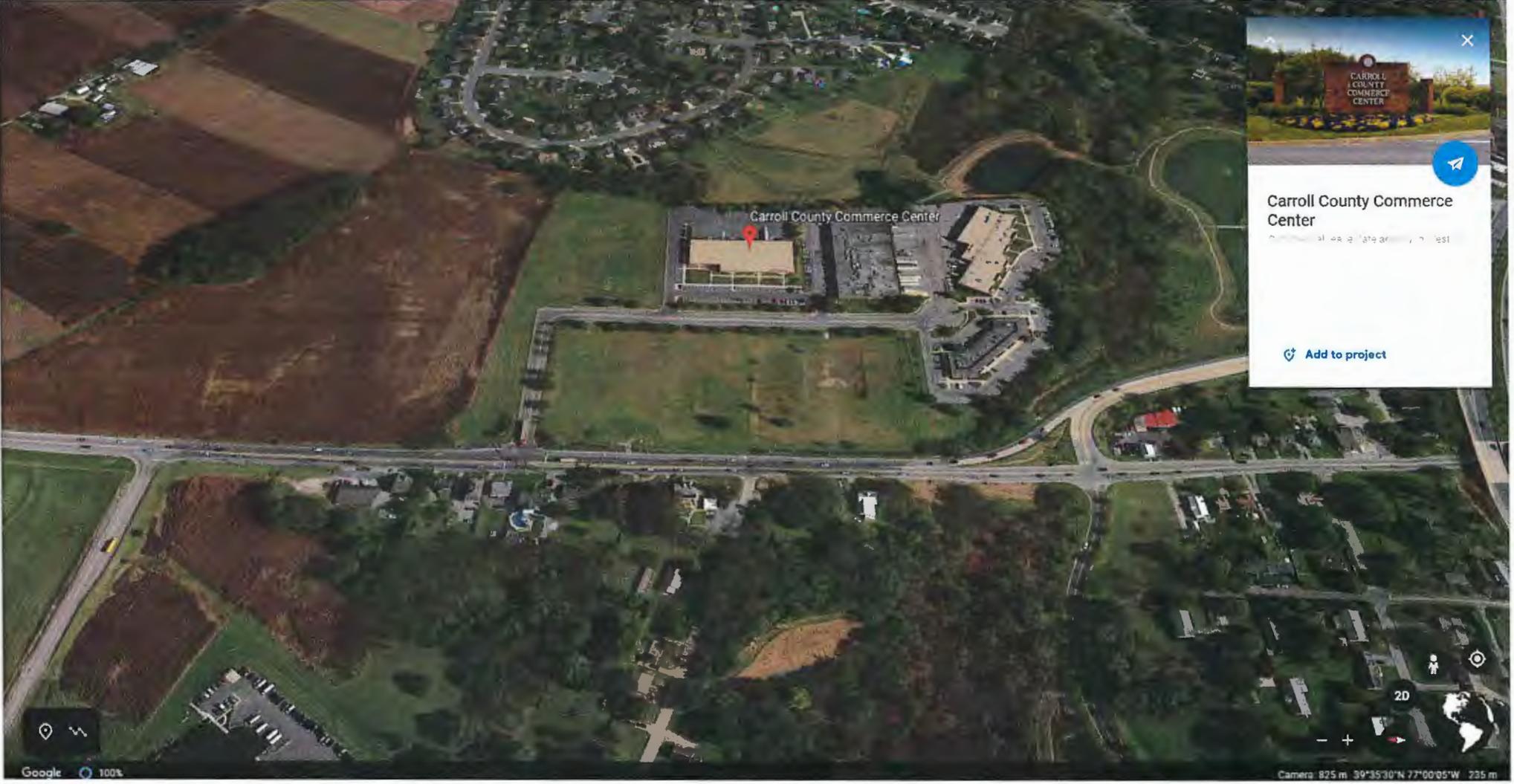


0101423 MSA CM 2426 4443-B



Legend

- Corporate Limits**
 - - -
- Zoning Overlay**
 - Arts & Culture
 - Competible Neighborhood
 - Neighborhood Preservation
- Westminster Historic National Register District**
 - Historic_Districts
- PropertyZoning**
 - Property_Zoning
 - B
 - C
 - C-B
 - C-C
 - D-B
 - LG
 - LR
 - MUI
 - N-C
 - P-I
 - P-RSC
 - PD-4
 - PD-9
 - R-10,000
 - R-20,000
 - R-7,500
- Medical Cannabis Overlay**
 - Medical_Cannabis_Overlay



Carroll County Commerce Center

Commercial real estate project in West

[Add to project](#)



2D



Camera: 825 m 39°35'30\"/>

Summary of Expert Testimony and Credentials:

Mrs. Jennifer Leonard will testify on behalf of the Applicant as an expert in the field of land use design and planning. Mrs. Leonard is a Professional Landscape Architect (PLA) and is a LEED Accredited Professional (LEED AP). Mrs. Leonard is currently employed as a Practice Leader at Kimley-Horn and has over twenty (20) years of experience in all design phases of project development and coordination. She has been accepted as an expert in her field and testified in front of the State of Maryland and Planning/Zoning Boards in the following jurisdictions: Baltimore County, Baltimore City, Carroll County, Frederick County, the City of Frederick, New Market, Princes George's County, Montgomery County, Harford County, the City of Bel Air, the City of Aberdeen, the City of Havre de Grace, Cecil County, the City of Port Deposit.. She will testify to the specific characteristics related to the requested variance, the characteristics of the site, the surrounding land use, and the conformity with the City Code and Comprehensive Plan.

2019 - Two Farms, Inc. BZA Application
Prehearing Statement Exhibit 4

List of All Witnesses Who Will Testify:

- Jennifer Leonard
- Jeffrey Bainbridge

2019 - Two Farms, Inc. BZA Application
Prehearing Statement Exhibit 5

Estimated Time for Presentation:

Approximately forty five (45) minutes for our presentation.



To: City of Westminster Board of Zoning Appeals

From: Andrew R. Gray, Comprehensive Planner

cc: Barbara B. Matthews, City Administrator
Mark A. Depo, Director of Community Planning and Development
Andrea Gerhard, Comprehensive Planner

Date: December 31, 2019

Re: BZA Case No. 20-01

Title of BZA Case #20-01

An application by Jack Whisted, Two Farms, Inc and property owner Corporate Center Leasing, LLC, requesting approval of the following variances from Article XII P-I Planned Industrial Zone, Section 164-69 Dimensional Requirements, of the City Code:

1. Variance from the required minimum landscaping of two-and-one-half-inch caliper trees at a minimum of 30 feet on center. The applicant proposes to provide alternative landscaping along Littlestown Pike.
2. Variance from the required minimum landscaping of a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way. The applicant proposes to provide a 0-foot earth mound along Littlestown Pike and provide alternative landscaping.

The applicant is also requesting approval of the following variance from Article XII: P-I: Planned Industrial Zone, Section 164-70 Off-street parking, of the City Code:

3. Variance from the required off-street parking requirements of when the lot on which parking spaces are located abuts the rear or side lot line of or is across the street from any land in a residential zone other than publicly owned land, a wall, fence or evergreen planting shall be maintained so as to screen substantially the parking lot from view from the nearest property in the residential zone... The applicant proposes a landscaping buffer in lieu thereof along Littlestown Pike.

These variances are for property located at 7 Corporate Center Court, in Westminster, Maryland.

I. History and Facts

On December 2, 2019, an application was electronically submitted to the Board of Zoning Appeals (BZA). On December 3, 2019, an application was hand delivered to the BZA for the following variances:

1. Variance from the required minimum landscaping of two-and-one-half-inch caliper trees at a minimum of 30 feet on center. The applicant proposes to provide alternative landscaping along Littlestown Pike.
2. Variance from the required minimum landscaping of a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way. The applicant proposes to provide a 0-foot earth mound along Littlestown Pike and provide alternative landscaping.
3. Variance from the required off-street parking requirements of when the lot on which parking spaces are located abuts the rear or side lot line of or is across the street from any land in a residential zone other than publicly owned land, a wall, fence or evergreen planting shall be maintained so as to screen substantially the parking lot from view from the nearest property in the residential zone... The applicant proposes a landscaping buffer in lieu thereof along Littlestown Pike.

These variances are for the property located at 7 Corporate Center Court in Westminster Maryland, with property Tax Account No. 07-157274. The property is zoned P-I: Planned Industrial. The Maryland State Department of Assessments and Taxation online records indicate the property is owned by Corporate Center Leasing LLC. Please note that § 164-69 B. (3) of the City Code references § 164-57, the Landscaping requirements contained in the I-R Restricted Industrial Zone.

According to § 164-66 G., *...motor inns, motels, restaurants and service stations* are a permitted use in the Planned Industrial Zone. Additionally, *convenience stores with or without gasoline pumps* is listed as one of *the retail and commercial uses allowed...* under § 164-75 D. (5) (a).

II. Required Notice

On December 13, 2019, a copy of the agenda was posted on the City's website. On December 15, 2019, a Notice of Hearing appeared in the *Carroll County Times*. On December 18, 2019, a Notice of Hearing was sent via certified mail to the property owner and adjoining property owners. On December 19, 2019, the property was posted with a Zoning Notice sign. On December 22, 2019, a second Notice of Hearing appeared in the *Carroll County Times*. These notices were provided to meet the notification requirements set forth in §164-166 of the City Code and the Maryland Open Meeting Act.

As of the date of this staff report, the City has not received a written request for inspection of the property, pursuant to § 164-166 E.

III.BZA Powers and Duties

Pursuant to § 164-161 A. (3), the BZA is empowered “To authorize upon appeal in specific cases such variances from the terms of this chapter as are necessary to avoid arbitrariness and so that the spirit of this chapter shall be observed and substantial justice done.” Pursuant to § 164-161 A. (3) (a) “Such variances shall be authorized by the Board only upon a finding by the Board that:”

- (1) There are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or classes of uses in the same zone;

The applicant will need to provide evidence and testimony regarding exceptional or extraordinary circumstances or conditions applying to this property that do not apply generally to other properties or classes of uses in the same zone.

The three requested variances are seeking relief from two sections of the City Code that require a buffer from uses located in the Planned Industrial zone. The Board should determine if a hardship exists and, if so, whether that hardship warrants the granting of such variances for this permitted use. The Board may wish to consider if the Code-required buffer would pose a visibility related hardship for the proposed convenience store and service station use.

Please note that there is a lease line south of the proposed convenience store and service station use. According to the cover page of the site plan for 7 Corporate Center Court, Royal Farms #323, the total parcel area is 3.898 acres and the proposed lease area is 2.729 acres (attached). Testimony should include why a variance to the required landscaping buffer is required while there is 1.169 acres of unleased space on the property.

The Board should also determine if the existing Verizon easement, which consists of several utility boxes, yellow poles, and what appears to include a primitive driveway, would be sufficient to include as part of the required minimum landscape buffer area. This easement area is currently included as part of the 30-foot-wide minimum landscape edge, however, no landscaping is proposed for this area. There are shrubs located outside this 30-foot-wide minimum landscape edge. Please see the attached landscape plan for more information.

- (2) Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zone and in the same vicinity; and

For the purpose of the variance review, the vicinity is proposed as the immediately surrounding properties. These properties are zoned as follows:

- North: P-I: Planned Industrial
- South: P-I: Planned Industrial
- East: P-I: Planned Industrial
- West: R-10,000 Residence District Zoned by Carroll County Government

The proposed variance is for property located in the P-I: Planned Industrial Zone

The property is located on the corner of Maryland State Route 97 (Littlestown Pike) and Corporate Center Court. Maryland State Route 97 North, according to the City of Westminster Comprehensive Plan is classified by the State Highway Administration as a principal arterial, the highest classification of State Highway that is discussed in the City of Westminster 2009 Comprehensive Plan (Page #233-235 attached).

The applicant will need to provide evidence and testimony regarding how granting the requested variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zone and in the same vicinity.

The Board should consider how the removal of the buffer requirements along Maryland State Route 97 (Littlestown Pike) would affect the property rights of the adjacent neighbors in the adjacent Residential Zone.

- (3) The authorizing of such variance will not be of substantial detriment to adjacent properties and will not materially impair the purpose of this chapter or the public interest

The applicant will need to provide evidence and testimony regarding how the requested variance will not be of substantial detriment to adjacent properties and will not materially impair the purpose of this chapter or the public interest.

The requirements of § 164-57 Landscaping provide screening from properties located in the Planned Industrial zone, in relation to adjacent residential districts and right-of-ways. The applicant's request is to locate a convenience store and a service station use on property in the Planned Industrial Zone adjacent to the Maryland State Route 97 (Littlestown Pike) right-of-way and directly across this right-of-way from six adjacent, residentially zoned properties.

Regarding elevation, the existing road surface of Maryland State Route 97 (Littlestown Pike) to the location adjacent to the dumpster area is 764 to 763, respectively. The difference in elevation from the road surface of Maryland State Route 97 to the parking space located just north of the freestanding sign is 768 to 764 respectively. The difference in elevation from the road surface at the intersection of Maryland State Route 97 and Corporate Center Court to the parking space adjacent to this corner is 768 to 765, respectively. Three feet in elevation deference is not provided in all locations along Maryland State Route 97 (Littlestown Pike). Please see the grading plan attached for more information.

It should be noted that there is a location on the east side of this property, along Corporate Center Court, that does not have two-and-one-half-inch caliper trees at a minimum of 30 feet on center. This location is near the parking lot peninsula between the nine proposed parking spaces. Also, to the north of the property, there are not two-and-one-half-inch caliper trees at a minimum of 30 feet on center located along Corporate Center Court near the intersection of Maryland Route 97 (Littlestown Pike). The applicant should also confirm the required minimum three-foot earth mound located along Corporate Center Court, which should be located between the proposed parking area and public right-of-way.

Please note that the proposed variances are only for the buffer adjacent to Maryland State Route 97 (Littlestown Pike). The Board should consider if the removal of the buffer requirements along Littlestown Pike will be of substantial detriment to adjacent properties in the Residential Zone.

Pursuant to §164-161 A. (3) (b) of the City Code, this subsection shall not be construed to permit the Board, under the guise of a variance, to change the use of land.

IV. Criteria for determination

Pursuant to § 164-169, the following general criteria are included for use by the Board.

§ 164-169 Criteria for determination.

In the exercise of its responsibilities under this chapter, the Board shall study the specific property involved, as well as the neighborhood, shall consider all testimony and data submitted and shall hear any person desiring to speak for or against the appeal or petition.

A. In making its determination, the Board may consider whether the appeal or petition would adversely affect the public health, safety, security, morals or general welfare, would result in dangerous traffic conditions or would jeopardize the lives or property of people living in the neighborhood.

B. In deciding such matters, the Board may consider the following factors, together with other relevant factors:

(1) The number of people residing or working in the immediate area concerned.

(2) The orderly growth of a community.

(3) Traffic conditions and facilities.

(4) The effect of such use upon the peaceful enjoyment of people in their homes.

(5) The conservation of property values.

(6) The effect of odors, dust, gas, smoke, fumes, vibrations, glare and noise upon the use of surrounding property values.

(7) The most appropriate use of land and structure.

(8) Prior decisions of the courts regarding such matters.

(9) The purpose of the regulations as set forth in this chapter.

(10) The type and kind of structures in the vicinity where public gatherings may be held, such as schools, churches and the like.

(11) Facilities for sewers, water, schools, transportation and other services and the ability of the City to supply such services.

(12) Limitations of fire-fighting equipment and the means of access for fire, police and health services.

(13) The preservation of cultural and historical landmarks.

(14) Traffic conditions, including facilities for pedestrians, such as sidewalks, safety zones, parking facilities available and the safe access of cars to highways or roads.

(15) The contribution, if any, that such proposed use, building or addition would make toward the deterioration of areas and neighborhoods.

V. Recommendation

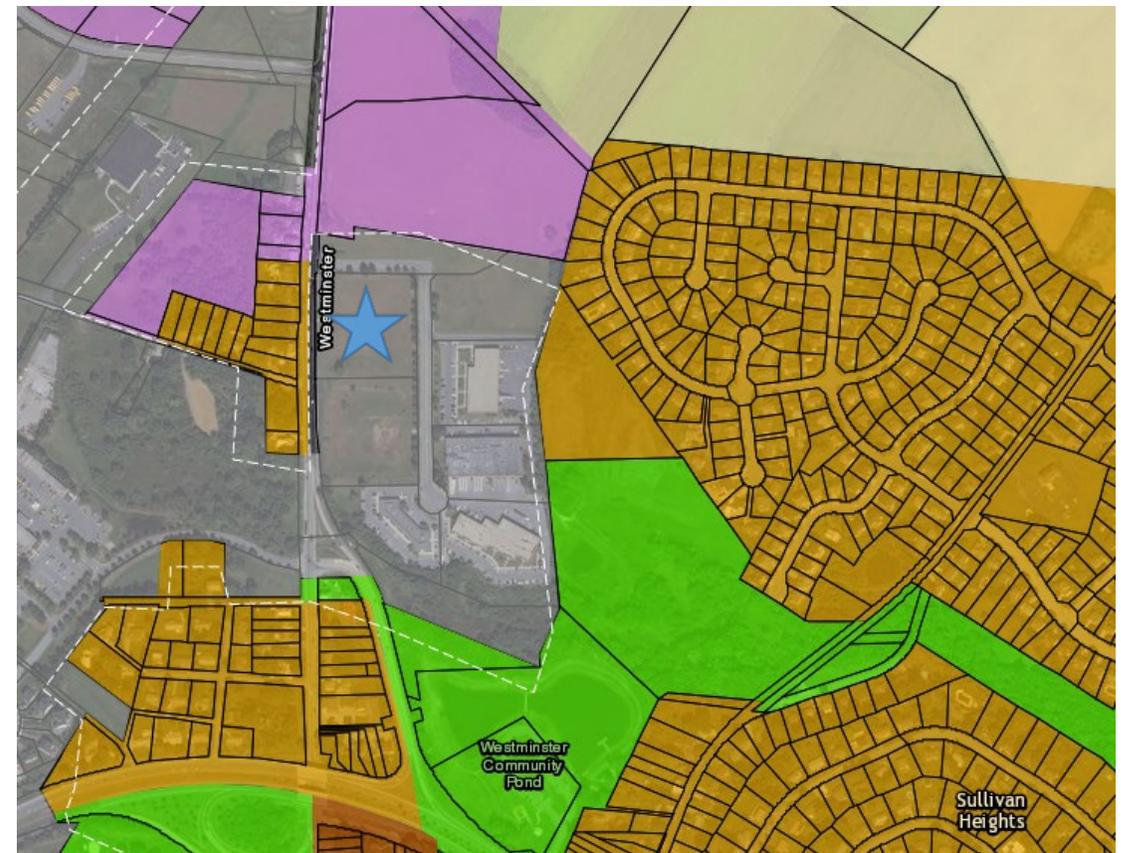
City staff recommends that the Board of Zoning Appeals carefully consider the proposed variance from the requirements of § 164-69 Dimensional Requirements and § 164-70 Off-street parking of the City Code based on the evidence and testimony provided during the hearing, and determine if granting such a reduction to the required buffer would be based on a hardship for the property owner and would not impact the property rights or be of substantial detriment to the adjacent neighbors in the Residential Zone.

Attachments

- Map related to §164-161.A.(3) (a) [2]
- Pages #233-235 of the 2009 Comprehensive Plan
- Proposed Cover Sheet
- Proposed Landscape Plan
- Proposed Grading Plan

City of Westminster Zoning

Carroll County Zoning



Legend

-  Site
-  C: Conservation
-  R - 10,000: Residential
-  P-I: Planned Industrial
-  I-R: Restricted Industrial

Legend

-  Site
-  Conservation
-  I-1: Light Industrial District
-  R - 7,500
-  R - 40,000
-  R - 10,000



Part 1: Transportation Infrastructure

Transportation is increasingly the most complex issue faced by State and local governments. The movement of people, goods and services is crucial to the economic and social vitality of any community. The transportation network in and around Westminster provides access for people and products to small local markets, as well as large metropolitan areas. The Westminster transportation system affords its residents the opportunity to work in the larger employment centers, while residing in a community that has an established high quality of life. As Westminster and Carroll County continue to grow, the pressures on the transportation network will continue to increase, and these increasing pressures will need to be addressed by the State, County and local governments.

Chapter 12

Part 1: Transportation Infrastructure

Part 2: Traffic Volumes & Capacity

Part 3: Pedestrian & Bicycle Accessibility

Part 4: Transit Alternatives

Part 5: Commuting Patterns

Part 6: Corridor Studies

Part 7: Proposed Major Streets

Part 8: Transportation Planning

Goals and Objectives

Section 1: Summary of the Existing Transportation Network

The Westminster area features a variety of modes of transportation. These include the road network, which encompasses State highway facilities, collector roads, and the local street system; pedestrian and bicycle facilities; railroads; the Carroll County Regional Airport; and transit and ridesharing opportunities. All of these facilities are described in detail below. In addition, information is provided regarding the traffic volumes and capacity of area roadways, as well as the level of service and functional classification.

Section 2: Functional Classification

Functional classification is the assignment of streets and roadways into classes or systems, according to the type of service they are intended to provide based on its daily traffic volumes as well as its purpose, characteristics and location (Map 9.1). Individual streets do not function independently. Rather, travel involves movement through a network of roadway systems. The functional classification defines the role that any particular street should fulfill in order to facilitate logical and efficient travel patterns. Basically, local roadway classifications represent an emphasis on access to property, arterials represent a high level of mobility, and collectors represent a compromise between property access and mobility. (Source: Carroll County Functional Classification Criteria and Assignment, October 1995 (Revised in accordance with current SHA classification system, June 2004).

Roadway segments are designated as rural or urban based on context and roadway characteristics. The roadway segments of the Westminster area are then further classified into one of the following categories:

Principal Arterial

Links large population or employment centers; can range from expressways to two-lane roadways; inter-county or interstate oriented and indicative of long travel lengths; high in traffic volume and speeds; access should be limited to intersections with public streets and controlled by establishing distances between points of access, provision of service or parallel roads, connections between adjacent developments, prevention of private/individual driveway connections, as well as the reduction in the number of existing access points.

Minor Arterial

Provide a lower level of mobility while placing more of an emphasis on land access than the other arterial classifications; typically provide a link to the collector roadway system and connect small population centers to the overall arterial system; access should be controlled by establishing distances between points of access, connections between adjacent developments; and prevention of private/individual driveway connections.

Collector

Provide for both land access and movement within residential, commercial, industrial or agricultural areas; links from the land uses to the arterials; provide service to areas not on an arterial route and to other important traffic generators; access should be controlled by establishing distances between points of access, connections between adjacent developments; and prevention of private/individual driveway connections.

Local System

Provide for direct access to individual land uses; discourage through traffic and are typically low in traffic volumes and speed.

Section 3: State Highway Facilities

The City of Westminster and the surrounding area are served by seven Maryland State Highways: MD 140 (Baltimore Boulevard and a segment of MD 97), MD 97 North (Littlestown Pike), MD 97 South (Washington Road), MD 27 (Westminster/Manchester Road, Railroad Avenue/Liberty Street and Ridge Road), MD 32 (Sykesville Road), MD 31 (New Windsor Road), Route 832 (Old Taneytown Road), Route 852 North (Old Manchester Road), and Route 852 south (Old New Windsor Road). Each of these facilities is briefly described below, beginning with the principal arterials and working down to the state highways, which are classified as local roads (Map 12.2).

Maryland MD 140

Maryland MD 140 is classified as a principal arterial under the State Highway Administration (SHA) system of functional classification. Eastbound MD 140 provides access from Westminster to Interstate 795, which joins the Baltimore Beltway (I-695); to the west, MD 140 intersects with U.S. Route 15 in Emmitsburg. This route serves commercial and commuter traffic between Carroll County, Pennsylvania, and the Baltimore area via I-795 and I-695. East of the Westminster corporate limits, MD 140 is a four lane, divided highway, with twelve-foot wide travel lanes and ten to twelve foot shoulders. The posted speed limit is 55 miles per hour to the east of the City.

Within the Westminster area, the speed limit decreases to 45 miles per hour, while the roadway width increases to provide for right and left turn lanes at intersections. West of MD 31, the width of MD 140 decreases to between forty-four and forty-eight feet, providing two twelve foot travel lanes with ten to twelve foot paved shoulders. The speed limit increases to 55 miles per hour in this area. Signalized intersections include Market Street, Malcolm Drive/MD 97, Gorsuch Road, Ralph Street, Center Street, Englar Road, Sullivan Road, MD 31 (partial), and WMC Drive. Interchanges with on- and off-ramps exist where MD Routes 27 and 97 North travel under MD 140.

Maryland MD 97 North

Maryland MD 97 North also classified by SHA as a principal arterial from MD 140 to Old Meadow Branch Road, connects MD 140 to Pennsylvania MD 97, serving Littlestown and Gettysburg and providing a connection to U.S. Route 15. The width of MD 97 North is forty feet, which offers two twelve foot travel lanes with ten foot left turn and acceleration/deceleration lanes at major intersections. There are no shoulders along most of the road, except in the section just north of the MD 140 interchange, where eight foot wide shoulders are available along the west side of the road.

Signalized intersections include Commerce Center Drive and Airport Drive/Magna Way. The City's most significant industrial parks, as well as the Carroll County Airport, are located on MD 97 North. Considerable commuter and commercial traffic use this route to reach both local and regional employment and market centers. Recently, SHA is constructed a new bridge at the intersection with MD 97(N) and MD 140. This replacement bridge did not add capacity. However, it functions more efficiently as the ramps were slightly realigned for smoother transition of merging traffic.

Maryland MD 97 South

Maryland MD 97 South, between MD 140 and MD 32, is classified as a principal arterial. This road continues south through Carroll County and into Howard and Montgomery Counties, intersecting with the Washington, D.C. beltway (I-495) and continuing into Washington, D.C. In Westminster, at its intersection with MD 140, the width of MD 97 South is approximately fifty feet. Northbound traffic is provided with two left turn lanes, a shared left and through lane, and one twelve foot, free flow right turn lane separated by an island. A four foot raised median separates north and south bound traffic,

State of Maryland, Department of Transportation, Division of Statewide Planning and Design, 2400 Patuxent Parkway, P.O. Box 38, Annapolis, MD 21404
 This drawing is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AR	8	Acer rubrum / Red Maple	B & B	2.5' Cal
BN	2	Betula nigra 'Cully' / River Birch (Select)	B & B	2' Cal
GT	13	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	2.5' Cal
QR	9	Quercus rubra / Northern Red Oak	B & B	2.5' Cal
TC	6	Tilia cordata / Littleleaf Linden	B & B	2.5' Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HT
CA	9	Clethra alnifolia 'Hummingbird' / Summersweet	5 gal	24'-36"
CS	6	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	24'-36"
HD	26	Hypericum densiflorum 'Creech's Gold' / Bushy St. John's Wort	5 gal	24'-36"
IG	17	Ilex glabra 'Shamrock' / Inkberry	5 gal	24'-36"
MM	26	Myrica pensylvanica 'Morton' / Silver Spine Bayberry	5 gal	24'-36"
RR	26	Rosa x 'Radtke' / Double Knock Out Rose	5 gal	24'-36"
VM	12	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	5 gal	24'-36"

BIORETENTION PLANTINGS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
HM		Hibiscus moscheutos / Marsh Hibiscus	1 gal	24' o.c.
NO		Nasturtium officinale / Water Cress	4' pot	18' o.c.
SC		Saururus cernuus / Lizard's Tail	4' pot	18' o.c.
SA		Scirpus americanus / Common Three-Square	4' pot	18' o.c.

TURF GRASS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
		-sf Rebel IV / Turf-type Tall Fescue	seed	

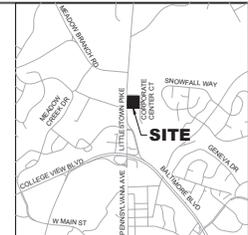
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AR	8	Acer rubrum / Red Maple	B & B	2.5' Cal
BN	2	Betula nigra 'Cully' / River Birch (Select)	B & B	2' Cal
GT	13	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	2.5' Cal
QR	9	Quercus rubra / Northern Red Oak	B & B	2.5' Cal
TC	6	Tilia cordata / Littleleaf Linden	B & B	2.5' Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HT
CA	9	Clethra alnifolia 'Hummingbird' / Summersweet	5 gal	24'-36"
CS	6	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	24'-36"
HD	26	Hypericum densiflorum 'Creech's Gold' / Bushy St. John's Wort	5 gal	24'-36"
IG	17	Ilex glabra 'Shamrock' / Inkberry	5 gal	24'-36"
MM	26	Myrica pensylvanica 'Morton' / Silver Spine Bayberry	5 gal	24'-36"
RR	26	Rosa x 'Radtke' / Double Knock Out Rose	5 gal	24'-36"
VM	12	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	5 gal	24'-36"

BIORETENTION PLANTINGS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
HM		Hibiscus moscheutos / Marsh Hibiscus	1 gal	24' o.c.
NO		Nasturtium officinale / Water Cress	4' pot	18' o.c.
SC		Saururus cernuus / Lizard's Tail	4' pot	18' o.c.
SA		Scirpus americanus / Common Three-Square	4' pot	18' o.c.

TURF GRASS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
		-sf Rebel IV / Turf-type Tall Fescue	seed	



VICINITY MAP
SCALE: 1" = 2,000'

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AR	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2' Cal	
GS	1	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2' Cal	
PC	1	Pistacia chinensis	Chinese Pistache	B & B	2' Cal	
TC	1	Tilia cordata	Littleleaf Linden	B & B	2' Cal	
ZS	1	Zelkova serrata	Sawleaf Zelkova	B & B	2' Cal	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
CJ	1	Cryptomeria japonica	Japanese Cedar	B & B	6' HT MIN.	
IN	1	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	6' HT MIN.	
MG	1	Magnolia grandiflora 'Brackens'	Bracken's Southern Magnolia	B & B	6' HT MIN.	
PT	1	Pinus taeda	Loblolly Pine	B & B	6' HT MIN.	

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AA	1	Ameilanchier alboberea	Downy Serviceberry	B & B	6' HT MIN.	
CC	1	Cercis canadensis	Eastern Redbud	B & B	6' HT MIN.	
LM	1	Lagerstroemia x 'Muskegee'	Muskegee Crape Myrtle	B & B	6' HT MIN.	White; (3) 1" Canes Min.
LN	1	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	B & B	6' HT MIN.	Red / Pink; (3) 1" Canes Min.
LT	1	Lagerstroemia x 'Tuskegee'	Tuskegee Crape Myrtle	B & B	6' HT MIN.	
MS	1	Magnolia stellata	Star Magnolia	B & B	6' HT MIN.	
PO	1	Prunus x okame	Okame Cherry	B & B	6' HT MIN.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
ABG	1	Abelia x grandiflora	Glossy Abelia	Cont.	24" HT MIN.	
BLJ	1	Berberis julianae	Wintergreen Barberry	Cont.	24" HT MIN.	
BTC	1	Berberis thunbergii 'Crimson Pinyon'	Crimson Pinyon Barberry	Cont.	24" HT MIN.	
EMM	1	Euonymus alatus 'Marshallii'	Marshallian Euonymus	Cont.	24" HT MIN.	
ICB	1	Ilex cornuta 'Burfordii'	Burford Chinese Holly	Cont.	24" HT MIN.	
ICC	1	Ilex crenata 'Compacta'	Dwarf Japanese Holly	Cont.	24" HT MIN.	
NH	1	Hebe virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	Cont.	24" HT MIN.	
OAS	1	Osmanthus americanus	Deerwood	Cont.	24" HT MIN.	
RIB	1	Rhaphiolepis indica 'Ballarina'	Ballarina Indian Hawthorn	Cont.	24" HT MIN.	
RKR	1	Rosa x 'Knockout' TM	Knockout Rose	Cont.	24" HT MIN.	
SJN	1	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	Cont.	24" HT MIN.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
EFT	255	Elymus forstenii	Wintercreeper	1 gal	18' o.c.	
LMC	255	Liriodendron muscari	Lily Turf	1 gal	18' o.c.	
TCA	572	Trachelospermum asiaticum	Asian Jasmine	4' pot	12' o.c.	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ECP	572	Echinacea x 'Firebird'	Firebird Coneflower	4' pot	12' o.c.	
HSD	255	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	18' o.c.	
RFG	572	Rudbeckia fulgida 'Goldsturm'	Coneflower	4' pot	12' o.c.	
SSM	255	Salvia x sylvestris 'May Night'	Sage	4' pot	18' o.c.	

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AR	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2' Cal	
GS	1	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2' Cal	
PC	1	Pistacia chinensis	Chinese Pistache	B & B	2' Cal	
TC	1	Tilia cordata	Littleleaf Linden	B & B	2' Cal	
ZS	1	Zelkova serrata	Sawleaf Zelkova	B & B	2' Cal	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
CJ	1	Cryptomeria japonica	Japanese Cedar	B & B	6' HT MIN.	
IN	1	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	6' HT MIN.	
MG	1	Magnolia grandiflora 'Brackens'	Bracken's Southern Magnolia	B & B	6' HT MIN.	
PT	1	Pinus taeda	Loblolly Pine	B & B	6' HT MIN.	

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AA	1	Ameilanchier arborea	Downy Serviceberry	B & B	6' HT MIN.	
LM	1	Lagerstroemia x 'Muskegee'	Muskegee Crape Myrtle	B & B	6' HT MIN.	White; (3) 1" Canes Min.
LN	1	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	B & B	6' HT MIN.	Red / Pink; (3) 1" Canes Min.
LT	1	Lagerstroemia x 'Tuskegee'	Tuskegee Crape Myrtle	B & B	6' HT MIN.	
MS	1	Magnolia stellata	Star Magnolia	B & B	6' HT MIN.	
PO	1	Prunus x okame	Okame Cherry	B & B	6' HT MIN.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
ABG	1	Abelia x grandiflora	Glossy Abelia	Cont.	24" HT MIN.	
BLJ	1	Berberis julianae	Wintergreen Barberry	Cont.	24" HT MIN.	
BTC	1	Berberis thunbergii 'Crimson Pinyon'	Crimson Pinyon Barberry	Cont.	24" HT MIN.	
EMM	1	Euonymus alatus 'Marshallii'	Marshallian Euonymus	Cont.	24" HT MIN.	
ICB	1	Ilex cornuta 'Burfordii'	Burford Chinese Holly	Cont.	24" HT MIN.	
ICC	1	Ilex crenata 'Compacta'	Dwarf Japanese Holly	Cont.	24" HT MIN.	
NH	1	Hebe virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	Cont.	24" HT MIN.	
OAS	1	Osmanthus americanus	Deerwood	Cont.	24" HT MIN.	
RIB	1	Rhaphiolepis indica 'Ballarina'	Ballarina Indian Hawthorn	Cont.	24" HT MIN.	
RKR	1	Rosa x 'Knockout' TM	Knockout Rose	Cont.	24" HT MIN.	
SJN	1	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	Cont.	24" HT MIN.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
EFT	255	Elymus forstenii	Wintercreeper	1 gal	18' o.c.	
LMC	255	Liriodendron muscari	Lily Turf	1 gal	18' o.c.	
TCA	572	Trachelospermum asiaticum	Asian Jasmine	4' pot	12' o.c.	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ECP	572	Echinacea x 'Firebird'	Firebird Coneflower	4' pot	12' o.c.	
HSD	255	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	18' o.c.	
RFG	572	Rudbeckia fulgida 'Goldsturm'	Coneflower	4' pot	12' o.c.	
SSM	255	Salvia x sylvestris 'May Night'	Sage	4' pot	18' o.c.	

LANDSCAPE CALCULATIONS

1. REQUIREMENT V.C.1.c
 Landscape islands equal to 7% minimum of the total parking lot area (based on 39,968 SF).
 Required: 7% x 39,213 SF = 2,745 SF
 Provided: 3,545 SF / 39,213 = 9%

1 Major Deciduous tree per 10 parking spaces (71 Spaces).
 Required: 71 Spaces / 10 = 7 Major Trees
 Provided: 7 Major Trees:
 (2)Acer rubrum
 (1)Betula nigra
 (4)Gleditsia triacanthos inermis

'Sunburst'

(119) 24 PU Shrubs
 75% of Planting Units must be trees.
 Required: 75% x 122 PU = 91 PU – Major Trees
 Provided: 33 PU / 57 PU = 58% of Required Total*
 33 PU / 122 PU = 27% of Required Total*

2. REQUIREMENT V.C.1.d
 One Planting Unit required for every 10 LF along all abutting streets
 Required: 1216.35 LF / 10 LF = 122 PU
 Provided: 57 PU* – See below

(6)Acer rubrum / Red Maple
 (1)Betula nigra 'Cully' / River Birch
 (9)Gleditsia triacanthos inermis
 (9)Quercus rubra / Northern Red Oak

Birch
 'Sunburst'
 Red Oak

Red Oak

Linden

'Creech's Gold'

Muffin'

(17)Ilex glabra 'Shamrock'
 (23)Myrica pensylvanica 'Morton'
 (28)Rosa x 'Radtke'
 (12)Viburnum dentatum 'Blue Muffin'

3. REQUIREMENT V.C.1.e
 All loading, service, outside storage, and dumpster areas shall be screened with Type A screening – 1 Planting Unit per 15 LF, min. 5' high visual screen
 Required: 43 LF / 15 LF = 3 PU
 Provided: 3 PU

(6) Myrica pensylvanica 'Morton'

 © 2019 Kimley-Horn and Associates, Inc. 1801 PORTER ST., SUITE 401, BALTIMORE, MD 21286 WWW.KIMLEY-HORN.COM		KHA PROJECT: ROYAL FARMS #323 DATE: 07/07/2019 SCALE: AS SHOWN DESIGNED BY: JLN DRAWN BY: JLN CHECKED BY: JCL	NO. _____ REVISIONS _____ DATE _____	
		LANDSCAPE NOTES		
		ROYAL FARMS #323 PREPARED FOR: 7 CORPORATE CENTER CT WESTMINSTER, MARYLAND		SHEET NUMBER 8 OF 8
		DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL NAD 83/11 VERTICAL NAVD 83		

