

De relopment Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandaca@co.ba.nid.us

5900

September 11, 1998

NationsBank, N.A., a national benking association c/o NationsBanc Montgomery Securities, LLC NationsBank Corporate Center - 11th Floor 100 North Tryon Street Charlotte, NC 28255

Attention: Conduit Program Manager

Ladies and Gentlemen:

RE: Towson Place (AKA Towson Marketplace), 1238 Putty Hill Avenue, Towson, MD 21286, 9th Election District

The zoning of this 43.12-acre site, per the 1" = 200' scale zoning map numbers NE 9 & 10-B is B.L.-C.C.C. (Business, Local - Commercial, community core), M.L.-1.M. (Manufacturing, Light - Industrial, major), and D.R.-10.5 (Density Residential). Enclosed are copies of zoning case number 98-245-SPH, in which the deputy zoning commissioner granted a special hearing which sought clarification and revisions, if necessary, of restrictions in prior approved zoning case numbers IX-386 and 96-95-XA and an amendment to the site plan approved in case numbers IX-386 and 97-99-SPHX. Also see attached sheet summarizing all prior zoning hearings held on this site. In accordance with the zoning classification and granted zoning hearings, the use of a retail shopping center, including an automotive service garage ancillary to the Montgomery Ward Department Store, complies with the Baltimore County Zoning Regulations (BCZR). Also enclosed are copies of the appropriate sections of the BCZR. A review of files in the Code Enforcement office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr. Planner II. Zoning Review

c: zoning case numbers 98-245-SPH, 97-89-SPHX, 96-95-XA, 93-360-SPHA, 88-136-SPH, 79-125-X, 77-230-XA, 74-143-R, 68-83-R, and 5900

Come visit the County's Website at www.co.ba.md.us



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Pursuant to the advertisement, posting of property and public 95900hearing on the above petition for a variance to Section h13.2 of the Saltimore County Zening Regulations, to permit the erection of an admittenal alve-timing panel to each of the existing pylon identification signs located at each of the principle entrances to the shopping center to permit an area of 218 square feet instead of the allowable 150 square feet, from the testimony presented at the hearing the low elevation

For the above reasons the variance requested should be

TELEPHONE

It is this 29+4 day of July, 1963, by the Zoning Commissioner of Baltimere County, Chila and that the herein perition for a variance should be granted from and after the date of this Order which wormits a sign of the size of 218 square feet instead of the allowable 150 square feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning an. Loning

of the shopping center in relation to the surrounding road network makes it necessary that identification signs of the type and size

proposed by the putitioner be permitted.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

DATE 7/26/63

TOTAL AMOUNT Advertising and posting of property for Eudwood Shopping Plaza, Inc. 6.00 1-2662 1777 * 19225* TYP-

TANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND TODIVISION OF CULLECTION & RECEIPTS, COURT HOUSE, TOWSON SE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

INC.

1xcxxxxx_SUDORGOD_SHOPPING_PLAZ&Aegal owner_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section.411.28==to_permit_tbs_erection.cf_an additional advertising panel to each of the existing pylon identification signs located at each of the principle entrances of the shopping center, and thereby allow each of the signs to have a fotal area of

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The low elevation of the shopping center in relation to the surrounding road network makes it necessary that identifications signs of the type and size proposed by the Petitioner herein be permitted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

Low we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the roning regulations and restrictions of Ralmore County adopted pursuant to the Zoning Law For Raltimore County.

EUDOWOOD SHOPPING PLAZA, INC. 1410 Court Square Building, #2 the Thelivan Sklar and Sullivan

Address 1410 Court Square Luilding, #2

196 3 that the subject matter of this petition be advertised, a required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before Commissioner of Baltimore Charles and 166, County Office Balding in Toworo, Baltimore

Courty, on the

BALTIMORE COUNTY, MARY ND

OFFICE OF FINANCE

COURT HOUSE TOWSON 4 MARYLAND

Petition for Variance for Eudowood Shopping Plaza, Inc.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

2-7865 0172 · · · TII--

Massre. Sklar & Sullivan 1h10 Court Square Building Baltimore 2, Md.

01622

No. 17809

DATE 5/28/63

#25.00 25.00

5.00

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date July 14, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SURRET. #2005-74. Variance to permit erection of an additional pubel to each of the existing pylon identification signs located at each of the principal centractes of the shopping center, and the season of the principal centracted and applications of the property of the season of the public season of the seas

HEARTING.

Morday, July 29, 1963 (10:30 A.M.)

The Planning staff will no comment on the subject petition.

(Location of three pylon signs at the principal entrances of the Eudowood Shopping Place)

● H5900-V 1.3-18

CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District. 9.12 Date of Posting. 7/4/63 Posted for HEARING MONDAY JULY 29-63 AT 10:30 AM Petitioner Elldo was Shappine PLAZA INC. Location of property N/S Putty HILLED E OF Gauches Blue Elsot Prive 435' S OF JOPPERO - SIS OF JOPPER RO 525'E OF PRINCE BO. Location of Signa CAI The Fortsange of Shipping Contains Hell By EMPORISE D . . " " PRINCE BD.

5) " " " Centes 80 Posted by Clo but the Control of the Date of return 1/18/63.

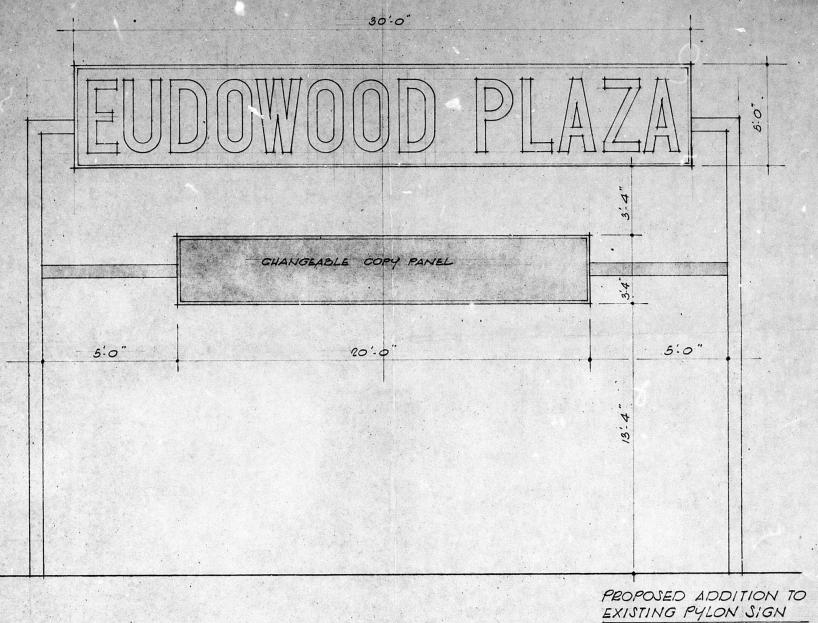
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 12, ... 1963

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., and tweether day of July 19.63, the mrst publication appearing on the 12th day of July

> THE JEFFERSONIAN. Leach Mutto

Cost of Advertisement, S.



LEGEND: EXISTING PROPOSED JCALE: 38" : 1:0"

EUDOWOOD SHOPPING PLAZA BALTIMORE MARYLAND DW3. No.

J.S. CHKD. BY ROBERT W. KAHN A. I. A. ARCHITECT 10 E. 39 ST., NEW YORK 16, N. Y.

