

71-57-A

SHOPPING
CENTER ASSOCIATES legal owner... of the property situate in Baltimore
 County and which is described in the description and plat attached hereto and made a part hereof,
 (b) 3, 4, 5 and 6
 hereby petition for a Variance from Section 409.2 of the ZONING ORDINANCE of 1957
parking spaces instead of the required 28 1/2 parking spaces

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

The requirements for parking spaces under sec. 409.2 will create undue hardship and practical difficulty. The Petitioner seeks a modification of the requirements as set out in sec. 409.2 because in actual fact the present number of parking spaces is undersized and a variance would be in harmony with the requirement of sec. 307 of the Baltimore County Zoning Regulations.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or 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 zoning regulation and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____
Address _____
Arne Kay Kramer
Arne Kay Kramer
10 Light Street, 20th Floor
Baltimore, Maryland 21202
Petitioner's Attorney

SHOPPING CENTER ASSOCIATES
Legal Owner
M. A. Eravits Company
1616 Walnut Street
Philadelphia, Pa. 19103
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of June 1970, that the subject matter of this petition be advertised, as required by the zoning law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of August, 1970, at 11:00 o'clock.

Edward D. Harde
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 20, 1970

RE: Type of Hearing: Variance
Location: Intersection of Fort
Parkway and Joppa Road
Petitioner: Shopping Center Assoc.
9th District
Committee Meeting of June 23, 1965
Item 365

Committee has reviewed the plans submitted and has made an on site field inspection. Comments are a result of this review.

is currently improved with the following:
the Koravette Department stores,
at club, Pantry Pride and numerous other
the Baltimore County Beltway, Baltimore
11 Road.

and highway requirements in connection with the Shopping Center are covered by Public Notice has no additional comment.

Buildings Engineers Office at this time.

is requesting a variance to parking, to develop a drive-in bank on the east area is used quite extensively, a variance would be appropriate to the

[illegible]

CONTAINING 17.035 acres of land more or less.

[illegible]

25330, thence binding on said Northeast right-of-way line of the Baltimore County helway and binding on the thirteenth line of the above herein second mentioned deed North 31° 06' 00" East 25.50 feet, thence binding on the fourteenth and fifteenth lines of the above herein second mentioned deed the two following courses and distances, viz: first North 51° 00' 00" East 127.73 feet, second Northwest along a curve to the right with a radius of 650.50 feet for a distance of 219.00 feet said curve being subtended by an arc of 100.00 feet, thence binding on the fourteenth and fifteenth lines of the above herein second mentioned deed the two following courses and distances, viz: first North 51° 06' 00" East 127.73 feet, second Northwest along a curve to the right with a radius of 650.50 feet for a distance of 219.00 feet said curve being subtended by an arc of 100.00 feet, thence binding on the fourteenth and fifteenth lines of division the five following courses and distances, viz: first North 77° 09' 18" East 315.79 feet, second North 12° 10' 00" East 110.50 feet, third North 77° 09' 18" East 315.79 feet, fourth North 12° 10' 00" East 110.50 feet and fifth North 77° 09' 18" East 315.79 feet to the place of beginning.

CONTAINING 13,682 acres of land more or less

EXHIBIT "A"

Page Four of Four Pages

<u>Retail Stores</u>	<u>SP Area</u>	<u>1 Space per</u>	<u>Req'd Park.</u>	<u>Proposed 20% Allowance</u>
Korvette Food Center (A)	34,400	@ 200		
Garden Mart	10,006			
Korvette Dept. Store (N)	139,776			(5% for public washroom facilities)
Korvette Furniture (C)	32,256			
Woolworth's 1st fl (01)	29,967			(15% for storage space)
Woolworth's 2nd fl (01)	10,145			
Fashion Bug (D2)	10,145			
Singer (D4)	3,833			
Jeweler (D6)	22,300			
Building # (Z)	4,200			
White Cross Drugs (P1)	1,500			
Bakery (P2)	5,500			
Clothing (P5)	2,200			
Wymen's Shoes (P6)	2,800			
Liquor (P7)	1,250			
Tire Sales (G)	314,200			
			<u>1,571</u>	<u>1256.8</u>
Read's Restaurant (D3)	3,699	@ 50		
Club Venus (D7)	15,292			
	<u>18,991</u>		<u>380</u>	<u>303.8</u>
<u>Non-Retail Stores</u>				
Optical (05)	2,133	@ 300		
Savings & Loan (F3)	2,000			
Beauty Salon (F4)	1,500			
Barber's (F10)	1,000			
Cleaner's (F11)	1,500			
Tire Service (G1)	6,250			
	<u>16,687</u>		<u>56</u>	<u>44.5</u>
Theater (H)				
Total Spaces Req'd Today	1,184 seats 1/6 seats		<u>198</u>	<u>198.0</u>
Total Spaces available Today			2,205	1803.1
Total Spaces Under Zoning Req. at Today			2,009	1674.8
Bank Covers 51; Spaces Available becomes			196	195.9*
Bank Requires 8, (2,304 sf @ 300), Total now Req'd			1,958	1958.0
Total Spaces Under Zoning Req. as Built			2,213	1810.1
			<u>255</u>	<u>187.9*</u>

*over zoning requirements

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers Date June 10, 1970
FROM Ian J. Forrest
SUBJECT Item 365 - Zoning Advisory Committee Meeting, June 23, 1970

365. Property Owner: Shopping Center Associates
Location: Intersection of Perring Parkway
and Joppa Road
Present Zoning: BL
Proposed Zoning: Variance from Section 409.2 -
to permit a total of one
hundred and forty-seven (147)
parking spaces instead of the
required two hundred and fifty-five
(255) parking spaces

District: 9th
Acres: 17.035

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for any food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.


Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

VMC / *et al.*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, _____ Date: August 21, 1970
Zoning Commissioner
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: Petition #71-57-A, Southwest corner of Joppa and Satyr Hill Roads
Petition for Variance to permit a total of 1958 parking spaces instead of the required
7213 parking spaces.
Shopping Center Associates - Petitioners
9th District
HEARING: Monday, August 24, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the parking requirements.

We wondered why the amount of parking for the Center was under that required by the Zoning Regulations and deduced that the subsequent tenancy by restaurant operations within the Center changed the amount of parking required.

If the petitioner can show that the amount of parking here is sufficient to satisfactorily accommodate his patrons, we would have no objection to the variance.

G. G. G.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would be great relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it further appearing that the same is hereby DENIED.

a Variance to permit a total of 1966 parking spaces instead of the required 2213 parking spaces IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of August, 1970, that the herein Petitioner for a Variance should be and the same is granted, from and after the date of this order, to permit a total of 1966 parking spaces instead of the required 2213 parking spaces, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would be great relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of August, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Anne Roy Brunner, Secretary
30 Light Street
5th Floor
Baltimore, Maryland 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 26th day of August, 1970

Petitioner: Shopping Center Assoc.
Petitioner's Attorney: Anne Roy Brunner

Edward D. Hardisty
Zoning Commissioner

Reviewed by: Anne Roy Brunner
Chairman of the Advisory Committee

PETITION FOR VARIANCE

LOCATION: Petitioner for Variance for Shopping Center Assoc. 30 Light Street, Baltimore, Maryland 21202

DATE: August 11, 1970

Public Hearing: August 11, 1970

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CERTIFICATE OF PUBLICATION

TOWSON, MD. August 6, 1970

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time, commencing on the 24th day of August, 1970, the first publication appearing on the 6th day of August, 1970.

THE JEFFERSONIAN
L. L. Lankford
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE

LOCATION: Petitioner for Variance for Shopping Center Assoc. 30 Light Street, Baltimore, Maryland 21202

DATE: August 11, 1970

Public Hearing: August 11, 1970

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THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD 21204

821-7900

August 10, 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 10th day of August, 1970, that is to say, the same was inserted in the issue of August 6, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Paul Morgan*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

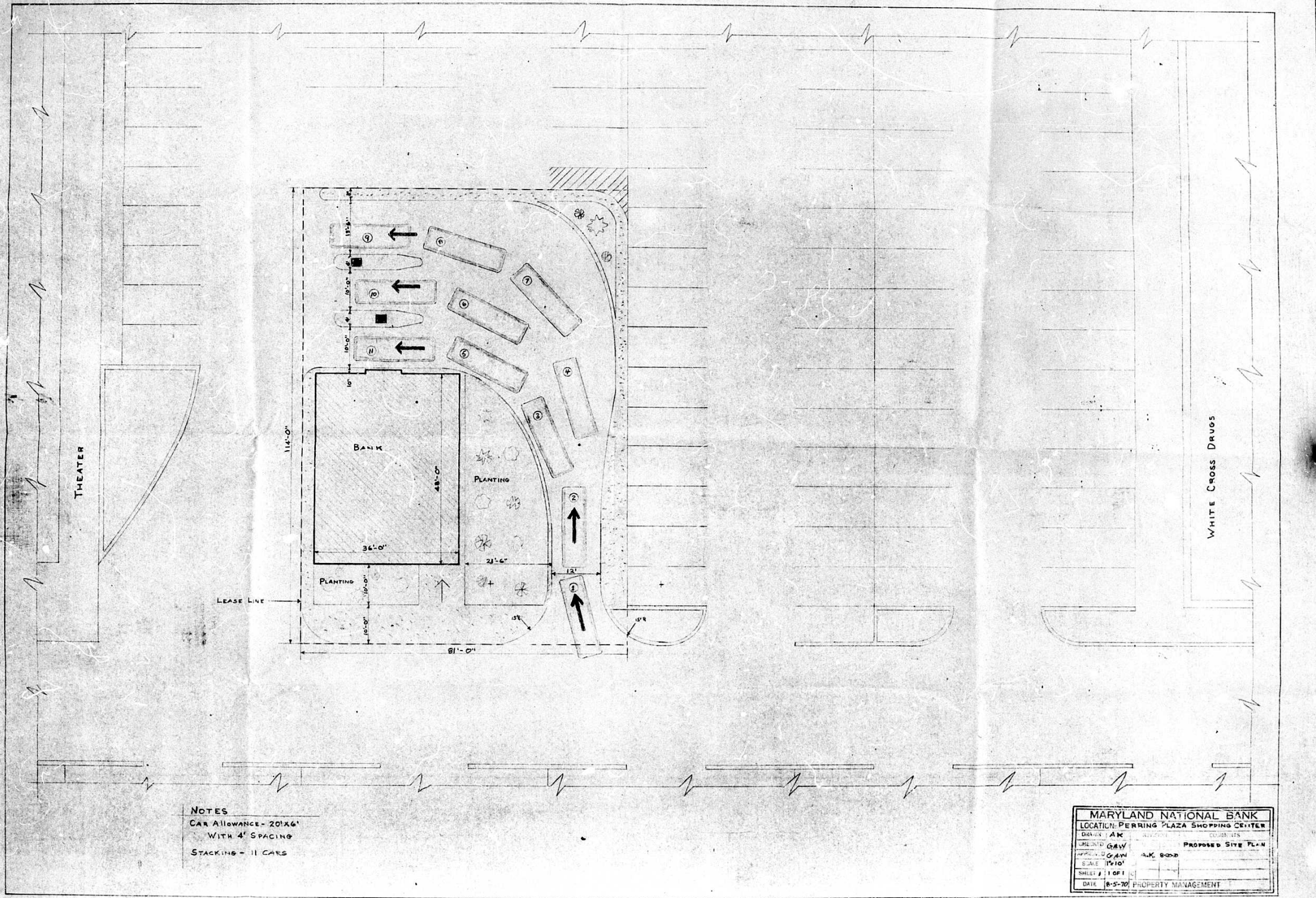
District: 9th
Date of Posting: Aug. 6, 1970
Posted for: *Shopping Center Associates*
Petitioner: *Shopping Center Associates*
Location of property: *541/2 corner of Joppa Rd. & Seltys Hill Rd.*
Location of Sign: *Shopping Center Associates*
Remarks: *Shopping Center Associates*
Posted by: *Michael H. Kline*
Date of return: *Aug. 12, 70*

INVOICE		No. 73799
BALTIMORE COUNTY, MARYLAND		DATE: Aug. 24, 1970
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		
To: <i>Shopping Center Associates</i> 30 Light Street Baltimore, Md. 21202		
Amount to Account No. 61-222		
RETURN THIS PORTION WITH YOUR RECEIPT		
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Advertising and posting of property for Shopping Center Assoc.		176.75
TOTAL AMOUNT		176.75

INVOICE		No. 73728
BALTIMORE COUNTY, MARYLAND		DATE: August 1, 1970
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		
To: <i>Shopping Center Associates</i> 30 Light Street Baltimore, Md. 21202		
Amount to Account No. 61-222		
RETURN THIS PORTION WITH YOUR RECEIPT		
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Petition for Variance for Shopping Center Associates		25.00
TOTAL AMOUNT		25.00

MICROFILMED

71-574-H
71-365-H



NOTES
 CAR ALLOWANCE - 20'x6'
 WITH 4' SPACING
 STACKING - 11 CARS

MARYLAND NATIONAL BANK	
LOCATION: PERRING PLAZA SHOPPING CENTER	
DRAWN: AM	CHECKED: JTS
DESIGNED: GAW	PROPOSED SITE PLAN
DATE: 8-5-70	SCALE: 1"=10'
PROPERTY MANAGEMENT	

