



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 1, 2001

Piero V. Mellits, P.E.
Morris & Ritchie Associates, Inc.
110 West Road
Suite 245
Towson, Maryland 21204

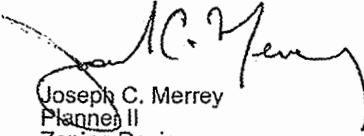
Dear Mr. Mellits:

RE: Spirit and Intent Review for Golden Ring Mall, Case No. 72-160-XA, 15th Election District.

Your letter to Arnold Jablon dated January 16, 2001 was referred to me for reply on February 28, 2001. Having reviewed your request and the relief granted in the above referenced case, I am of the opinion that the proposed additions to the Mall property are still within the Spirit and Intent of said Order, provided cross easement agreements for shared parking between the various pad sites and the overall Mall property are executed, recorded among the land records of Baltimore County and referenced on the Development Plan and all future plans submitted to this Office for review. Please accept this correspondence as an amendment to my to my previous letter of September 11, 2000 concerning this matter.

A copy of this letter must be included on all future site plans submitted to this Office for review. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,



Joseph C. Merrey
Planner II
Zoning Review





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 2000

Mr. William P. Monk
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, MD 21204

Dear Mr. Monk:

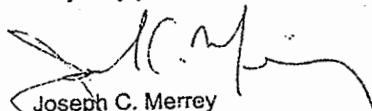
RE: Golden Ring Mall, Spirit & Intent Case No. 72-160-XA, 15th Election District

Having reviewed your submittal regarding the above referenced matter and zoning case number 72-160-XA, it is the opinion of this office that given the specific facts presented, your request to provide 2,453 spaces in lieu of the required 3,119 spaces, with a reduced gross retail area from 742,741 sq. ft. to 623,896 sq. ft., is within the spirit and intent of the aforementioned parking variance. This of course is with the understanding that there will be no change in use, i.e., retail to retail; office to office, etc.

This letter must appear on all future site plans filed with this office for review.

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,


Joseph C. Merrey
Planner II
Zoning Review

JCM:ggs



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on Recycled Paper

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

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MONTGOMERY WARD DEVELOPMENT CORPORATION, of the property situated 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 409.2b (6) to permit a total of 3,118 parking spaces instead of the required 3,848 parking spaces

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

SEE ATTACHED BRIEF

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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

MONTGOMERY WARD DEVELOPMENT CORPORATION

Contract purchaser BY Joseph R. Root Legal Owner
Address 619 W. Chicago Avenue
Chicago, Illinois 60607

WILLIAM S. BALDWIN, Attorney
Address 24 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 1972, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1972, at 1:30 o'clock.

(over)

COMMENTS RELATIVE TO PARKING VARIANCE

- Requested variance of 699 less spaces than 3962 required is equal to 3263 spaces or 17.7 percent less.
- Sample of 15 shopping centers with parking spaces required ranging from 1466 to 7827 (for an average of 3130) and spaces available ranging from 1279 to 6000 (for an average of 2477) is shown in attached tabulation. Average occupancy was 1967 on the maximum day of the year, or 20.3 percent less than the total available spaces, and 59.1 percent less than the required spaces to comply with zoning ordinances. (This was the highest usage day of the year.)
- Since only 17.7 percent fewer spaces are proposed, there would still be a surplus of some 84 unoccupied spaces on the maximum usage day (during Christmas season). At all other times the surplus would always be greater than 84 empty spaces.

RE: PETITION FOR VARIANCE : BEFORE
from Section 409.2b(6) of the : COUNTY BOARD OF APPEALS
Zoning Regulations : OF
NW corner Pulaski Highway and : BALTIMORE COUNTY
Ramp to the Beltway :
15th District :
Montgomery Ward Development :
Corporation, Petitioner : No. 72-160-A

ORDER OF DISMISSAL

Petition of Montgomery Ward Development Corporation for a variance from Section 409.2b(6) of the Zoning Regulations to permit 3,118 parking spaces instead of the required 3,848 parking spaces, on property located at the southwest corner of Pulaski Highway and the Ramp to the Beltway, in the Fifteenth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on October 24, 1972 and prior to the taking of any testimony, the attorney for the protestant-appellant (Pulaski Industrial Park) dismissed the appeal taken on behalf of the protestant-appellant in the above entitled matters and

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed July 18, 1972 from the attorney representing the protestant-appellant (C. J. Langensfelder & Son, Inc.) in the above entitled matter; and

WHEREAS, the said attorney for the said protestant-appellant requests that the appeal filed on behalf of said protestant be dismissed and withdrawn as of July 18, 1972; and

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed July 17, 1972 from the attorneys representing the protestant-appellant (Nottingham Village, Inc.) in the above entitled matter; and

WHEREAS, the said attorneys for the said protestant-appellant request that the appeal filed on behalf of said protestant be dismissed and withdrawn as of July 17, 1972; and

WHEREAS, copy of the aforementioned dismissals are attached hereto and made a part hereof.

IT IS HEREBY ORDERED this 26 day of October, 1972 that said appeals be and the same are hereby dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

W. Giles Ficker

Walter A. Keller, Jr.

IN THE MATTER OF :
THE PETITION OF :
THE MONTGOMERY WARD DEVELOPMENT :
CORPORATION FOR A ZONING :
VARIANCE :
BEFORE THE :
ZONING COMMISSIONER :
OF :
BALTIMORE COUNTY :
Petition No. 72-160-A

AMENDED PETITION

MONTGOMERY WARD DEVELOPMENT CORPORATION, by its Attorney, William S. Baldwin, amends its Petition for a Zoning Variance and hereby Petitions for a variance from Section 409.2b(6) to permit a total of 3,263 parking spaces instead of the required 3,962 instead of as heretofore filed.

A revised plat is attached hereto and made a part hereof and the Petitioner adopts the same reasons in support of this variance request as originally filed in this matter.

WILLIAM S. BALDWIN, Attorney for
MONTGOMERY WARD DEVELOPMENT CORPORATION,
Petitioner

RE: PETITION FOR VARIANCE : BEFORE THE
NW corner of Pulaski Highway : ZONING COMMISSIONER
and the Ramp to the Beltway :
more County Beltway - 15th :
District :
Montgomery Ward Development :
Corporation - Petitioner : BALTIMORE COUNTY
NO. 72-160-A (Item No. 92) :

The Petitioner originally requested a Variance from the Baltimore County Zoning Regulations from the required thirty-eight hundred and forty-eight (3848) parking spaces to permit a total of thirty-one hundred and eighteen (3118) parking spaces at the time of the filing of the Petition. Same was advertised and posted.

At the time of the public hearing, the Petitioner submitted amended plats indicating a required thirty-nine hundred and sixty-two (3962) parking spaces and requested that he be permitted a total of thirty-two hundred and sixty-three (3263) parking spaces. Since the Variance for the number of parking spaces finally requested is less than originally Petitioned for, the Zoning Commissioner has the authority and jurisdiction to hear and determine same.

Pursuant to the advertisement, posting of property, and public hearing on the above, 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, the finally requested Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, a Variance from Section 409.2b.(6) to permit thirty-two hundred and sixty-three (3263) off-street parking spaces instead of the required thirty-nine hundred and sixty-two (3962) spaces should be granted.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8 day of February,

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1030 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

Lester Matz
John C. Childs
Associates
Ronald W. Brydies
George W. Buehly
Robert W. Graham
Leonard M. Glass
Edmund F. Hulse
Norman F. Harman
Paul Lee
Fred P. Mirman
Richard P. Owen
Paul S. Smith

DESCRIPTION

43.8 ACRE PARCEL, NORTHWEST SIDE OF PULASKI HIGHWAY, NORTH-
EAST SIDE OF BALTIMORE BELTWAY AND SOUTHEAST SIDE OF
PHILADELPHIA ROAD, FIFTEENTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

This Description is for Off-Street Parking Variance.

Beginning for the same at a point on the northwest side of Pulaski Highway (U. S. Route 40), 150 feet wide, and at the north side of the Baltimore Beltway, as shown on State Roads Commission of Maryland Right of Way plats thereof, running thence binding on the north and northeast side of said Baltimore Beltway eight courses: (1) S 55° 42' 60" W 84.06 feet, (2) S 62° 18' W 109.82 feet, (3) N 74° 37' 47" W 488.75 feet, (4) N 71° 25' 52" W 92.70 feet, (5) N 45° 23' 33" W 94.78 feet, (6) N 54° 15' 21" W 131.79 feet, (7) N 46° 02' 30" W 106.69 feet, and (8) N 39° 17' 05" W 600.00 feet, thence binding on the southeast side of Philadelphia Road (Md. Route No. 7), as shown on Right of Way plat No. 21615 five courses: (9) N 47° 32' 28" E 78.32 feet, (10) N 47° 34' 22" E 306.15 feet, (11) N 32° 46' 54" E 208.81 feet, (12) N 36° 15' 21" E 225 feet, more or less, and (13) N 50° E 185 feet, more or less, thence (14) N 55° W 29 feet, more or less,

1972, that the herein Petition for a Variance to permit thirty-two hundred and sixty-three (3263) off-street parking spaces instead of the required thirty-nine hundred and sixty-two (3962) spaces should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Traffic Engineering, the Bureau of Public Services, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

Page Two

thence binding on the center line of said Philadelphia Road, (15) N 49° 40' 15" E 376.71 feet, thence five courses: (16) S 31° 23' 40" E 381.50 feet, (17) S 41° 59' 53" E 394.19 feet, (18) S 70° 15' 54" E 352.08 feet, (19) S 45° 00' 20" W 107.35 feet, and (20) S 44° 59' 40" E 484.48 feet, thence binding on the aforementioned northwest side of Pulaski Highway, (21) S 45° 00' 20" W 827.37 feet to the place of beginning.

Containing 43.8 acres of land, more or less.

HGW:dat

J.O. 71149

November 8, 1971



ROY, JON, MUELLER, THOMAS & MCLEAN
ATTORNEYS AT LAW

CARROLL W. ROYSTON
11 ANTHONY MUELLER
W. LEE THOMAS
R. TAYLOR MCLEAN
TIMOTHY L. REESE, JR.
RICHARD A. REID
E. HARRISON STONE
MELTON & SMITH, JR.

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

June 2, 1972

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No. 72-160-A
Montgomery Ward Development Corporation

Dear Mr. Slowik:

Please dismiss the Appeal filed in the above entitled case by Nottingham Village, Inc.

Very truly yours,

W. Lee Thomas
W. Lee Thomas

Richard A. Reid
Richard A. Reid

Attorneys for Protestant
Nottingham Village, Inc.

RAR:kg

cc: William S. Baldwin, Esq.
W. Lee Harrison, Esq.
E. Harrison Stone

LAW OFFICES
W. LEE HARRISON

ASSOCIATE
G. MICHAEL ASHLEY

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

October 25, 1972

John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: N. W. Corner of Palaski Highway and the
Ramp to the Baltimore County Bypass - 15th
District
Montgomery Ward Development Corporation -
Petitioner NO. 72-160-A (Item No. 52)

Dear Mr. Slowik:

Please dismiss the appeal of Pulaski Industrial Associates
(Pulaski Industrial Park) from the Order of the Zoning Commissioner.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLH/jn

cc: William S. Baldwin, Esquire
CC: Emanuel Gorfine, Esquire

ROYSTON, MUELLER, THOMAS & MCLEAN
ATTORNEYS AT LAW

CARROLL W. ROYSTON
11 ANTHONY MUELLER
W. LEE THOMAS
R. TAYLOR MCLEAN
TIMOTHY L. REESE, JR.
RICHARD A. REID
E. HARRISON STONE
MELTON & SMITH, JR.

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

May 31, 1972

John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No. 72-160-A
Montgomery Ward Development Corporation

Dear Mr. Slowik:

Please dismiss the Appeal filed in the above entitled case by C. J. Langenfelder & Son, Inc.

Very truly yours,

E. Harrison Stone
E. Harrison Stone
Attorney for Protestant
C. J. Langenfelder & Son, Inc.

EHS:kg

cc: William S. Baldwin, Esq.
W. Lee Harrison, Esq.
Richard A. Reid, Esq.

BRIEF IN SUPPORT OF VARIANCE REQUEST

BY
MONTGOMERY WARD DEVELOPMENT CORPORATION

1. That without the requested variance it is economically unfeasible for the Petitioner to construct the proposed shopping center, thereby resulting in an unreasonable hardship on the Petitioner.
2. That the additional retail space that is proposed to be provided in the shopping center will add substantial revenue to the tax base for Baltimore County and thereby resulting in a benefit to Baltimore County.
3. That due to the topography and shape of the subject parcel of land, strict compliance with section 409.2b (6) would result in both practical difficulty and unreasonable hardship to the Petitioner.
4. For such other reasons that may be assigned at the time of the hearing hereon.

Respectfully submitted,

William S. Baldwin
WILLIAM S. BALDWIN
Attorney for Petitioner
24 West Pennsylvania Avenue
Towson, Maryland 21204
Village 3 - 0260

WILLIAM S. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND 21204

WILLIAM S. BALDWIN
ATTORNEY AT LAW

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Village 3-0260

January

S. Eric DiNenna, Zoning Commissioner
Baltimore County Office of Planning
and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: MONTGOMERY WARD DEVELOPMENT CORPORATION
Route 40 East Shopping Center Parking
Variance, Hearing date: January 13, 1972
1:00 p.m.

Dear Mr. DiNenna:

Enclosed herewith is an Amended Petition in connection with the above captioned case correcting our original Petition for Variance as filed, to a Variance requesting 699 parking spaces less than required.

Very truly yours,

William S. Baldwin
William S. Baldwin

WSB/mjs
Enclosures

COMPARISON OF PARKING SPACES REQUIRED,
AVAILABLE AND USED

Sample No.	Available Parking Spaces In Shopping Center	Number of Parking Spaces Required by Zoning Ordinance	Maximum Number of Parking Spaces Used			
			Mon. - Fri.	Sat. Day	Sun. Day	3rd Day
102	3200	4389	2146	1864	1828	
111	4425	4614	2638	2625	2282	
113	3099	4796	2784	2765	2171	
164	1325	1425	1225	1197	1191	
166	1300	1466	826	687	673	
170	1603	2003	1334	1178	1045	
172	1279	1643	704	695	624	
177	3000	2294	1793	1790	1679	
233	1693	1867	1490	1370	1322	
245	1700	2351	1553	1394	1285	
247	1761	2030	1706	1701	1374	
257	2316	4375	1759	1563	1383	
270	2275	3023	2209	2143	1554	
271	2181	2875	1849	1731	1699	
294	6000	7827	5497	5323	4394	

NOTE: Examples above selected from study of 270 shopping centers throughout the United States.

*Highway Research Record No. 130
"Shopping Center and Parking - 3 Reports"

ROYSTON, MUELLER, THOMAS & MCLEAN
ATTORNEYS AT LAW

CARROLL W. ROYSTON
11 ANTHONY MUELLER
W. LEE THOMAS
R. TAYLOR MCLEAN
TIMOTHY L. REESE, JR.
RICHARD A. REID
E. HARRISON STONE
MELTON & SMITH, JR.

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

April 20, 1972

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No. 72-160-A
Montgomery Ward Development Corp.

Dear Mr. Slowik:

Please enter my appearance as additional counsel for Nottingham Village, Inc. in the above entitled case.

Many of the experts whom we intend to call in this case are the same experts who will be testifying in the case of Nottingham Village, Inc. (Case No. 72-50-R). Due to the postponement of the Nottingham Village, Inc. case from April 25 and 27 to the first part of June, these experts will have to concentrate the time they can allot to us during May on that appeal and will not have sufficient time to develop their positions relating to the above appeal.

Accordingly, it is requested that this case be removed from the assignment on May 17 and rescheduled in the latter part of June.

Very truly yours,

Richard A. Reid

RAR/anc
cc: William S. Baldwin, Esq.
W. Lee Harrison, Esq.
E. Harrison Stone, Esq.
S. Eric DiNenna
George J. Savrelis
H. B. Staab
C. L. Perkins
James H. Cook, Esq.

LAW OFFICES
CORDISH AND CORDISH

1610 MONROE BUILDING
CALVERT AND PATTERSON BLDG.
BALTIMORE, MARYLAND 21202

July 17, 1972

PATL L. CORDISH
PATRICK A. CORDISH

TELEPHONE
839-4141
AREA CODE 301

John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No. 72-160-A
Montgomery Ward Development Corp.

Dear Mr. Slowik:

Enclosed please find a dismissal from C. J. Langenfelder & Son, Inc. in regard to the above.

You have received by separate cover a dismissal from Nottingham Village, Inc. in regard to the above.

I would appreciate your notifying me, with a copy to Mr. Baldwin, that said dismissals of Appeal have been recorded.

Thank you for your cooperation in this matter.

Very truly yours,

David S. Cordish
David S. Cordish

DSC:adc
enc.
cc: William S. Baldwin, Esq.
E. Harrison Stone, Esq.

PETITION FOR VARIANCE : BEFORE THE ZONING
n/w corner of Pulaski Highway : COMMISSIONER OF
and ramp to the County Beltway - :
15th District - Montgomery Ward :
Development Corporation, Petitioner : BALTIMORE COUNTY
#72-160-A :
(Item #92) :

APPEAL TO THE COUNTY BOARD OF APPEALS

TO: S. Eric DiNenna, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Please note an appeal to the Baltimore County Board of Appeals in the above subject case from your Order dated February 8, 1972 on behalf of C. J. Langenfelder & Son, Inc., 8427 Pulaski Highway, P.O. Box 9696, Baltimore, Maryland 21237.

This appeal dated the 6th day of March, 1972 is accompanied by my check in the amount of \$35 covering the cost of such appeal.

E. Harrison Stone, attorney for
C. J. Langenfelder & Son, Inc.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800



PETITION FOR VARIANCE : BEFORE THE ZONING
n/w corner of Pulaski Highway : COMMISSIONER OF
and ramp to the County Beltway - :
15th District - Montgomery Ward :
Development Corporation, Petitioner : BALTIMORE COUNTY
#72-160-A :
(Item #92) :

APPEAL TO THE COUNTY BOARD OF APPEALS

TO: S. Eric DiNenna, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Please note an appeal to the Baltimore County Board of Appeals in the above subject case from your Order dated February 8, 1972 on behalf of Nottingham Village, Inc., 102 W. Pennsylvania Avenue, Towson, Maryland 21204.

This appeal dated the 6th day of March, 1972 is accompanied by my check in the amount of \$35 covering the cost of such appeal.

W. Lee Thomas, Attorney for
Nottingham Village, Inc.



ROYSTON, MUELLER,
THOMAS & MCLEAN
ATTY. GEN.
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1800

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

Lester Matz
John C. Childs
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Robert W. Graham
Leonard M. Glass
Edmund F. Haine
Norman F. Herrmann
Paul Lee
Fred F. Mirmiran
Wilson F. Outen
Paul S. Smeton

BALTIMORE COUNTY EXISTING SHOPPING CENTERS

1. Westview Shopping Center

Area = 41.3 Acres, more or less.
Total Retail Area = 488,385 Square Feet
Community Hall = 4,365 Square Feet
Total Parking = 3,752 Spaces

2. Korvettes - Baltimore National Pike

Area = 15.9 Acres, more or less.
Total Retail Area = 261,286 Square Feet
Total Parking = 1,317 Spaces

3. Eudowood Plaza

Area = 43.48 Acres, more or less.
Total Retail Area = 345,838 Square Feet
Total Parking = 3,280 Spaces

4. Towson Plaza

Area = 20 acres, more or less.
Total Retail Area = 174,334 Square Feet
Total Restaurant Area = 8,487 Square Feet
Total Office Area = 63,541 Square Feet
Total Parking = 1,681 Spaces

5. Perring Plaza

Area = 30.72 Acres, more or less.
Total Retail Area = 342,000 Square Feet
Total Office Area = 12,000 Square Feet

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

5. Perring Plaza (Continued)

1184 Seat Theatre
Total Parking = 2,009 Spaces

6. Rolling Road Plaza

Area = 19.25 Acres, more or less
Total Retail Space = 185,310 Square Feet
Total Office Area = 27,668 Square Feet
Service Center = 21,700 Square Feet
Total Parking = 1,067 Spaces

7. Security Square Shopping Center (Under Construction)

Area = 57.10 Acres, more or less
Retail Floor Area = 723,992 Square Feet
Total Parking = 4,586 Spaces

Note: Mall Type Shopping Center; Mall not figured in Parking Ratio

8. Stewarts - Timonium Mall & Yorkridge Shopping Center

Area of Stewarts = 12.77 Acres, more or less
Area of Yorkridge Shopping Center = 20.52 Acres, more or less
For a total of 33.29 Acres, more or less.

Yorkridge Shopping Center
Retail Area = 82,158 Square Feet
Restaurant Area = 9,262 Square Feet
2 Theatres
Timonium Mall
Retail Area = 200,739 Square Feet
Restaurant Area = 2,975 Square Feet
*Covered Mall Area = 7,896 Square Ft.

Total Parking for Both Sites = 1,966 Spaces

* Mall area was not computed in parking data when building permit was applied for.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

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Norman F. Herrmann
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Fred F. Mirmiran
Wilson F. Outen
Paul S. Smeton

January 25, 1972

Mr. Eric DiNenna
Zoning Commissioner
Baltimore County
Department of Public Works
Baltimore, Maryland 21204

Re: MONTGOMERY WARDS SHOPPING CENTER
Pulaski Highway and Baltimore Beltway
Our Job Order No. 71149

Dear Mr. DiNenna:

Pursuant to your request at the Parking Variance Hearing on the above captioned property, please find enclosed a list of eight shopping centers now existing within Baltimore County.

This list indicates the total area of the site; the total retail floor area and areas of other facilities on the sites and also the existing total parking.

I trust you will find the enclosed information satisfactory and if you desire additional information, I will be happy to do what I can to assist you.

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

Richard L. Smith
Urban Planning & Development Division

RLS:mpj
Enc.

cc: Mr. William S. Baldwin - w/enc.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

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BALTIMORE COUNTY EXISTING SHOPPING CENTERS

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Total Retail Area = 342,000 Square Feet
Total Office Area = 12,000 Square Feet

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.

5. Perring Plaza (Continued)

1184 Seat Theatre
Total Parking = 2,009 Spaces

6. Rolling Road Plaza

Area = 19.25 Acres, more or less
Total Retail Space = 185,310 Square Feet
Total Office Area = 27,668 Square Feet
Service Center = 21,700 Square Feet
Total Parking = 1,067 Spaces

7. Security Square Shopping Center (Under Construction)

Area = 57.10 Acres, more or less
Retail Floor Area = 723,992 Square Feet
Total Parking = 4,586 Spaces

Note: Mall Type Shopping Center; Mall not figured in Parking Ratio

8. Stewarts - Timonium Mall & Yorkridge Shopping Center

Area of Stewarts = 12.77 Acres, more or less
Area of Yorkridge Shopping Center = 20.52 Acres, more or less
For a total of 33.29 Acres, more or less.

Yorkridge Shopping Center
Retail Area = 82,158 Square Feet
Restaurant Area = 9,262 Square Feet
2 Theatres
Timonium Mall
Retail Area = 200,739 Square Feet
Restaurant Area = 2,975 Square Feet
*Covered Mall Area = 7,896 Square Ft.

Total Parking for Both Sites = 1,966 Spaces

* Mall area was not computed in parking data when building permit was applied for.

January 12, 1972

William S. Baldwin, Esq.,
24 Pennsylvania Avenue
Towson, Maryland 21204

Re: Type of Hearings Variance
Location: NE Cor. Baltimore Beltway
& Pulaski Highway
Petitioner: Montgomery Ward Dev. Corp.
Committee Meeting of November 23, 1971
15th District
1 Sun St.

Dear Sirs:

The following is an addendum to our Zoning Administration Division comments of December 16, 1971:

ZONING ADMINISTRATION DIVISION

A new revised plan was received by this office on January 5th, 1972 which indicated that an additional amount of parking had been provided along with an increase of parking required. 3950 spaces required, 3253 spaces provided, allowing a difference of 697 parking spaces. Although the difference is less than the original amount of spaces requested, our previous comments, along with the Department of Traffic Engineering, and State Highway Administration remain valid.

Very truly yours,

ALVER L. MYERS, Chairman

JJD:JD

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 12, 1972

FROM: George E. Gavrells, Director of Planning

SUBJECT: Petition 72-160-A, Northwest corner of Pulaski Highway and the ramp to the Baltimore County Beltway.
Petition for Variance for Off-Street Parking
Montgomery Ward Development Corporation - Petitioner

15th District

HEARING: Thursday, January 13, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make relative to petition planning factors:

This office is currently processing a revised preliminary development plan for this site which meets the parking requirements of the Zoning Code.

Under the provisions of Section 103.1 of the Zoning Regulations, a preliminary development plan was approved for this property in March of 1971. The question whether or not an intensification of use can occur here beyond that shown on the approved plan, noting that the plan is so situated in accordance with that plan if it is initiated within a period five years after its approval.

This interchange is now and will remain the primary access to the Essex Community College-Franklin Square Hospital complex from Dundalk and Essex. The State Highway Administration states that there is the possibility of the anticipated traffic congestion overlapping onto the highways (Route 7 and Route 40). Any congestion which might block traffic flow from the Beltway to Franklin Square Hospital and the community college is not only intolerable but could be disastrous in times of emergency.

We believe that the offstreet parking requirements in the Zoning Regulations establish minimum standards for commercially-related parking. Section 409.2 of the Regulations states that intent to require adequate offstreet parking spaces for all buildings, acknowledges that the parking standards are to be taken as absolute minimums, and suggests that those standards should be exceeded wherever feasible. Section 307 of the Regulations - the section dealing with variances - states that variances may be granted in accordance with the spirit and intent of the Regulations. From a planning viewpoint, it appears that the petitioner simply is proposing to increase the amount of building area within the shopping complex to a point way beyond the capableness of this site to provide the absolute minimum of required parking. We urge that the petition for variance not be granted and that building area be revised to meet the requirements of the zoning law.

GEG:NEG:msh

Baltimore County Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

RECEIVED

November 22, 1971

NOV 23 1971

Montgomery Ward Realty Corporation
1000 South Jones Street
Baltimore, Maryland 21225Re: Golden Ring Mall Shopping Center
(Formerly Pulaski Mall) 1000 Pulaski
Bv., Baltimore & Philadelphia Road
District 15

Continued:

The preliminary plan for the proposed shopping center has been reviewed and the comments are as follows:

STATE HIGHWAY ADMINISTRATION COMMENTS:

The site is located on the intersection of Pulaski Highway and the Beltway, which are both State Roads. This project is subject to State Highway Administration review. All street improvements and entrance locations are subject to State Highway Administration approval.

All interior roads are considered private and are the full responsibility of the developer for construction and maintenance. Road widths must be a minimum of 30 feet.

The proposed access road from Transwell Boulevard to this site passes through private property. This road shall be private and the full responsibility of the developer for right-of-way acquisition, construction and maintenance.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the developer is responsible for the total cost of drainage facilities required to carry the stormwater runoff through the property to be developed to a suitable outlet. The developer's cost responsibilities include the acquisition of easements and rights-of-way, the construction of all drainage facilities, including the design and construction of the engineering and survey, and payment of all actual construction costs including the construction of both within and outside the development, are also the responsibility of the developer.

As stated in the letter from the developer, dated May 8, 1970, the grading of the site has been substantially completed. Contours shown in the site plan prepared by the developer are based on original ground on Baltimore County 200-foot scale maps for review are to be submitted to the County Engineer for review. Field topography will be required to make an accurate evaluation of drainage.

Golden Ring Mall Shopping Center
Page 5

State Highway Administration Comments: (Contd.)

It is requested that approval of the site be withheld until such time as the plan is revised. It is further requested that any application for permit be held in abeyance until such time as an entrance permit has been applied for, performance bond is posted with the State Highway Administration to guarantee construction of curbing, paving and storm drain structure and the developer agrees in writing to accepting the responsibility of resolving possible problems caused by the proposed crossover, as mentioned above.

REVIEW OF TRAFFIC BUSINESS COMMENTS:

Based on the size of this shopping center, traffic volume can be expected in the range of 35,000 vehicles a day during business hours. To handle this type of volume, channelization and widening will be required on Philadelphia Road as well as the channelization shown on Pulaski Highway.

Any signalization which may be required at the entrance shall be at the expense of the developer or the State Highway Administration.

The location of the entrance to Philadelphia Road and its alignment may create problems and competition because of the location of the northernmost two-story department store. The large number of right angle turns on the drives may also create capacity problems around the mall.

A preliminary plan of this site has also been submitted to the Office of Planning for comment. When the other pertinent comments are received by this office, they will be forwarded.

Very truly yours,
George E. Gavrells
Director of Public ServicesCAG:JMT:mas
cc: Mr. Childs & Assoc.
Attn: Richard SmithMcDonough
Grans
PDR File
Prot. File

RECEIVED

NOV 23 1971

APPROVED FOR THE
BUREAU OF ENGINEERING

Golden Ring Mall Shopping Center

Page 2

Storm Drain Comments: (Contd.)

On this property, under road culverts on Philadelphia Road are inadequate to carry increased runoff from the subject tract and adjacent contours show drainage along Pulaski Highway flowing toward Summers Run. All drainage from this site should be carried to Summers Run as a suitable outlet.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The culvert required at Summers Run at the private road crossing shall be the developer's full responsibility for design, construction and maintenance. Adequacy of waterway opening must be approved by Baltimore County.

The developer must provide necessary drainage facilities (temporary or permanent) to prevent flooding of adjacent areas or adjacent properties, especially by the construction of culverts or drains. Construction of any facilities which may result, due to improper grading or improper installation of drains or facilities, shall be the full responsibility of the developer.

Philadelphia Road, Baltimore Beltway and Pulaski Highway are State Roads. Therefore, drainage requirements as they affect these roads are under the jurisdiction of the State Highway Administration. Construction drawings are required. The drawings are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Settlement Control Comments:

Development of this property through striping, grading and stabilization would result in a significant pollution problem, through private and public holdings of streams of the property. A grading permit is, therefore, necessary for all grading, including the striping of road toll.

Drainage studies and settlement control drawings will be necessary, to be reviewed and approved prior to the issuance of any grading or building permits.

Preliminary contours were offered by the State Conservation Service in August, 1970. We attach a copy of these contours for your information.

Water Comments:

Public water is available to serve this property. There is an existing 18-inch water main in Pulaski Highway.

In order to obtain a water connection from this existing water main, the developer must obtain a water connection from the Baltimore County Bureau of Engineering.

NOV 23 1971

BALTIMORE COUNTY

OFFICE OF PLANNING

Golden Ring Mall Shopping Center
Page 4

Sanitary Sewer Comments: (Contd.)

The developer is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The developer must submit a plan indicating satisfactory means for the disposal of the wash-truck effluent, storm drainage and sanitary sewage, before an application for a building permit can be approved.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This charge is in addition to the normal front foot assessment and permit charges and is determined and payable upon application for a Plumbing Permit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a building permit may be approved.

STATE HIGHWAY ADMINISTRATION COMMENTS:

The subject plan does not correctly indicate the proposed right of way for Philadelphia Road. The right of way line is to be a tangent from a point 75' from the centerline of the road at the location of the proposed fire hydrant east of the entrance to a point 66' from the centerline of the road at the east property line.

A 12' wide lane must be constructed on the north side of Philadelphia Road from Fennell Lane through the island at the Beltway ramp, in order to provide for a left turn storage lane.

The entire frontage along Philadelphia Road must be curbed with concrete (roadside curb and proposed right of way line curb).

Entrance sections must be dimensioned and distance from frontage of Pulaski Highway to auto service access must be shown (150' minimum).

The median in the area of the left turn storage lane in Pulaski Highway, must be curbed with concrete or a double lane type guard rail must be constructed as was previously agreed to.

Final plans must indicate storm drain details.

Previous studies indicated the possibility of conflict of traffic coming off the Beltway ramp and desire to enter the site from Route 40, with traffic on the eastbound lane of Route 40. If a serious problem should arise, it will be the developer's responsibility to resolve the problem at no expense to the State Highway Administration.

Previous studies also indicated a possible need for a left turn storage lane for the westbound lane of Route 40, as is felt that the businesses on the south side of the highway would use the proposed crossover. We were informed in March of 1970 that the traffic patterns of the businesses would not require the use of the crossover, however, upon considering the lapse of time we must take the position that if the traffic of a business turn storage lane at the westbound lane becomes a problem, it will be the developer's responsibility to construct a standard left turn lane at that location.

NOV 23 1971

BALTIMORE COUNTY

OFFICE OF PLANNING

APPEAL
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th

Date of Posting: 3-23-72

Posted for:

Petitioner: Montgomery Ward Development Corp.

Location of property: N.W. Cor. of Pulaski Highway & the Ramp to the Beltway

Location of Sign: 1 Sign Posted on Pulaski Highway

Remarks:

Posted by: Mark H. Hess

Date of return: 3-30-72

APPEAL
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th

Date of Posting: Dec. 21, 1971

Posted for:

Petitioner: Montgomery Ward Development Corp.

Location of property: N.W. Cor. of Pulaski Highway & the Ramp to the Beltway

Location of Sign: 1 Sign Posted on Pulaski Highway & one on old Phila. Rd. at 66' to 71'

Remarks:

Posted by: Mark H. Hess

Date of return: 12-25-71

Golden Ring Mall Shopping Center
Page 3

Water Comments: (Contd.)

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system. He is responsible for all accompanying right-of-way acquisition costs.

Pulaski Highway is a State Road; therefore, any construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State Highway Administration, in addition to those of Baltimore County.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. This charge will be in addition to the normal front foot assessment and permit charges and is determined and payable upon application for a Plumbing Permit.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property. There is an existing 8-inch sanitary sewer in Pulaski Highway, as shown on Drawing 609-047-1.

Public sanitary sewer must ultimately be extended through this site to serve upstream, offsite properties on the opposite side of the Beltway. When a final grading plan is furnished, an alignment can be established for this public sewer. The developer is responsible for any deficits to be incurred by the contractor, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plans required. He is further responsible for acquiring the required right-of-way to Baltimore County at no cost to the County.

Right-of-way is required through this property for future and ultimate construction and maintenance of public sanitary sewerage. The developer is responsible for the establishment of the right-of-way, and the conveyance thereof, to Baltimore County at no cost to the County.

The developer's engineer must contact the Bureau of Engineering to establish the present and future sanitary sewer needs for the area and the provisions for these needs that must be established with this site. This will determine if a Public Works Agreement is required.

The developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

No approval is granted to include any food waste grinder among the sanitary fixtures. This is subject to further review, upon application for permission to the Department of Permits and Licenses.

The developer is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, cinders or tops - flammable, poisonous or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

NOV 23 1971

BALTIMORE COUNTY

OFFICE OF PLANNING

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: <i>[Signature]</i>					Revised Plans: Change in outline or description				Yes ☐ No ☐		
Previous case: <i>[Signature]</i>					Map # 43						

William S. Childs, Esq.
25 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1971, day of December 1971

[Signature]
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Montgomery Ward Development Corp.

Petitioner's Attorney: William S. Childs

Reviewed by: *[Signature]*
Chairman of Advisory Committee

December 16, 1971

William S. Balduin, Esq.,
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance
Location: NE Cor. Baltimore Beltway
& Pulaski Highway
Petitioner: Montgomery Ward Development Corp.
Commission Meeting of November 23, 1971
15th District
Item 92

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the north side of the Baltimore Beltway between Pulaski Highway and Philadelphia Road. It is a large unimproved lot that is adjacent to the A. & W. Williams Construction Company property. There is no curb and gutter existing around the entire site except along the Beltway.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the petition to this office for review by the Zoning Advisory Committee in connection with the subject item.

Comments:

A preliminary plan for "Golden Ring Mall Shopping Center" dated October 25, 1971, and reviewed by this office and former comments dated November 10, 1971 were forwarded to the Bureau of Engineering. That office furnished Montgomery Ward Realty Corporation with written comments, dated November 22, 1971. A copy of those comments is attached for your consideration.

Please note that the attached comments also include previous comments from the State Highway Administration and the Department of Traffic Engineering, and should not be considered without approval of those agencies.

William S. Balduin, Esq.
Item 92
Page 2
December 16, 1971

BUILDINGS ENGINEERING OFFICE:

No comment from this office at this time.

DEPT. OF TRAFFIC ENGINEERING:

The petitioner is requesting a variance to eliminate 730 parking spaces. This department considers this excessive and unnecessary.

We would like to point out that Perring Plaza has a parking variance of only 255 parking spaces and serious parking problems occur.

HEALTH DEPARTMENT:

Metropolitan water and sewers must be extended to building site before building permit is approved.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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.

STATE HIGHWAY ADMINISTRATION:

The subject plan indicates that the petitioner proposes 730 parking spaces less than the number required. We fear that this situation would be intolerable considering the heavy volume of traffic on the State Highway in the immediate area. During peak hours of operation traffic congestion within the Shopping Center could cause vehicles to be backed out on the Highway.

The entrance channelization as shown is basically acceptable. However, the proposed right of way for Philadelphia Road is not correctly indicated on the plan.

The petitioner's engineer has been supplied with the correct information. The plan must be revised accordingly prior to a hearing date for review.

FIRE DEPARTMENT:

This office has no comment on the proposed plan.

BOARD OF EDUCATION:

No hearing.

William S. Balduin, Esq.
Item 92
Page 3
December 16, 1971

ZONING ADMINISTRATION DIVISION:

In reviewing the plan submitted with this petition, we find that there are many potential problems with the development plan as shown. When this property was grandfathered to permit this type of retail activity in a manufacturing zone, the parking that was indicated was adequate. This plan indicates a need for variance of 119 parking spaces. We might also recommend that the petitioner consider the possibility of a parking deck that might alleviate some of the need for the parking variance. The plan should also indicate the existing structures that are located on the A. & W. Williams property directly to the north of this site.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

WJB:js
Enc.

William S. Balduin, Esq.
24 West Pennsylvania Avenue
Towson, Maryland 21204

Item 92

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 13th day of December 1971

Oliver L. Myers
Oliver L. Myers,
Chairman of
Zoning Commission

Petitioner: Montgomery Ward Development Corp.

Petitioner's Attorney: William S. Balduin

Reviewed by: *Oliver L. Myers*
Chairman of
Advisory Committee

ORIGINAL



RANDALLSTOWN, MD. 21133 Dec. 27, 1971

THIS IS TO CERTIFY that the annexed advertisement of
S. Eric Dipenna, Zoning Commissioner
of Baltimore County

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Mt. Airy Times
☒ Essex Times ☐ Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for ONE consecutive week before the 23rd day of Dec. 1971, that it to say, the same was inserted in the issue of May 23, 1971.

STROMBERG PUBLICATIONS, INC.

By *Paul Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 23, 1971

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. before 11th day of January, 1972, the 23rd day of December, 1971.

Lois L. Stricker
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
1576
DATE March 10, 1972 ACCOUNT 01-662
AMOUNT \$35.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
No. 72-160-A - appeal costs - property of Montgomery Ward Dev. Corp., N/W Cor. Pulaski Highway and Ramp to Beltway - E. Harrison Stone, Esq.
\$35.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
1575
DATE March 10, 1972 ACCOUNT 01-662
AMOUNT 40.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
No. 72-160-A - appeal costs - property of Montgomery Ward Dev. Corp. N/W Cor. Pulaski Highway and Ramp to Beltway - W. Lee Harrison, Esq.
40.00

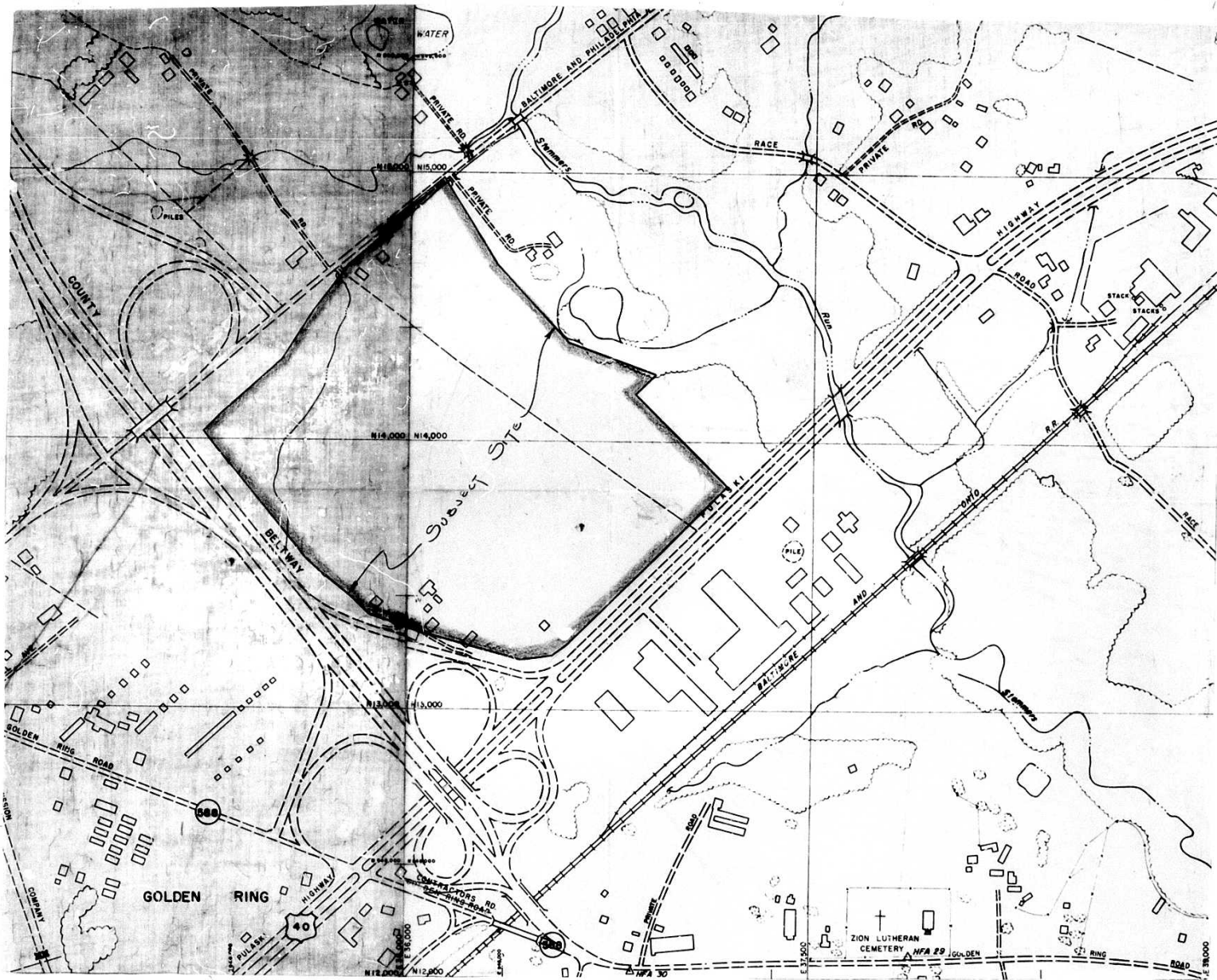
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1594
DATE 3/20/72 ACCOUNT 01-662
AMOUNT \$5.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
No. 72-160-A - Cost of posting property of Montgomery Ward Dev. Corp. for appeal hearing
W. Lee Thomas, Esq.
5.00

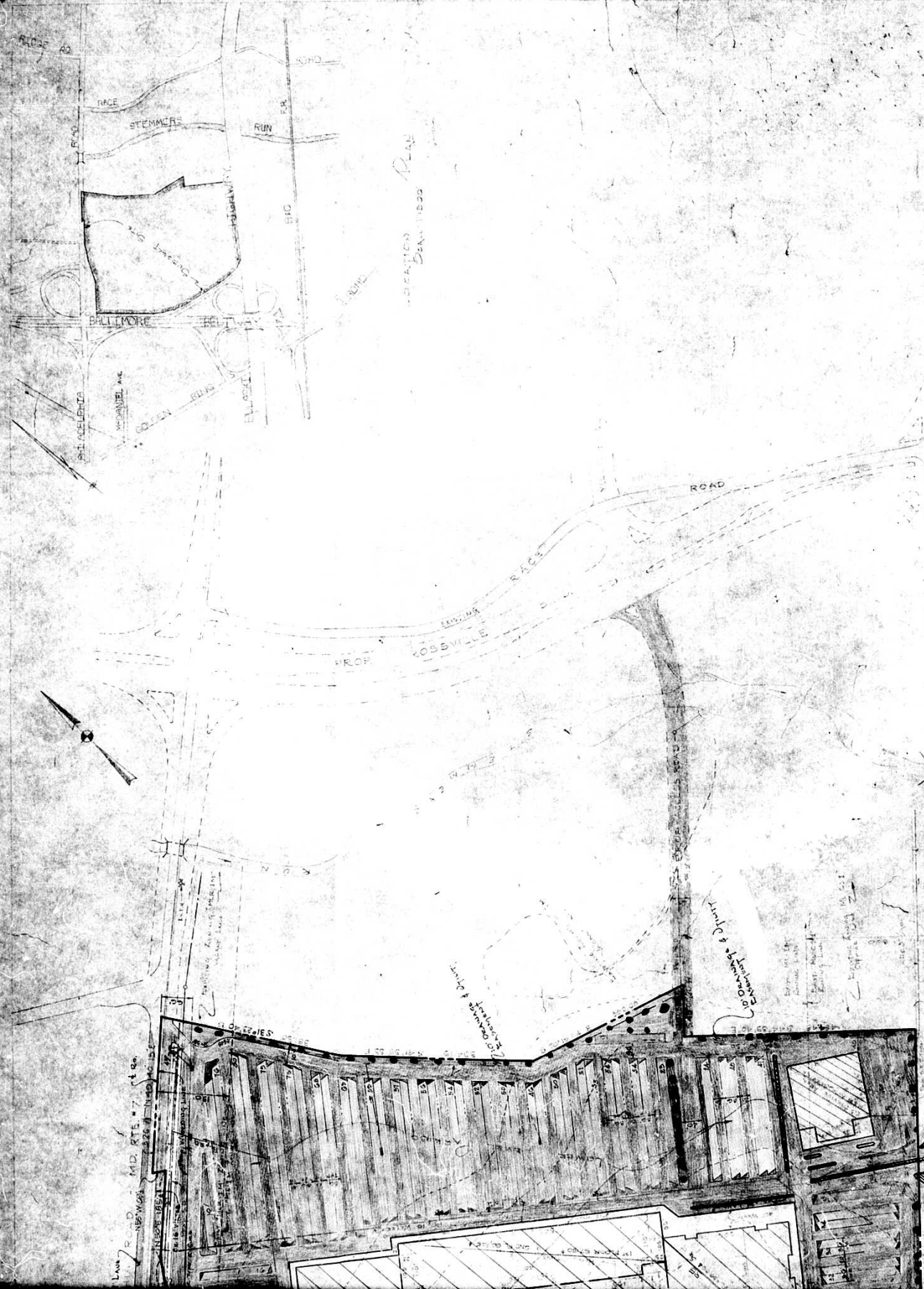
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
1577
DATE March 10, 1972 ACCOUNT 01-662
AMOUNT \$35.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
No. 72-160-A - appeal costs property of Montgomery Ward Dev. Corp., N/W Cor. Pulaski Highway and Ramp to Beltway - W. Lee Thomas, Esq.
35.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1455
DATE Dec. 20, 1971 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
William S. Balduin, Esq.
24 W. Penna. Ave.
Towson, Md. 21204
Petition for Variance for Montgomery Ward Dev. Corp.
#72-160-A - \$25.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1593
DATE 3/20/72 ACCOUNT 01-662
AMOUNT \$5.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Cost of posting property for appeal hearing - Montgomery Ward Dev. Co., 72-160-A - W. Harrison Stone, Esq.
5.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1483
DATE Jan. 11, 1972 ACCOUNT 01-662
AMOUNT \$69.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
William S. Balduin, Esq.
24 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Montgomery Ward Dev. Corp. #72-160-A - \$69.00





PLAT 10 A - 100000 SECTION

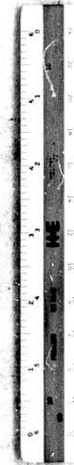
OFFICE OF THE STATE ENGINEER FOR PROPERTY

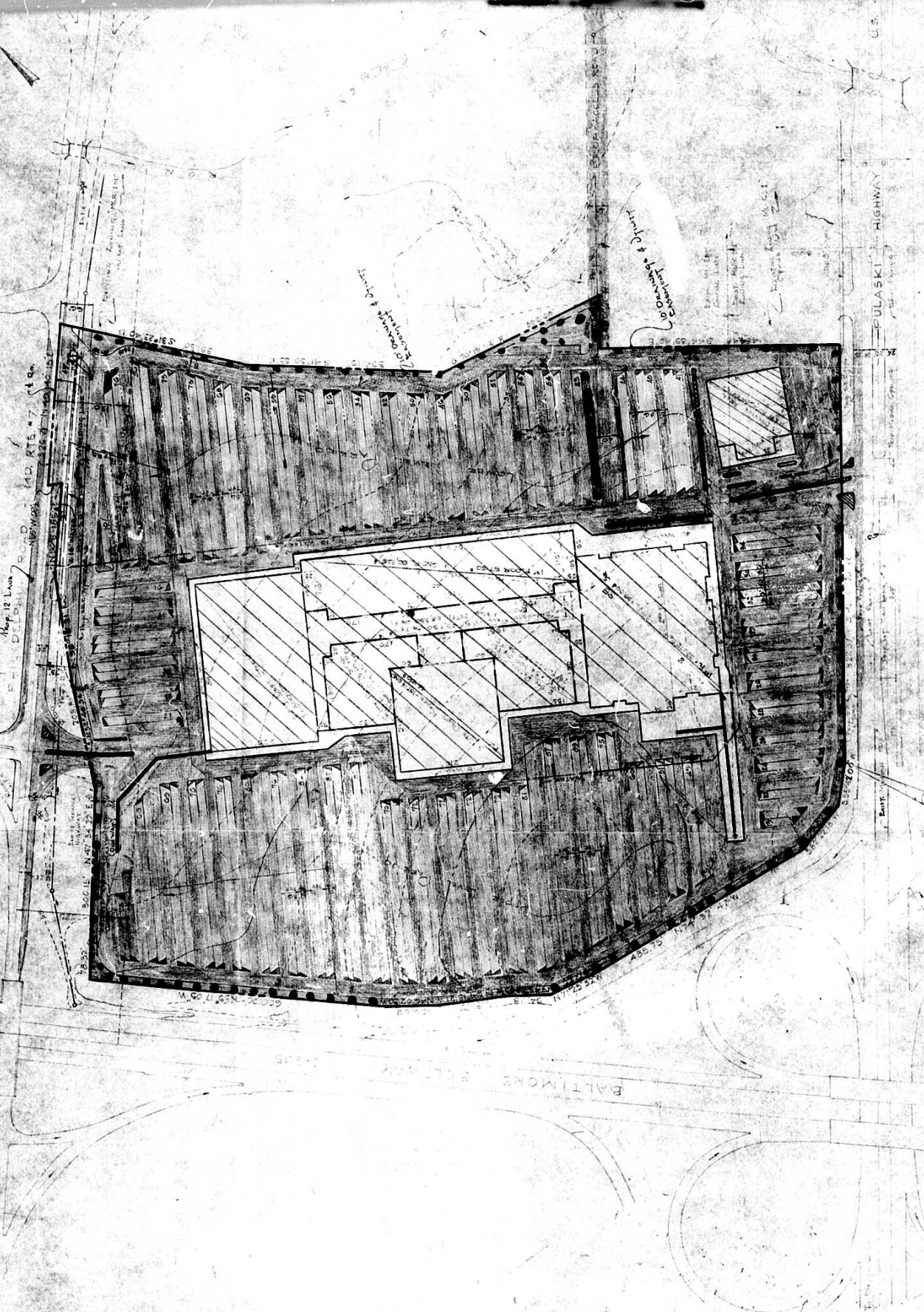
PULASKI HIGHWAY & BALTIMORE BELTWAY

Base on Survey of 1915
Revised Dec. 19, 1971



100,000 147,334 Sq. Ft.
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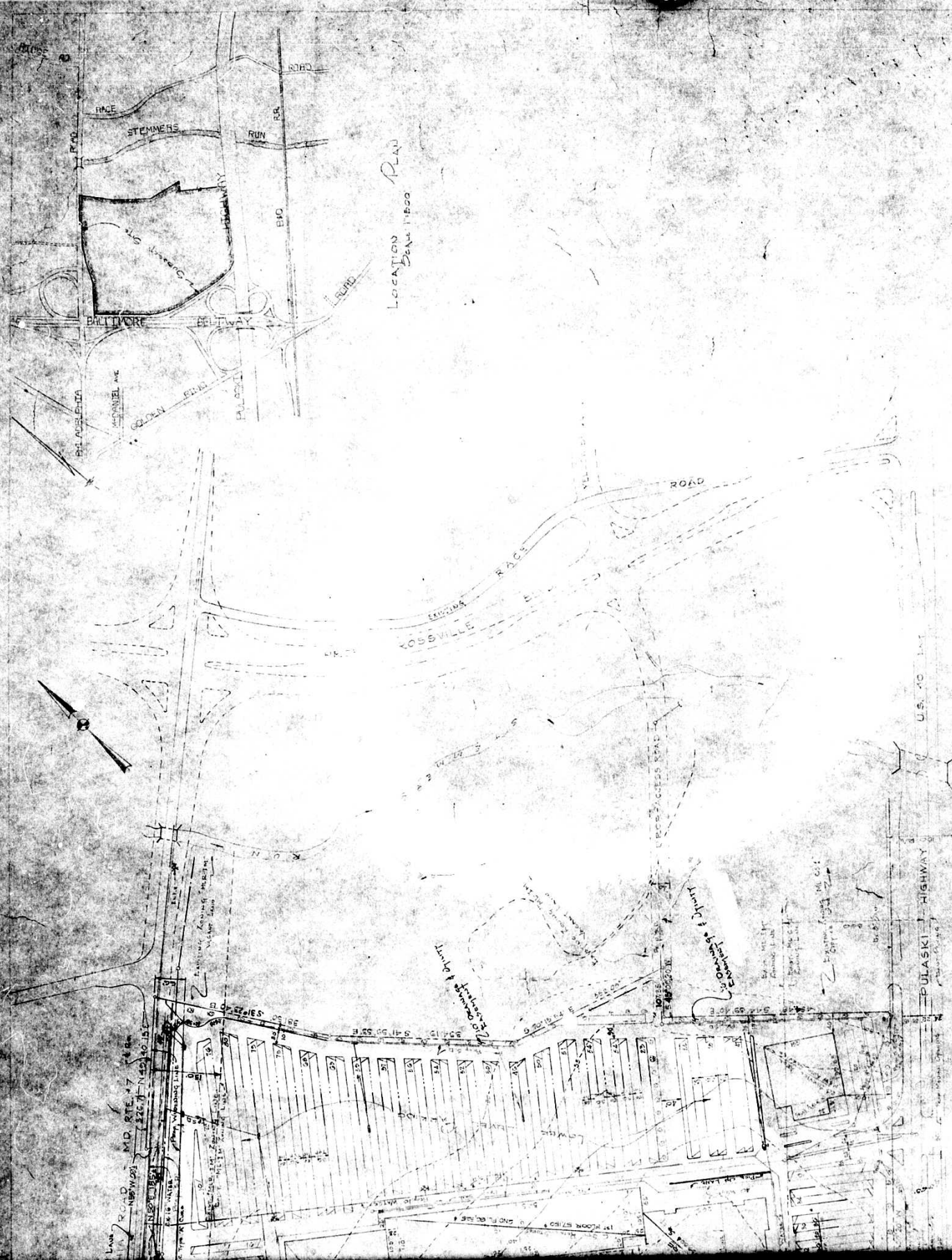
GENERAL NOTES

1. AREA OF PROPOSED DEVELOPMENT IS 12.8 ACRES.
2. EXISTING BUILDING IS 1000 LUMBER ST. S.W.
3. EXISTING BUILDING IS 1000 LUMBER ST. S.W.
4. EXISTING BUILDING IS 1000 LUMBER ST. S.W.
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11. EXISTING BUILDING IS 1000 LUMBER ST. S.W.
12. EXISTING BUILDING IS 1000 LUMBER ST. S.W.



GENERAL NOTES

1. AREA OF CONCERN IS 49.8 ACRES.
2. ENGINEER'S OFFICE IS 100' WIDE.
3. TOTAL AREA OF CONCERN IS 49.8 ACRES.
4. TOTAL AREA OF CONCERN IS 49.8 ACRES.
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9. TOTAL AREA OF CONCERN IS 49.8 ACRES.
10. TOTAL AREA OF CONCERN IS 49.8 ACRES.



LOCATION PLAN
Scale 1:500

#92
REVISION PLANS



PLAT TO ACCOMPANY PETITION
FOR
OFF STREET EASEMENT AND VARIANCE FOR PROPERTY

PULASKI HIGHWAY & BALTIMORE BELTWAY
Baltimore County, Md.
Surveyed: Oct. 16, 1971
Scale: 1"=100'



AS 747324 5/3/71
100' 54.0'
500 54.0'
202 Strays
2(a)(c) of The
Darts 10, 100
5/2, 10, 100





GENERAL NOTES

1. AREA OF DEVELOPMENT TOTALS 49.5 ACRES.
2. EXISTING DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
3. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
4. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
5. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
6. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
7. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
8. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
9. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.
10. TOTAL DISTURBANCE TOTALS 1.1M. & 1M. & 1M.

MATZ, CHILES & ASSOCIATES			
DATE	NO.	BY	CHKD.
7/7/50	1	CH	CH