

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the 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, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an area to B.L. Zone-I.M. to an area to B.L. Zone-I.M. (as to 8.7593 acres ±) and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Shopping Center.

- (1) Error in original zoning, and
- (2) Change in conditions in area.

See attached description.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Shopping Center.

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

**St. Thomas Joint Venture**  
Owners and Contract purchaser  
c/o Joseph S. Kaufman, Esq.  
1215 Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202  
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of October, 1972, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

LAW OFFICES OF  
MELNICOVE, GREENBERG, KAUFMAN & WEINER, P.A.

BERNARD S. MELNICOVE  
1000 F STREET  
N.W.  
WASHINGTON, D.C. 20004  
LOUIS B. GREENBERG  
JOSEPH S. KAUFMAN  
ARNOLD H. WEINER  
ROBERT D. WEINER  
LOUIS B. WEINER  
ISAAC M. WEINER

September 16, 1975

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

ATTENTION: Ms. Edith T. Eisenhart,  
Administrative Secretary

RE: Sweetheart Properties  
Reisterstown Road  
Case No. 73-226-R

Dear Ms. Eisenhart:

On behalf of the property owner in the above-captioned matter, I wish to discuss the Appeal now pending, and also request that the hearing scheduled for September 18, 1975, be canceled.

Very truly yours,

JOSEPH S. KAUFMAN

JSK/edh

cc: James H. Cook, Esquire

RE: PETITION FOR RECLASSIFICATION : BEFORE  
from MLR & ML with IM to BL : COUNTY BOARD OF APPEALS  
SW/S Reisterstown Road 1735' :  
SE of Painters Mill Road : OF  
3rd District :  
Sweetheart Properties, Inc., : BALTIMORE COUNTY  
Petitioner :  
St. Thomas Joint Venture, : No. 73-226-R  
Jack Boylin, Partner :  
Owners and :  
Contract Purchaser :

## ORDER OF DISMISSAL

Petition of Sweetheart Properties, Inc., et al, for reclassification from M.L.R. and M.L. with IM District to B.L., on property located on the southwest side of Reisterstown Road 1735 feet southeast of Painters Mill Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of Dismissal of Appeal, filed September 18, 1975, (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioners-Appellants in the above entitled case.

WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of September 18, 1975.

WHEREAS, in open hearing before the Board of Appeals on September 18, 1975, and prior to the taking of any testimony, the Board dismissed the appeal in the above entitled matter.

IT IS HEREBY ORDERED, this 16th day of October, 1975, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Walter A. Keifer, Jr., Chairman

William T. Hackett

William T. Hackett

W. Giles Parker

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
SW/S of Reisterstown Road, 1735' : ZONING COMMISSIONER  
SE of Painters Mill Road :  
3rd District :  
Sweetheart Properties, Inc., et al : OF  
Petitioners :  
NO. 73-226-R (Item No. 25) : BALTIMORE COUNTY

## AMENDED ORDER

On June 27, 1973, the Zoning Commissioner of Baltimore County issued an Opinion and Order with reference to the above captioned Petition. In that Order, the Zoning Commissioner of Baltimore County denied the request for Reclassification from a M.L.R. Zone-I.M. District and M.L. Zone-I.M. District to a B.L. Zone. As stated in that Opinion, no error in the present classification of the property was found for the overall tract.

At the writing of the Opinion and Order, the Zoning Commissioner intended to reclassify a small portion of the subject property, containing 0.6179 of an acre, on the northeast corner of the subject property presently zoned M.L.R. with an I.M. District, in order to have the zoning line and the property line coincide. It was obviously an error in the Comprehensive Zoning Map to have the zoning line run an angle of eighty (80) degrees through the subject property, placing the aforementioned portion in a different zoning classification.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1975, that the Order, dated June 27, 1973, passed in this matter, should be and the same is hereby AMENDED to read as follows: "that the below described property should be and the same is hereby reclassified from M.L.R. Zone-I.M. District and a M.L. Zone-I.M. District to a B.L. Zone:

"Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 1735 feet, more or less, southeasterly from the center of Painters Mill Road,

said place of beginning being also on the first line of the land described in the deed to Sweetheart Realty, Inc., recorded among the Land Records of Baltimore County in Liber O. T. G. 4968 page 711, running thence binding on the southeast side of Reisterstown Road and on a part of said first line, (1) S 48° 18' 30" E 125.00 feet, thence binding on a part of the second line of said land, (2) S 57° 39' 00" W 447.91 feet, thence (3) N 41° 26' 43" E 430.65 feet to the place of beginning.

Containing 0.6179 of an acre of land."

Said parcel is subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

It is further ORDERED that the request for the Reclassification for the remaining 8.7593 acres be and the same is hereby DENIED and that said property be and the same is hereby continued as and to remain M.L. Zone-I.M. District.

Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE 10/24/75

BY [Signature]

ORDER RECEIVED FOR FILING

DATE 10/24/75

BY [Signature]

MCA  
MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING  
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301.823-0900

## DESCRIPTION

8.7593 ACRE PARCEL, SOUTHWEST OF REISTERSTOWN ROAD, 1735 FEET,  
MORE OR LESS, SOUTHEAST OF PAINTERS MILL ROAD, THIRD ELECTION  
DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" Zoning.

Beginning for the same at a point S 41° 26' 43" W 650.00 feet from a point on the southwest side of Reisterstown Road, 66 feet wide, said point on Reisterstown Road being 1735 feet, more or less, southeasterly from the center of Painters Mill Road; thence along a line parallel with Reisterstown Road and distant 650.00 feet southwest of the southwest side thereof, (1) S 48° 18' 30" E 880.13 feet, to a point in fourth line of the land described in the deed to Blumenthal Kahn Electric Company, Inc. recorded among the Land Records of Baltimore County in Liber W. J. R. No. 3455 page 125, thence binding reversely on a part of said fourth line, (2) S 34° 40' 00" W 299.57 feet to the beginning of said fourth line and to the center line of the former right of way of The Western Maryland Railway Company (now abandoned), thence binding on said center line, (3) N 65° 17' 00" W 696.50 feet to the northeast right of Way Line of the Western Maryland Railway Company, thence binding thereon, (4) N 41° 25' 20" W 250.40 feet, thence (5) N 41° 26' 43" E 470.65 feet to the place of beginning.

Containing 8.7593 acres of land.  
Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports  
CAE:empl J.O. #68213-C 9/28/72

MCA  
MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING  
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301.823-0900

## DESCRIPTION

0.6179 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 1735  
FEET, MORE OR LESS, SOUTHEAST OF PAINTERS MILL ROAD, THIRD  
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" Zoning.

Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 1735 feet, more or less, southeasterly from the center of Painters Mill Road, said place of beginning being also on the first line of the land described in the deed to Sweetheart Realty, Inc., recorded among the Land Records of Baltimore County in Liber O. T. G. 4968 page 711, running thence binding on the southwest side of Reisterstown Road and on a part of said first line, (1) S 48° 18' 30" E 125.00 feet, thence binding on a part of the second line of said land, (2) S 57° 39' 00" W 447.91 feet, thence (3) N 41° 26' 43" E 430.65 feet to the place of beginning.

Containing 0.6179 of an acre of land.

CAE:empl

J.O. #68213-C

9/28/72

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

October 16, 1975

Joseph S. Kaufman, Esquire  
1215 Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202

Re: File No. 73-226-R  
Sweetheart Properties, Inc.

Dear Mr. Kaufman:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

Edith T. Eisenhart, Admin. Secretary

Encl.

cc: James H. Cook, Esquire  
Mrs. David D. LeGrand  
Mr. John Meyers  
John W. Hession, III, Esquire  
Mr. S. E. DiNanno  
Mr. W. D. Brown  
Mr. J. J. Henshall  
Board of Education

JAN 14 1976

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
SW/S of Reisterstown Road,  
1735 feet SE of Painters Mills Road - : ZONING COMMISSIONER  
3rd District  
Sweetheart Properties, Inc., et al - : OF  
Petitioners  
NO. 73-226-R (Item No. 25) : BALTIMORE COUNTY

The Petitioners request a Reclassification from M.L.R. Zone-I.M. District and M.L. Zone-I.M. District to a B.L. Zone, for a parcel of property located on the southwest side of Reisterstown Road, 1735 feet southeast of Painters Mills Road, in the Third Election District. Said property contains 9.3772 acres of land, more or less.

The subject property is part of an overall tract which contains 22.81 acres of land. Prior to the adoption of the Comprehensive Zoning Map, on March 24, 1971, the Zoning Commissioner, who was then the Deputy Zoning Commissioner, reclassified the front portion, which contained 11.95 acres of land, to a B.L. Zone. Subsequent thereto, the Comprehensive Zoning Map, as adopted, reclassified the property from the then existing B.L. Zone to M.L.R. Zone-I.M. District and M.L. Zone-I.M. District. With the inception of cycle zoning, the property owners filed a Petition for a Reclassification of the 11.95 acres. The request for B.L. zoning for this portion of property was granted on January 14, 1972, by the Zoning Commissioner, Case No. 72-68-R. Since that time, ownership of the property has changed and the present owners request a Reclassification of the remaining 9.3772 acres to a B.L. Zone.

Evidence on behalf of the Petitioners indicated that the rear portion of the subject property has a very steep grade and extensive fill will be necessary in order to develop the property. The main point of the evidence presented on behalf of the Petitioners indicated that in order to make the proposed shopping center viable, more square footage is necessary than the present 11.95 acres of land would allow.

There was much testimony in reference to traffic. A witness, testifying on behalf of the Petitioners indicated that he felt that the granting of this request, and its ultimate development with the property presently zoned B.L. to the front and along Reisterstown Road, would have no adverse effect. Unfortunately, he based his traffic count on the amount of parking spaces that the shopping center would have and not the amount of retail space. It was also stated that this area of Reisterstown Road is very heavily traveled.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, neither error nor substantial change in the character of the neighborhood has been proven. The granting of the zoning of the 11.95 acres of land is not, in the Zoning Commissioner's mind, sufficient substantial change in the character of that neighborhood, in that the property has yet to be developed. Secondly, the recommendations of the Baltimore County Planning Board to the Zoning Commissioner, under Item No. 25, states:

"This site is located in a high-quality, well-controlled industrial area, and the Planning Board can find no logic in expanding commercial zoning here."

The Zoning Commissioner feels that the recommendations of the Planning Board are well founded.

The burden of proving that there has been a substantial change in the character of the neighborhood or that there was error on the original Comprehensive Zoning Map, is borne by the Petitioners. In the instant case, this burden has not been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27<sup>th</sup> day of June, 1973, that the Reclassification be and the same is hereby DENIED and that the property or area be and the same is hereby continued as and to remain M.L.R. Zone-I.M. District and M.L. Zone-I.M. District.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

-2-

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
SW/S of Reisterstown Road  
1735' S of Painters Mills Road : ZONING COMMISSIONER  
Third Election District : OF  
St. Thomas Joint Venture, et al : BALTIMORE COUNTY

STATEMENT OF REASONS SUPPORTING  
PETITION FOR RECLASSIFICATION, ETC.

That on or about January 14, 1972, the Zoning Commissioner (Case No. 72-68-R) passed an Order reclassifying approximately 22.2 acres of Petitioner's land from M.L. and M.L.R. Zones, with an I.M. District, to a B.L. Zone so that the property could be developed for a shopping center.

Since the passage of the aforesaid Order, there have been an exchange of property with an adjoining property owner to facilitate the re-alignment of a common property line to accommodate site development for both tracts and that, in addition, in order to provide for an orderly development of the major tract and to eliminate a parcel which the Petitioner now believes is impossible to develop for manufacturing purposes, this request is made to place the entire tract in a B.L. Zone.

The Petitioner believes that this reclassification will be advantageous to other properties in the area and will allow orderly development in this area.

*[Signature]*  
JOSEPH S. KAUFMAN  
Suite 1215  
Maryland National Bank Building  
Baltimore, Maryland 21202  
727-2800  
Attorney for Petitioner

LOW OFFICE OF  
MELNICOVE, GREENBERG & KAUFMAN, P.A.  
10 LIGHT STREET  
PHILADELPHIA  
BALTIMORE, MARYLAND 21202

July 25, 1973

Mr. S. Eric Di Nenna  
Zoning Commissioner of  
Baltimore County  
Baltimore County Office of  
Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Reclassification  
SW/S of Reisterstown Road, 1735'  
SE of Painters Mills Road -  
3rd District  
Sweetheart Properties, Inc., et al  
Petitioners  
NO. 73-226-R (Item No. 25)

Dear Mr. Di Nenna:

On behalf of the Petitioners of the above captioned Petition, Sweetheart Properties, Inc. and St. Thomas Joint Venture, I wish to enter an appeal from the Order of the Zoning Commissioner of Baltimore County dated June 27, 1973, to the Board of Appeals of Baltimore County. My clients are aggrieved by the decision of the Zoning Commissioner and therefore exercise their right of appeal.

Very truly yours,

*[Signature]*  
JOSEPH S. KAUFMAN

JSK:dh

cc: James H. Cook, Esquire  
Mrs. David LeGrand

July 24, 1973

Joseph S. Kaufman, Esquire  
1215 Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202

RE: Petition for Reclassification  
SW/S of Reisterstown Road, 1735'  
SE of Painters Mills Road - 3rd District  
Sweetheart Properties, Inc., et al -  
Petitioners  
NO. 73-226-R (Item No. 25)

Dear Mr. Kaufman:

I have this date passed my Amended Order in the above captioned matter in accordance with the attached.

Very truly yours,

*[Signature]*  
S. ERIC DI NENNA  
Zoning Commissioner

SED/bab  
Attachments

cc: James H. Cook, Esquire  
409 Washington Avenue  
Towson, Maryland 21204  
Mrs. David LeGrand  
Olive Lane  
Owings Mills, Maryland 21117

June 27, 1973

Joseph S. Kaufman, Esquire  
1215 Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202

RE: Petition for Reclassification  
SW/S of Reisterstown Road, 1735 feet  
SE of Painters Mills Road - 3rd District  
Sweetheart Properties, Inc., et al -  
Petitioners  
NO. 73-226-R (Item No. 25)

Dear Mr. Kaufman:

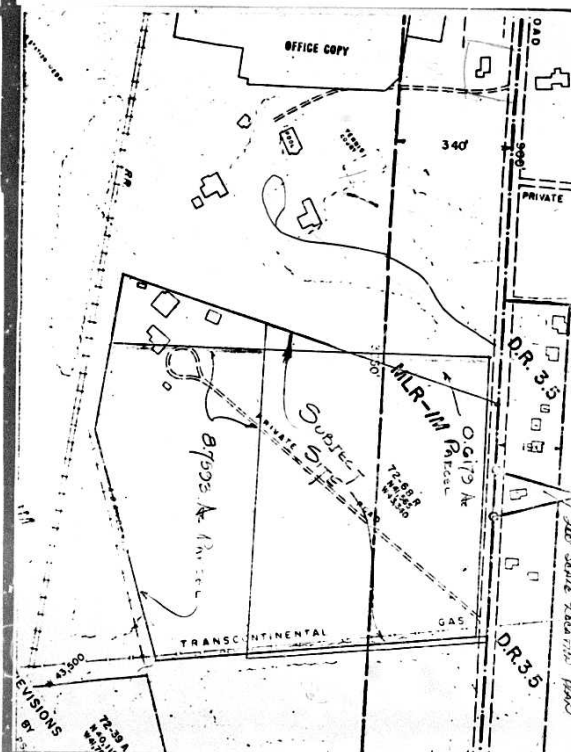
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*[Signature]*  
S. ERIC DI NENNA  
Zoning Commissioner

SED/bab  
Attachment

cc: James H. Cook, Esquire  
409 Washington Avenue  
Towson, Maryland 21204  
Mrs. David LeGrand  
Olive Lane  
Owings Mills, Maryland 21117



JAN 14 1976



August 24, 1973

Case No. 73-226-R (Item No. 25) - Sweetheart Properties, Incorporated  
SW 1/4 of Reisterstown Road, 1735' SE of  
Painters Mills Road - 3rd District

Petition for Reclassification

Statement of Reasons Supporting Petition for Reclassification, etc., from  
Joseph S. Kaufman, Esquire

Description of 9.7593 Acre Parcel of Property

Description of 0.6179 Acre Parcel of Property

Plat to Accompany Petition for Reclassification

200' Scale Location Plan

1800' Scale Location Plan

Baltimore County Planning Board Comments and Accompanying Map

Zoning Advisory Committee Comments, dated November 16, 1972

Supplementary Comments from Ellsworth N. Diver, P.E., Chief, Bureau of  
Engineering, dated November 24, 1972

Copy of Letter from Herbert M. Bank, Vice President, Sweetheart Properties,  
Incorporated, to H. B. Staab, Director, Industrial Development Commission,  
dated January 30, 1973

Revised Comments from H. B. Staab, Director, Industrial Development Com-  
mission, dated February 14, 1973

Certificates of Publication

Certificate of Posting (One (1) Sign)

Petition Signed by Protestants

Letter from Alice G. LeGrand, dated May 8, 1973, with Attached Newspaper  
Article

Resume of David G. Morgan

Resume of John Peter Dillon

Petitioner's Exhibit 1 - Colored Plat

Petitioner's Exhibit 2 - Aerial Photograph

Petitioner's Exhibit 3 - Site Area and Utilization Sketches

Three (3) Letters of Protest

Order of the Zoning Commissioner, dated June 27, 1973 - DENIED

Case No. 73-226-R (Item No. 25) - Sweetheart Properties, Incorporated  
August 24, 1973  
Page 2

Letter from Joseph S. Kaufman, Esquire, dated June 28, 1973

Letter to Joseph S. Kaufman, Esquire, dated June 29, 1973

Letter from David D. and Alice C. LeGrand, dated June 30, 1973

Letter from James H. Cook, Esquire, dated July 6, 1973

Amended Order of the Zoning Commissioner, dated July 24, 1973

Letter of Appeal from Joseph S. Kaufman, Esquire, on Behalf of Sweetheart  
Properties, Incorporated, Petitioner, and St. Thomas Joint Venture, Owner-  
Contract Purchaser, received July 26, 1973

Letter to James H. Cook, Esquire, dated July 27, 1973

Joseph S. Kaufman, Esquire  
1715 Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202

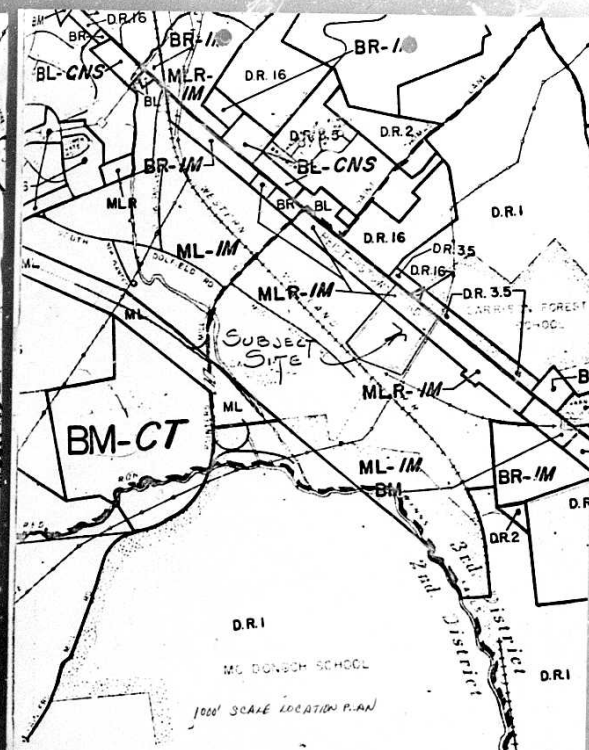
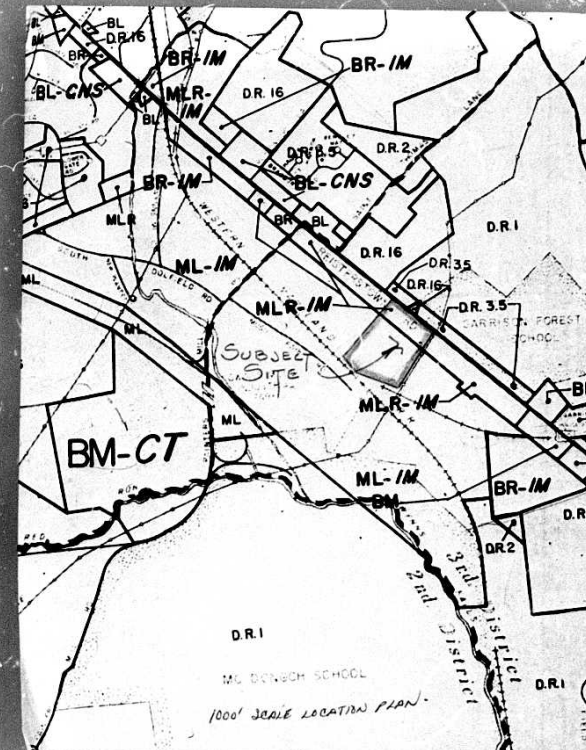
James H. Cook, Esquire  
409 Washington Avenue  
Towson, Maryland 21204

Mrs. David D. LeGrand  
Olive Lane  
Owings Mills, Maryland 21117

Counsel for Petitioner and  
Owner-Contract Purchaser

Counsel for Protestants

Protestant



## BALTIMORE COUNTY

### ZONING ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

Joseph S. Kaufman, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
1715 Maryland National Bank Bldg.,  
10 Light Street  
Baltimore, Md. 21202

Item 25

Your Petition has been received and accepted for filing  
this 13th day of October 1972.

*Eric Dimer*  
ERIC DIMER,  
Zoning Commissioner

Petitioner Sweetheart Properties  
Petitioner's Attorney Joseph S. Kaufman

Reviewed by *John J. Dillon*  
Chairman, Zoning Advisory Committee

#### BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 16, 1972

Joseph S. Kaufman, Esq.,  
1715 Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202

JOHN J. DILLON, JR.,  
Chairman

RE: Reclassification Petition  
Item 25  
Sweetheart Properties - Petitioner

Dear Mr. Kaufman:

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 southwest side of  
Reisterstown Road, approximately 735 feet southwest of Painters  
Mill Road, in the 3rd district of Baltimore County. The  
subject property is currently zoned Business Local for a depth  
of approximately 600 feet to the center line of Reisterstown  
Road. The rear portion of the property is zoned Manufacturing  
Light, with an IM District and abuts a portion of the Western  
Maryland Railroad and other industrial properties. Also, a  
front portion of this property, which contains .6179 acres is  
zoned Manufacturing Light Restricted and 4. The property to  
the north is unimproved, wooded land, and the property to the south  
is improved with the Schoenman clothing manufacturing company.  
The subject property is improved with an attractive three-story  
building that was once a show place in the Pikesville-Owings  
Mills area. There was also a barn and at least one other  
dwelling located on this property.

Although the subject petition as submitted does indicate  
the proposed development of this site, it does not indicate  
the existing location of all structures on the subject site -  
this must be done prior to the hearing, nor does it indicate  
the existing zoning on the east side of Reisterstown Road.  
The petitioner's site plan as submitted indicates the proposed  
structure is to be located approximately in the center of the  
property. Three of the six buildings indicated are in the  
Manufacturing Light area, the area to be reclassified. This  
could very easily be shifted back into the Business Local portion  
of the property and the remainder of the tract could remain

Joseph S. Kaufman, Esq.,  
Page 2  
November 16, 1972

Manufacturing, light and conveniently be used for parking, as is indicated  
on the subject plan.

This petition is accepted for filing on the date of the enclosed  
filing certificate. However, all corrections to site plans as requested  
shall be submitted to this office prior to Thursday, February 1, 1973 in  
order to allow time for advertising. Failure to comply may result in  
this petition not being scheduled for a hearing. Notice of the hearing  
date and time, which will be between March 1, 1973 and April 15th, 1973  
will be forwarded to you in the near future.

Very truly yours,  
*John J. Dillon, Jr.*  
JOHN J. DILLON, JR.,  
Chairman  
Zoning Advisory Committee

JJD:J  
Enclosure

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

Branch of Engineering  
 ELLSWORTH N. DIVER, P. E. CHIEF

November 26, 1972

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #25 (Cycle Zoning IV Oct. 1972 - April 1973)  
 Property Owner: Sweetheart Properties  
 3/4 S of Reisterstown Rd., 1735' S/E of Painters Mill Rd.  
 Present Zoning: M.L.R. and M.L.  
 Proposed Zoning: Reclasse. from M.L.R. and M.L. to B.L.  
 District: 3rd No. Acres: 2 parcels 0.6179 acre and 8.7593 acres

Dear Sir:

The following comment is supplementary to the comments of this office of October 12, 1972.

Highway Comments:

A possible highway alignment through this site is being reviewed in connection with Northwest Expressway studies. Public hearings are required before decisions on the alternatives being studied can be reached. It is understood that such hearings have been scheduled for February by the State Highway Administration.

Very truly yours,

*Ellsworth N. Diver*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:HAM:OWP:iss

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

Branch of Engineering  
 ELLSWORTH N. DIVER, P. E. CHIEF

October 12, 1972

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #25 (Cycle Zoning IV Oct. 1972 - April 1973)  
 Property Owner: Sweetheart Properties  
 3/4 S of Reisterstown Rd., 1735' S/E of Painters Mill Rd.  
 Present Zoning: M.L.R. and M.L.  
 Proposed Zoning: Reclasse. from M.L.R. and M.L. to B.L.  
 District: 3rd No. Acres: 2 parcels 0.6179 acre and 8.7593 acres

Dear Sir:

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

Highway Comments:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drain Comments:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

A drainage study will be required in connection with any subsequent grading or building permit application.

Reisterstown Road (U.S. 140) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Sediment Control Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #25 (Cycle Zoning IV Oct. 1972 - April 1973)  
 Property Owner: Sweetheart Properties  
 Page 2  
 October 12, 1972

Sediment Control Comments: (Cont'd)

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

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of a public sanitary sewer extension, within off-site right-of-way, approximately 1500 feet in length from the existing 8-inch public sanitary sewer along the east side of the main Maryland Railroad, see Drawing #66-1363, File 1.

Very truly yours,

*Ellsworth N. Diver*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:HAM:OWP:iss

1-SE Key Sheet  
 14 & 12 NW 29 & 30 Position Sheets  
 NW 11 H Topo  
 67 Tax Map

**BALTIMORE COUNTY, MARYLAND**  
 JEFFERSON BUILDING TOWSON, MARYLAND 21204



**DEPARTMENT OF TRAFFIC ENGINEERING**  
 EUGENE J. CLIFFORD, P.E. DIRECTOR  
 WM. T. MELLER DEPUTY TRAFFIC ENGINEER

October 26, 1972

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Cycle Zoning IV  
 Item 25 - ZAC - Oct. 72 to Apr. 73  
 Property Owner: Sweetheart Properties  
 SWS of Reisterstown Road SE of Painters Mill Road  
 Reclasse from M.L.R. & M.L. to B.L.  
 District 3

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from M.L.R. to B.L. As presently zoned, this site can be expected to generate approximately 940 trips per day. The requested zoning reclassification to B.L. can be expected to generate approximately 4690 trips per day.

Reisterstown Road has capacity problems at this time and any increase in traffic generation can be expected to add to these problems.

Very truly yours,

*Michael S. Flanigan*  
 Michael S. Flanigan  
 Traffic Engineer Associate

MSF:nc

**Maryland Department of Transportation**  
 State Highway Administration

Harry R. Hughes  
 Secretary  
 David M. Fisher  
 Administrator

October 17, 1972

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Reclassification - Oct. 1972  
 Property Owner: Sweetheart Prop.  
 Location: 3/4 S of Reisterstown Rd.,  
 (Route 140) 1735' S/E of Painters  
 Mill Road - Present Zoni M.L.R.  
 and M.L. - Prop. Zoni Reclasse  
 from M.L.R. and M.L. to B.L.  
 District 3  
 No. Acres: 2 parcels - 0.6179  
 acres and 8.7593 acres

Dear Mr. DiNenna:

The proposed southerly entrance from Reisterstown Road into the subject site is in an area of poor stopping sight distance. Sight distance can be improved by locating the entrance 120 ft. to the south.

There is a proposal to relocate Painters Mill Road through the subject property, in conjunction with construction of the Northwest Expressway. The proposal was made by Baltimore County, therefore, that agency should be contacted in order to determine possible effects to the site.

It is our opinion that the plan should be revised, prior to the hearings. The entrances will be subject to approval and permit from the State Highway Administration.

The 1971 average daily traffic on this section of Reisterstown Road is 20,000 vehicles.

Very truly yours,

*Charles Lee*  
 Charles Lee, Chief  
 Development Engineering Section  
 J. John E. Meyers  
 Asst. Development Engineer

CL:JEN:456

**Baltimore County Fire Department**

J. Austin Deitz  
 Chief



Towson, Maryland 21204

878-7310

Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Attention: Mr. Jack Dillon, Acting  
 Chairman, Zoning Advisory Committee

Re: Property Owner: Sweetheart Properties

Location: S/W/S of Reisterstown Road, 1735' S/E of Painters Mill Road

Item No. 25 Zoning Agenda IV ZONING CYCLE  
 October 1972 - April 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and  
 Approved: Deputy Chief  
 Planning Group Special Inspection Division Fire Prevention Bureau

ms  
 4/25/72

**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF HEALTH**

JEFFERSON BUILDING  
 TOWSON, MARYLAND 21204

October 10, 1972

DONALD J. ROOP, M.D., M.P.H.  
 COUNTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: Sweetheart Properties  
 Location: S/W/S of Reisterstown Road, 1735' S/E of Painters Mill Road  
 Present Zoning: M.L.R. and M.L.  
 Proposed Zoning: Reclassification to B.L.  
 District: 3  
 No. Acres: 2 parcels - 0.6179 and 8.7593 acres

Metropolitan water is available to the site.

Metropolitan sewer must be extended to serve the site.

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 a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

*Thomas H. Devlin*  
 Thomas H. Devlin, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnc  
 CC: L.A. Schuppert  
 W.L. Phillips

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

A. V. Quimby  
 Acting Director  
 JEFFERSON BUILDING  
 TOWSON, MARYLAND 21204  
 496-2211

S. ERIC DINENNA  
 Zoning Commissioner  
 County Office Building  
 111 N. Chesapeake Ave.  
 Towson, Md. 21204  
 496-2211

Mr. S. Eric DiNenna, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland, 21204

Dear Mr. DiNenna:

Comments on Item #25, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Sweetheart Properties  
 Location: S/W/S of Reisterstown Road, 1735' S/E of Painters Mill Road  
 Present Zoning: M.L.R. and M.L.  
 Proposed Zoning: Reclasse from M.L.R. and M.L. to B.L.  
 District: 3  
 No. Acres: 2 parcels - 0.6179 acres and 8.7593 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
 John L. Wimbley  
 Planner I  
 Project Planning Division  
 Office of Planning and Zoning



BOARD OF EDUCATION  
OF BALTIMORE COUNTY

1070122, MARYLAND 21204

Date: October 23, 1972

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #25  
Property Owner: Sweetheart Properties  
Location: S/W/S of Reisterstown Road, 1735' S/E of Painters Mill Road  
Present Zoning: M.L.R. and M.L.  
Proposed Zoning: 1st Class from M.L.R. and M.L. to B.L.

District: 3  
No. Acres: 2 parcels - 0.6179 acres and 8.7593 acres

Dear Mr. DiNenna:

Since this is an existing commercial zone there would be no effect on the student population.

Very truly yours,  
*W. Nick Rutkowski*  
W. Nick Rutkowski  
Field Representative

WNR:ld



INDUSTRIAL DEVELOPMENT COMMISSION  
BALTIMORE COUNTY, MARYLAND

February 14, 1973

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
301-660-3648  
N. H. STAAB  
DIRECTOR

Mr. S. Eric DiNenna  
Zoning Commissioner, Baltimore County  
Towson, Maryland

Dear Eric:

Reitem 25, Zoning Cycle 4  
October '72 - April '73  
Property Owner: Sweetheart Properties, Inc.  
Location: s/w/s Reisterstown Road, 1,735' s/e Painters Mill Road  
Acreage: 9.3772  
Election District: 3d

Kindly refer to our comments concerning the above item which we now wish to revise as follows:

After a meeting with the principals of the Maryland Cup Corporation in late January, it appeared that plans were imminent for a 500,000 square foot building to be erected adjacent to their present location on Reisterstown Road on the adjoining Frankl property now owned by the said corporation. However, faced with the possible continuation of the Manufacturer's Inventory Tax and the cost of moving 600,000 cubic yards of earth, there is a great deal of concern regarding budget cost limitations of this facility. Consequently, serious consideration is being given to moving this facility elsewhere.

In order to preserve this additional tax base for Baltimore County and to allow for further employment in the area, we are rescinding our comments on Item 25 and now heartily endorse the request of St. Thomas Joint Venture, current owners of the Maitland property which adjoins the Frankl property (Maryland Cup) for the purpose of allowing Maryland Cup to dispose of the aforementioned 600,000 cubic yards of fill to the St. Thomas Joint Venture property, which would reflect a savings of approximately \$1,000,000 in grading costs.

Mr. S. Eric DiNenna

February 14, 1973

-2-

Your strong consideration of the above comments which we feel are to the best interest of Baltimore County, will be much appreciated. We are enclosing copy of a letter from Mr. Herbert M. Bank, Vice President of Sweetheart Properties, Inc., a Division of Maryland Cup Corporation, which states essentially but with more details the information we have set forth above.

Sincerely,

*W. Nick Rutkowski*  
H. R. STAAB  
Director

cc: Hon. Dale Anderson, County Executive  
Mr. Eugene Foreman, Maryland Cup Corporation  
Mr. Herbert M. Bank, Sweetheart Properties, Inc.  
Joseph S. Kaufman, Esq.



INDUSTRIAL DEVELOPMENT COMMISSION  
BALTIMORE COUNTY, MARYLAND

October 17, 1972

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
301-660-3648  
N. H. STAAB  
DIRECTOR

Mr. S. Eric DiNenna, Commissioner  
Office of Zoning - Baltimore County  
Towson, Maryland

Dear Mr. DiNenna:

ZAC Agenda - Cycle IV  
October '72 - April '73  
Item 25: Prop. Owner: Sweetheart Properties  
Loc: s/w/s Reisterstown Rd., 1735' s/e  
Painters Mill Road  
Present Zoning: M.L.R. and M.L.  
Proposed Zoning: Reclass from M.L.R. and M.L. to B.L.  
District: 3 Acres - 2 parcels Re: 8.7593 only

This office has reviewed the subject petition and visited the site. The amount of prime industrial land in this area is constantly being reduced by development and within a short period of time there will be a shortage of industrially zoned acreage. The need for prime industrial land in this section is vital to the economic growth of the County.

Therefore, the Industrial Development Commission recommends that the 8.7593 acre-portion of the site be retained in its present classification.

Sincerely,

*W. Nick Rutkowski*  
H. R. STAAB  
Director

ORIGINAL  
OFFICE OF  
THE  
COMMUNITY TIMES  
RANDALLSTOWN, MD. 21133 March 5 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of  
S. Eric DiNenna  
Zoning Commissioner of Baltimore County  
was inserted in the COMMUNITY TIMES, a weekly newspaper published  
in Baltimore County, Maryland, once a week for one XXXXXXXXXX  
week before the 5 day of March 1973 that is to say, the same  
was inserted in the issue of March 1, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

WSON, MD. DATE 1.2. 1972

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md. XXXXXXXX  
of one XXXXX XXXXXXXX weeks before the 22nd  
day of March, 1972, the said publication  
appearing on the 1st day of March  
1972.

THE JEFFERSONIAN  
*W. Nick Rutkowski*  
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: August 31, 1972  
Posted for: APPEAL  
Petitioner: SWEETHEART PROPERTIES, INC.  
Location of property: S.W.S. OF REISTERSTOWN RD. 1735' SE OF  
PAINTERS MILL ROAD  
Location of Sign: S.W.S. OF REISTERSTOWN RD. 1735' SE OF  
PAINTERS MILL ROAD  
Remarks:  
Posted by: Thomas T. DeLoach Date of return: SEPT 7, 1972

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: MARCH 15, 1973  
Posted for: RECLASSIFICATION  
Petitioner: SWEETHEART PROPERTIES  
Location of property: S.W.S. OF REISTERSTOWN RD. 1735' SE OF  
PAINTERS MILL ROAD  
Location of Sign: S.W.S. OF REISTERSTOWN RD. 1735' SE OF  
PAINTERS MILL ROAD  
Remarks:  
Posted by: Thomas T. DeLoach Date of return: MARCH 15, 1973

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<br>ZC, BA, CC, GA                    |                                                                          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>W. Nick Rutkowski</i>           | Revised Plans:<br>Change in outline or description Yes<br>Tap # _____ No |    |          |    |           |    |         |    |           |    |
| Previous cases: <i>See Log</i>                  |                                                                          |    |          |    |           |    |         |    |           |    |

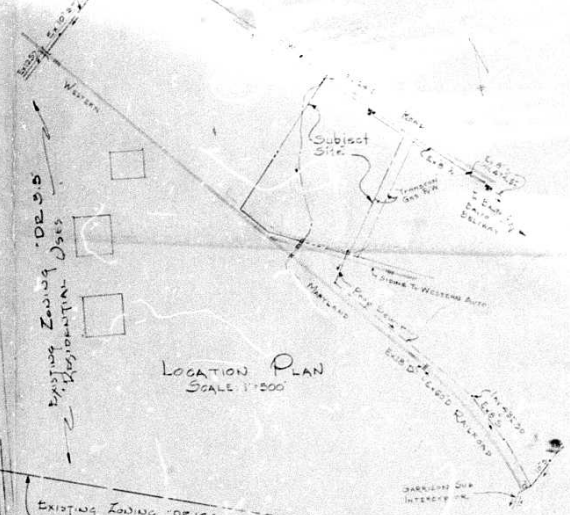
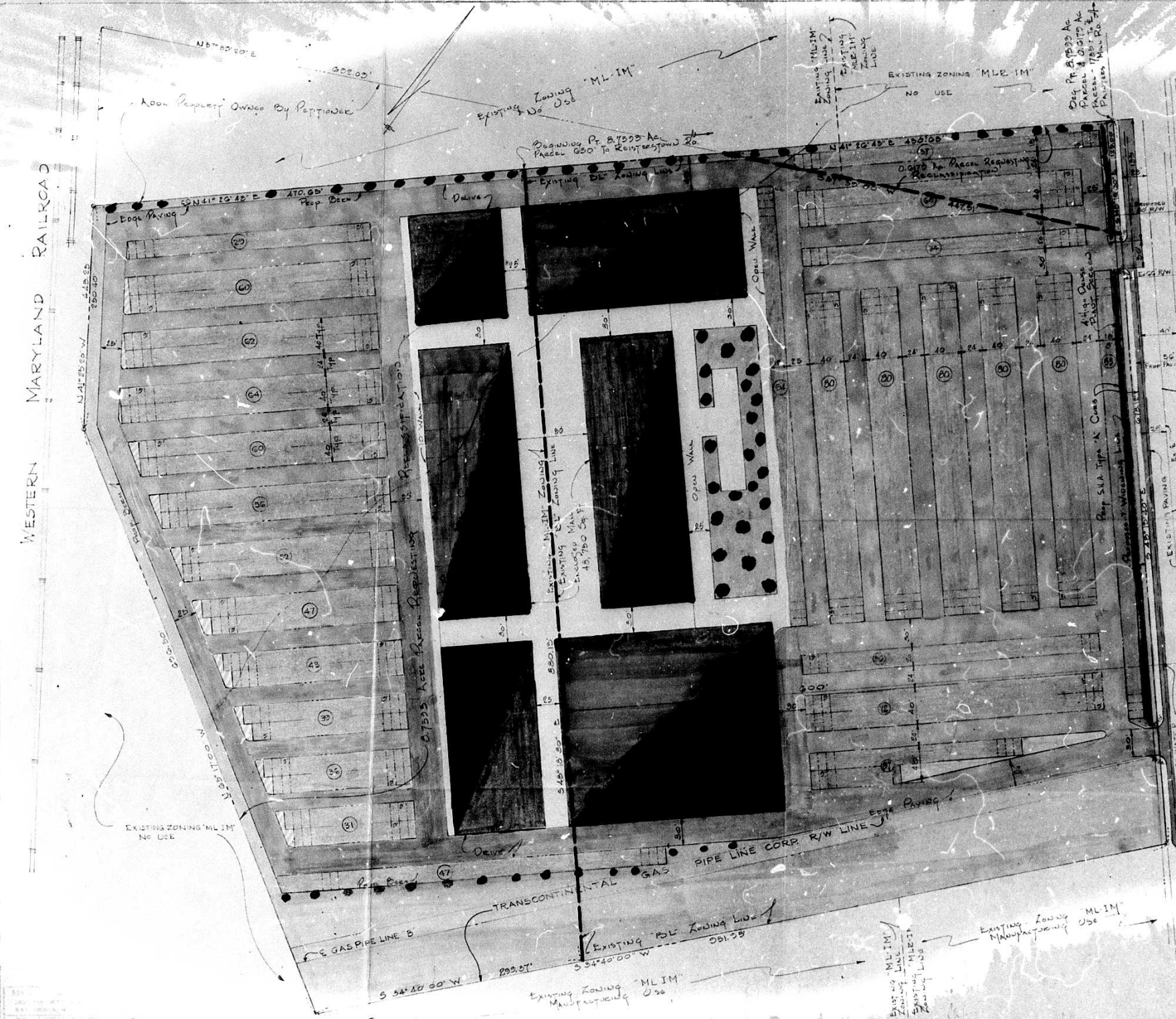
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
MISCELLANEOUS CASH RECEIPT  
DATE: July 27, 1973 ACCOUNT: 01-462  
AMOUNT: \$75.00  
WHITE - CASHIER  
Joseph S. Kaufman, Esquire  
County Office Building  
SW/S of Reisterstown Road, 1735' SE of Painters Mill  
Road - 3rd District  
Case No. 73-221-R

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
MISCELLANEOUS CASH RECEIPT  
DATE: March 29, 1973 ACCOUNT: 01-462  
AMOUNT: \$100.38  
WHITE - CASHIER  
Joseph S. Kaufman, Esquire  
County Office Building  
SW/S of Reisterstown Road, 1735' SE of Painters Mill  
Road - 3rd District  
Case No. 73-221-R

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
MISCELLANEOUS CASH RECEIPT  
DATE: May 6, 1972 ACCOUNT: 01-462  
AMOUNT: \$50.00  
WHITE - CASHIER  
Joseph S. Kaufman, Esquire  
County Office Building  
SW/S of Reisterstown Road, 1735' SE of Painters Mill  
Road - 3rd District  
Case No. 73-221-R



WESTERN MARYLAND RAILROAD



GENERAL NOTES

1. Total area of property: 22.379 Ac.
2. Area of property requesting reclassification: 20.772 Ac.
3. Existing zoning of property: MLR-IM, ML-IM & 'BL'
4. Existing use of property: No Use
5. Proposed zoning of property: 'BL'
6. Proposed Use: 'Use as a Shopping Center'
7. Parking Requirements for Shopping Center
  - A. Proposed floor area (including Mall): 220,000 Sq. Ft.
  - B. Required parking: 1105 Spaces
  - C. Proposed parking: 1412 Spaces
8. Storm drains will be constructed in accordance with the policy of the Baltimore County Dept. of Engineering.
9. Fire protection will be in accordance with the policy of the Baltimore Co. Fire Bureau.
10. See location plan for location of San Sewer & the proposed extension to serve the site.

PETITIONER'S EXHIBIT 1

PLAN TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY VICINITY REISTERSTOWN RD. & ST. THOMAS LANE

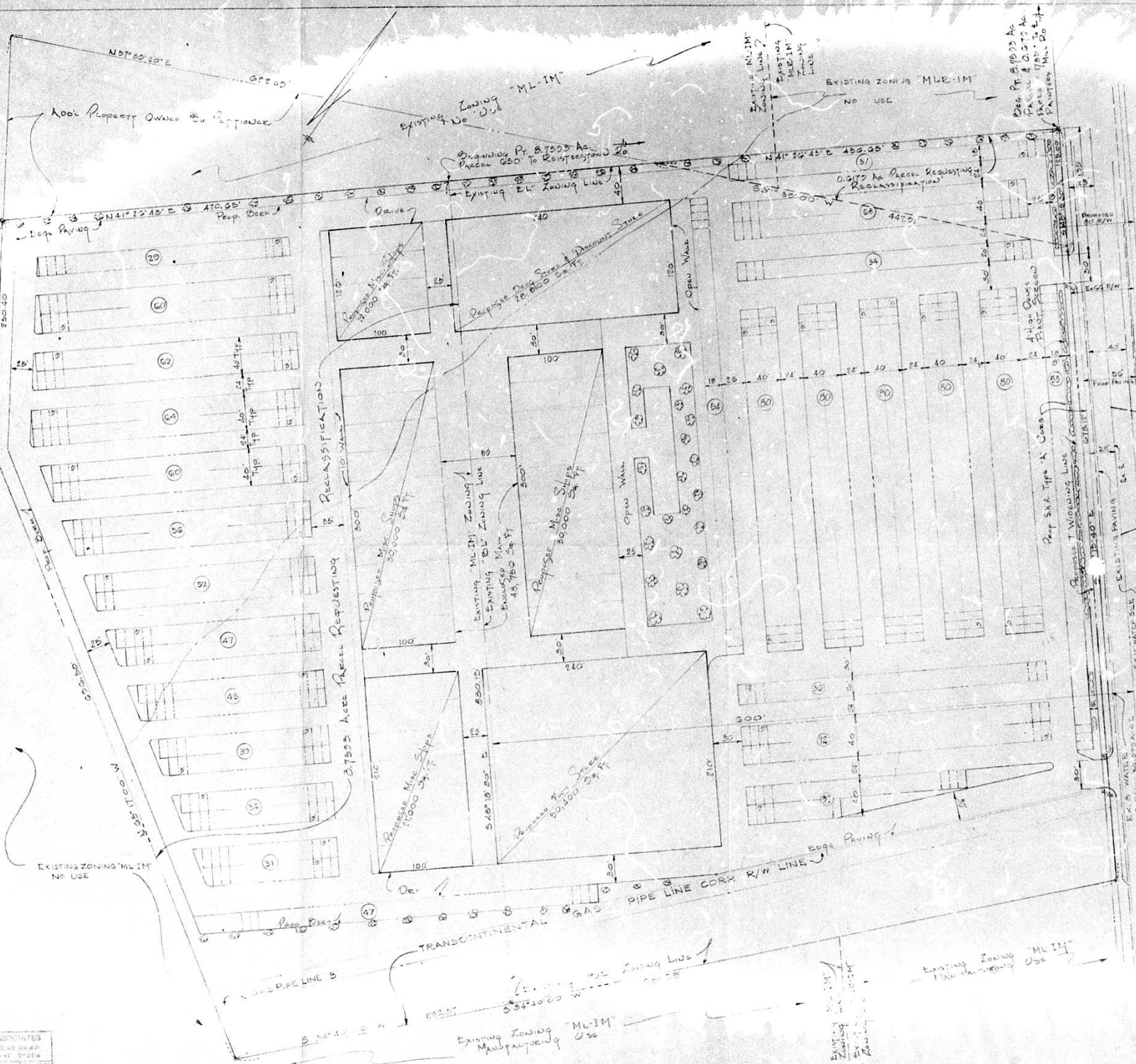
Election District No. 3 Baltimore Co., Md.  
September 24, 1972  
Revised: Jan. 20, 1973





# WESTERN MARYLAND RAILROAD

MAY 2, 1972  
1000 NORTH STREET, BALTIMORE, MD 21201  
GODFREY



- ## GENERAL NOTES
1. Total area of property . . . . . 22.8172 Ac.
  2. Area of property requesting rezoning . . . . . 2.8172 Ac.
  3. Existing zoning of property "ML-IM", "ML-IM" & "DR-35"
  4. Existing use of property "No Use"
  5. Proposed zoning of property "DR-35"
  6. Proposed Use "Uniquely Designed Mail Type Shops & Center"
  7. Parking Requirements for Shopping Center:
    - A. Proposed floor area (including drive) 22,817 sq. ft.
    - B. Required parking . . . . . 1105 spaces
    - C. Proposed parking . . . . . 1411 spaces
  8. Storm drains will be constructed in accordance with the policy of the Baltimore County Dept. of Engineering.
  9. Fire protection will be in accordance with the policy of the Baltimore Co. Fire Building.
  10. See location plan for location of San Sewer and the proposed extension to serve this site.

REISTERTOWN  
Existing Zoning DR-35  
Planned Single-Family Residential Use

Plat to Accompany  
Recession  
of Western Maryland Railroad  
East of Thomas Lane  
Baltimore, Md.  
Sept. 1972

Microfilmed  
Revised Jan. 22, 1972

OFFICE COPY  
REVISED PLANS  
#25





## GENERAL NOTES

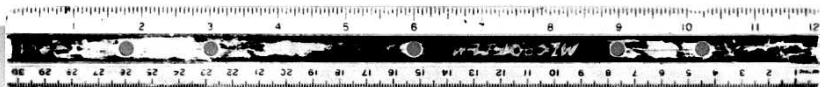
1. Total area of property . . . . . 22,517.96 Ac.
2. Area of property requesting reclassification . . . 29,178.00 Ac.
3. Existing zoning of property "MLRIM", "MLRIM" & "BL"
4. Existing use of property "No Use"
5. Proposed zoning of property "BL"
6. Proposed Use "Neighborhood Mall Type Shopping Center"
7. Parking Requirements for Shopping Center
  - A. Proposed floor area (including Mall) = 220,000 Sq. Ft.
  - B. Required parking . . . . . 1105 Spaces
  - C. Proposed parking . . . . . 1421 Spaces
8. Storm drains will be constructed in accordance with the policy of the Baltimore County Dept of Engineering.
9. Fire protection will be constructed with the policy of the Baltimore Co. Fire Bureau
10. See location plan for location of San Sewer & the proposed extension to serve the site

\* Zoned B-L By Petition 72-68

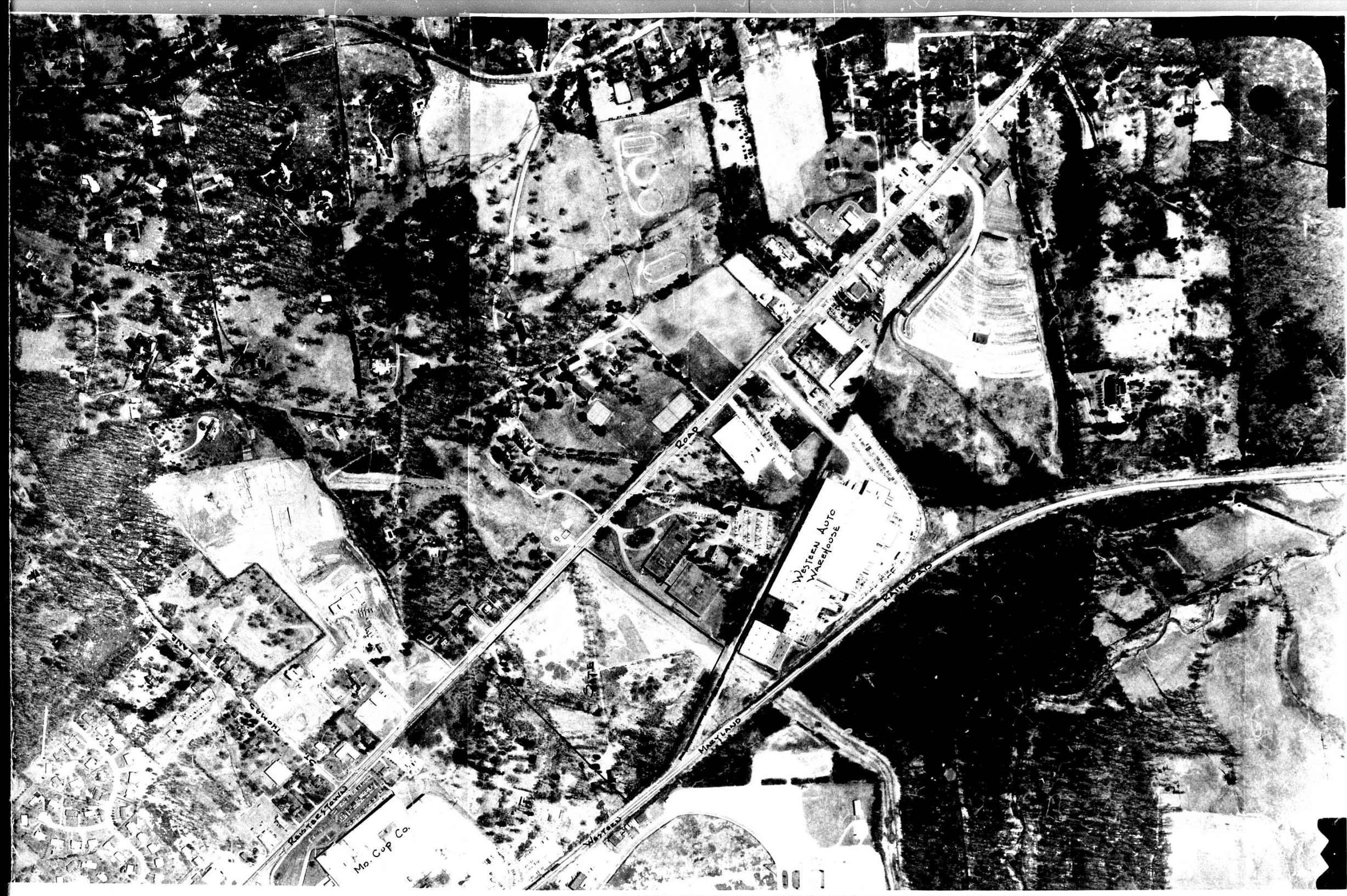
PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
VICINITY  
REGISTERSTOWN RD SE 1/4 T14N R14E

Baltimore Co., Md.  
September 23, 1972









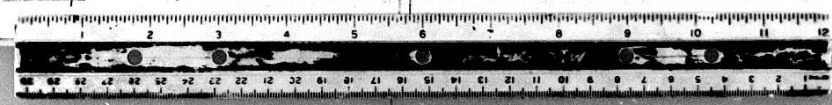
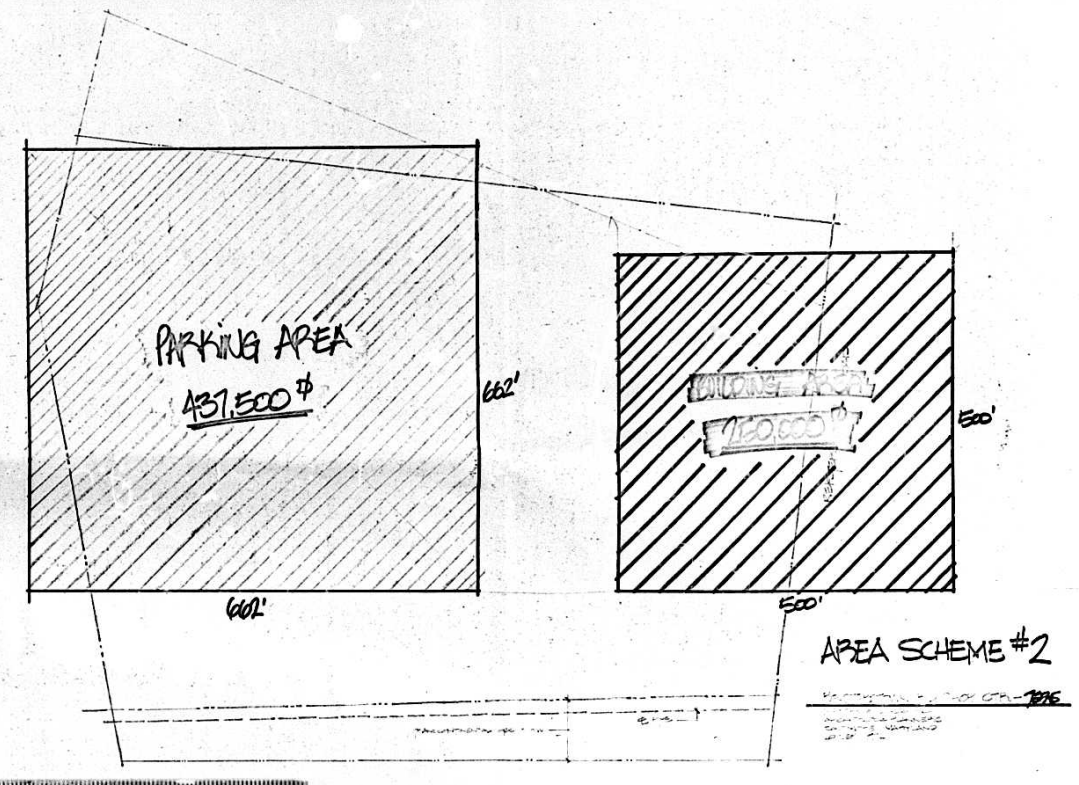
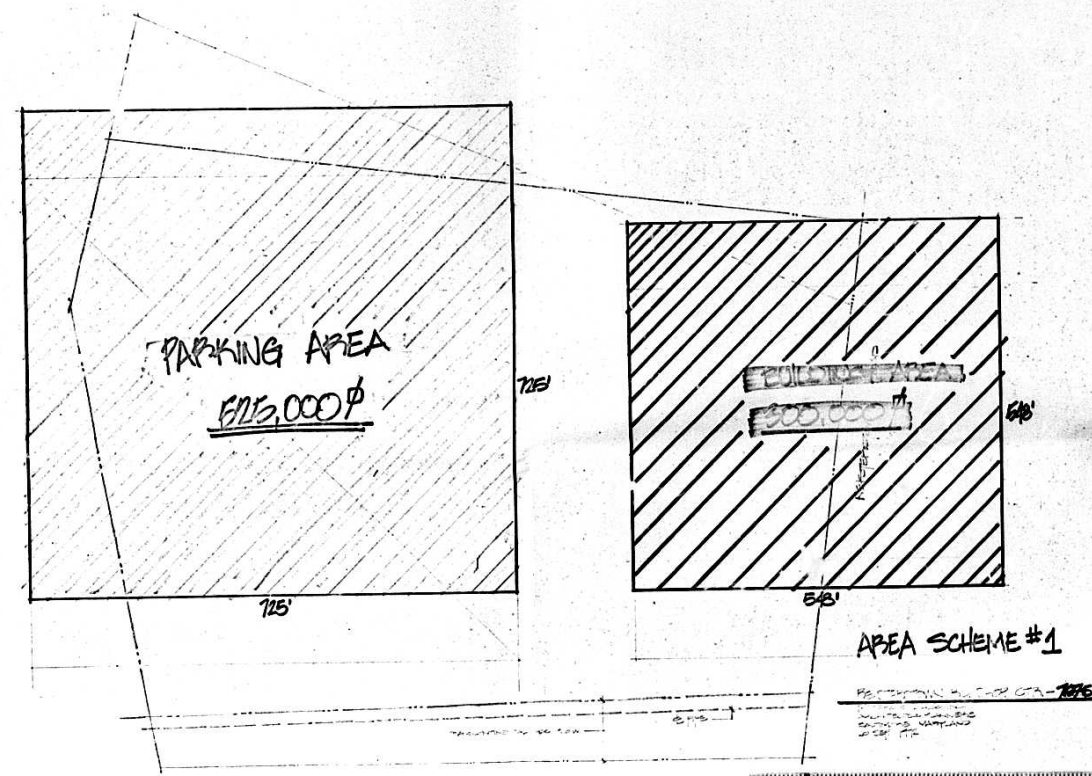
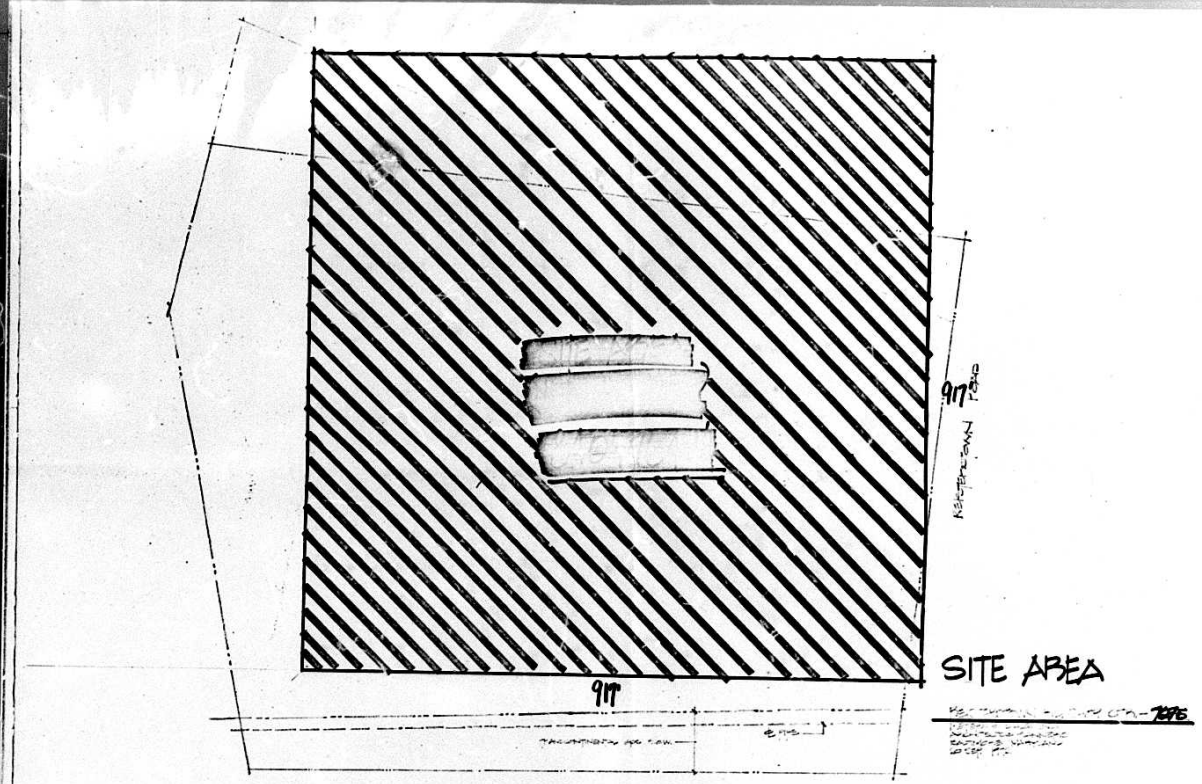
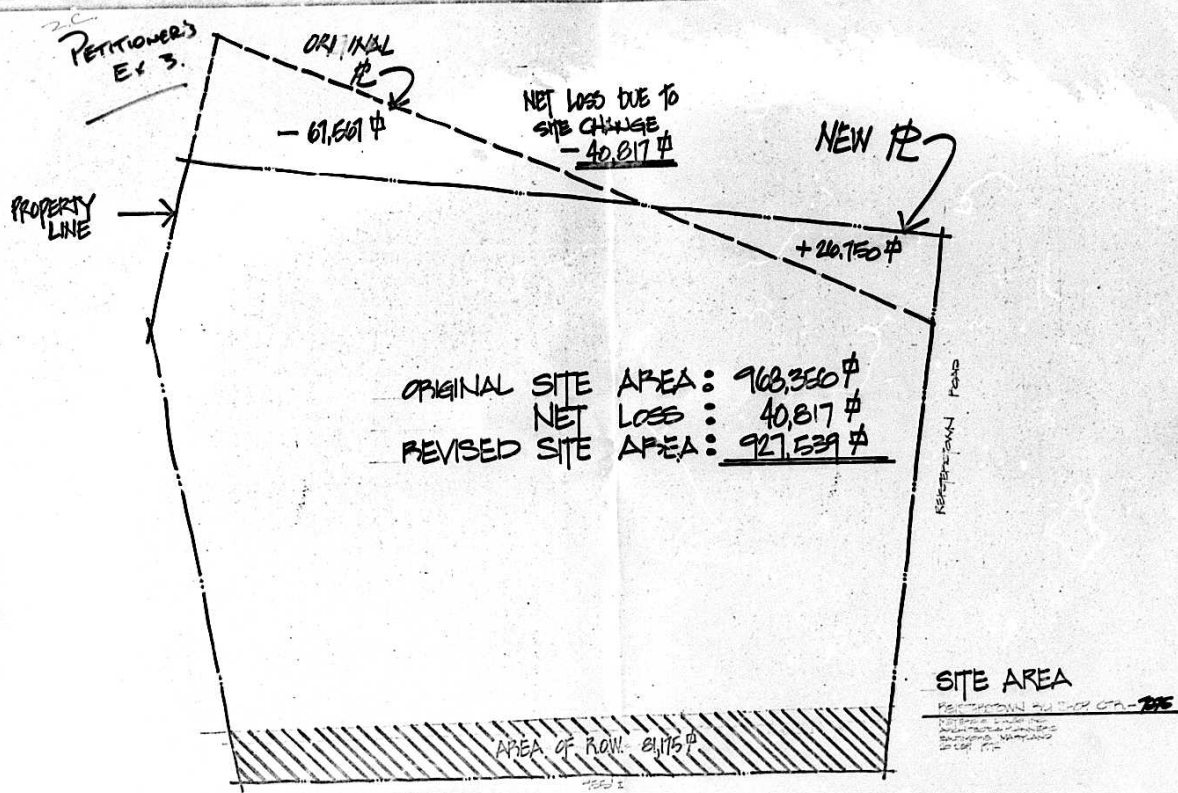
Scale: 1"=200'

7-19 SE  
PETITIONER'S EX 2

4  
KAWITZ PLAZA

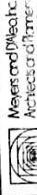






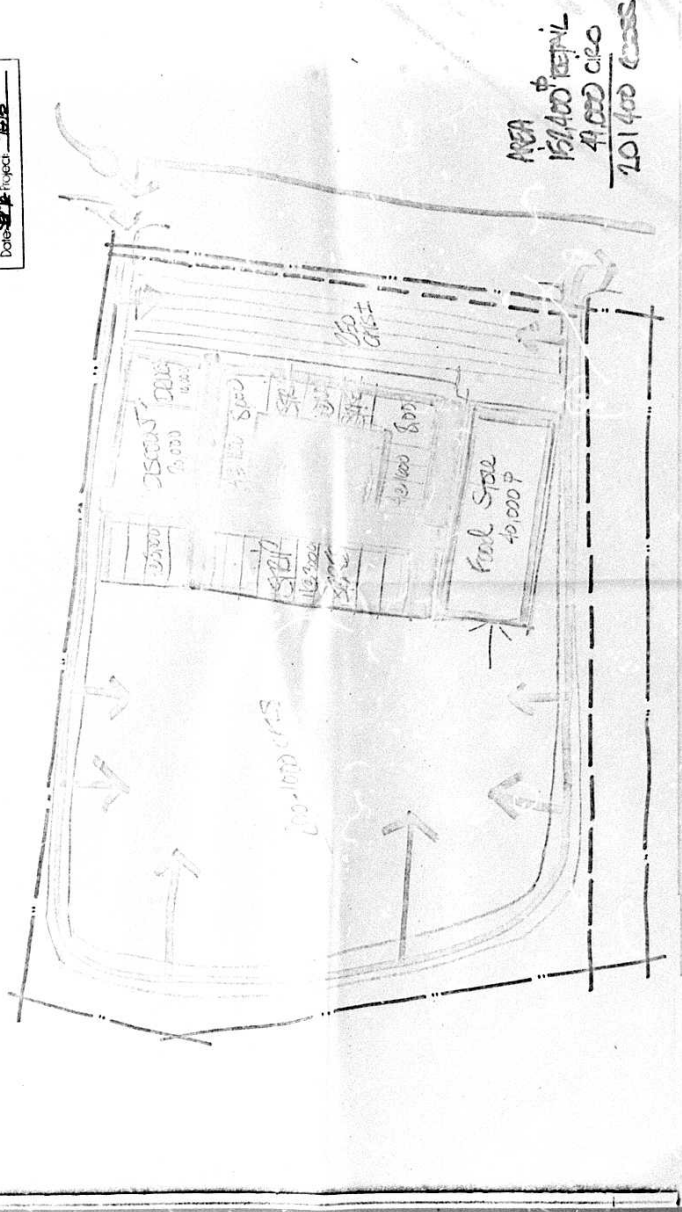






Meyers and Wiegand  
Architects and Planners  
3600 North Central Expressway  
Suite 200  
Dallas, Texas 75204

Date: 8/1/84 Project: 1215



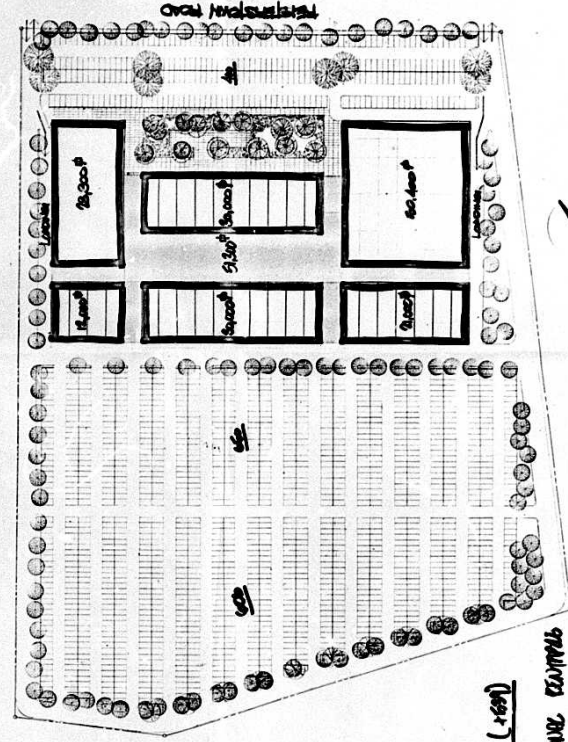
AREA  
151,400 sq. ft.  
4,000 sq. ft.  
101,400 sq. ft.

### ① AREA CALCULATION

PERIMETER 172,200

CIRCUMFERENCE 51,500

GROSS TOTAL 223,700 sq. ft.



### ② PERIMETER

PERIMETER 1117

PROVIDED 1666 (1.48)

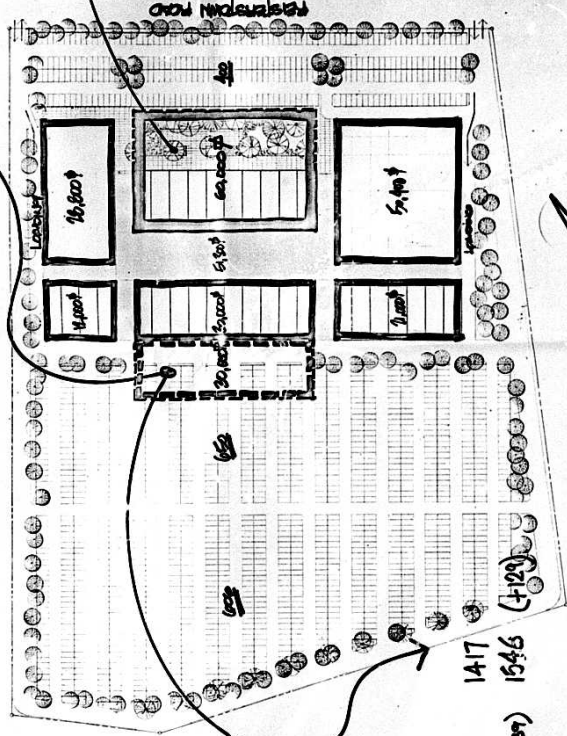
### ③ PERIMETER FOR ADDITIONAL PERIMETER

PERIMETER 1117

117,800 sq. ft.

# ① AREA CALCULATION

RENTABLE 104,200 SF 232,200  
 CIRCULATION 51,300 SF 61,300  
 GROSS TOTAL 255,500 SF 283,500



Area

REQUIRED: 1207

PROVIDED: 10660 (+339)

14-17

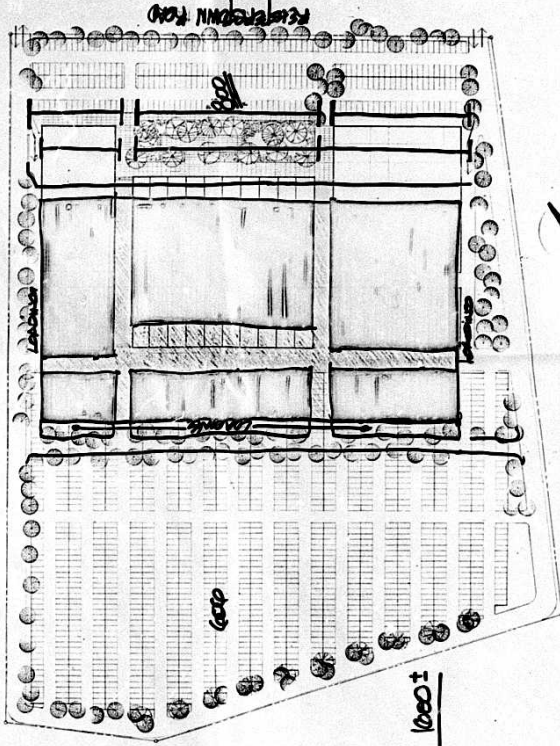
1546

(+129)



# AREA STAIN

RENTABLE 202,600 SF  
 CIRCULATION 51,300 SF  
 GROSS TOTAL 253,900 SF



Area

PROVIDED: 10000

