

73-291-A
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Monumental Properties, Inc., 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 for a Variance from Section 109.2 to permit 3,276 off-street parking spaces in lieu of the required 1,676 spaces at Westview Mall.

- (1) Survey car counts indicate sufficient parking spaces for retail use.
- (2) Building an additional second deck for parking is not economically feasible.
- (3) To provide parking for non-retail use is not reasonable.

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.

Monumental Properties, Inc.

Contract purchaser J.H. Pearson, Inc., Inc. Legal Owner

Address: 25 S. Chesapeake Street

Baltimore, Maryland 21201

Petitioner's Attorney _____

Protestant's Attorney _____

ORDERED by The Zoning Commissioner of Baltimore County, this 2nd day of June 1973 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of June 1973 at 10:00 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: MAY 11, 1973
Posted for: VARIANCE
Petitioner: MONUMENTAL PROPERTIES, INC.
Location of property: N.W. COR. OF EDMONDSON & IGLISIDE AVES.
Location of Sign: O.W.S. AT EDMONDSON AVE. 200 FT. S. OF RT. 40
O.W.S. AT RT. 40. 100 FT. S. OF HANCOCK AVE.
Remarks: _____
Posted by: Charles W. Marshall Date of return: MAY 30, 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 25th day of April 1973 from Eric DiNenna

Eric DiNenna
Zoning Commissioner

Petitioner: Monumental Properties, Inc. Submitted by same
Petitioner's Attorney: _____ Reviewed by ETH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

JAMES H. SPANER & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
WESTVIEW SHOPPING CENTER
1111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21284

BY: J.H. Spaner DATE: 3-30-73 SHEET: 1 OF 1

Beginning for the same at a point on the north side of Edmondson Avenue (150 feet wide) at the distance of 79.50 feet westerly from the point formed by the intersection of the prolongation southerly of the west side of Igliside Avenue (103 feet wide) with the prolongation easterly of said north side of Edmondson Avenue (103 feet wide) to the Baltimore Belt-Edmondson Avenue (1) South 779 1/4' 31' West 1209.66 feet to the Baltimore Belt-Edmondson Avenue (2) South 779 1/4' 31' West 1013.13 feet (3) South 779 1/4' 31' West 85.17 feet, (4) South 69' 37' 16' West 43.64 feet, (5) North 73' 03' 33' West 45.11 feet, (6) North 69' 37' 16' West 46.09 feet, (9) North 73' 03' 33' West 45.11 feet, (10) North 59' 21' 05' West 298.97 feet, (11) North 61' 21' 19' West 215.86 feet, (12) North 59' 21' 05' West 183.97 feet, (13) North 59' 21' 05' West 298.97 feet, (14) North 59' 21' 05' West 183.97 feet, (15) North 59' 21' 05' West 298.97 feet, thence leaving the Baltimore Beltway, (16) North 59' 21' 05' West 56.83 feet, (17) by a line curving southeasterly to the left with a radius of 150.13 feet the distance of 22.47 feet and a chord bearing South 300 1/4' 28' West 22.45 feet thence crossing Woodhead Road, (18) North 159' 12' 31' East 50.11 feet to the southeast side of a 35 feet alley thence 178' 16' 30' East 331.62 feet and (21) by a line curving to the left with a radius of 337.03 feet the distance of 89.52 feet and a chord bearing South 61' 38' East 89.85 feet to the southeast side of Cradmont Road (60 feet wide) thence binding thereon (22) South 33' 31' 00' East 71.35 feet and (23) by a line curving to the left with a radius of 430.00 feet the distance of 31.12 feet and a chord bearing South 39' 11' 23' East 31.12 feet, thence leaving Cradmont a chord bearing South 39' 11' 23' East 31.12 feet to the left with a radius of 19.50 feet the distance of 6.11 feet and a chord bearing South 59' 15' 11' East 6.08 feet (24) by a line curving southeasterly to the left with a radius of 23.00 feet the distance of 51.53 feet and a chord bearing South 309 1/4' 29' 56' East 51.53 feet (25) South 15' 30' 14' East 121.82 feet and (29) North 13' 29' 56' West 26.13 feet (32) South 15' 30' 14' East 121.82 feet thence binding thereon (30) by East 91.50 feet to again intersect Cradmont Road thence binding thereon (31) a line curving southeasterly to the left with a radius of 430.00 feet the distance of 28.93 feet and a chord bearing South 77' 02' 19' East 28.93 feet, (31) North 86' 35' 30' East 588.62 feet, (32) by a line curving to the left with a radius of 20.00 feet the distance of 31.12 feet and a chord bearing South 45' 11' 30' East 29.28 feet to the west side of Igliside Avenue, thence binding thereon (1) South 79' 11' 30' East 535.60 feet and (2) South 33' 53' 00' West 125.36 feet to the place of beginning.

Being all of that parcel of land known as Westview Shopping Center, Inc. Containing 42.35 Acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: May 31, 1973

FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition for Variance for Off-Street Parking
Petitioner - Monumental Properties, Inc.

District - 13

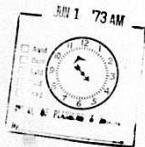
HEARING: Wednesday, June 6, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make.

The petitioner has not submitted sufficient information to determine the specific parking requirements.

William D. Fromm
Director
Office of Planning and Zoning

WDF:NEG:rw



CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1973.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 19th day of May, 1973, at 19.22, the first publication appearing on the 27th day of May, 1973.

B. Leach Smith
Manager

Cost of Advertisement, \$ _____

FUNCTION	West Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by									
2C, BA, CC, CA									
Reviewed by: <u>ETH</u>									
Revised Plans: _____									
Change in outline or description: _____									
Yes _____ No _____									
Previous case: _____									
Map # _____									

Mr. J. H. Pearson
Executive Vice President
Monumental Properties, Inc.
25 S. Chesapeake Street
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this _____ day of _____ 1973

Eric DiNenna
Zoning Commissioner

Petitioner: Monumental Properties, Inc.

Petitioner's Attorney: same

Reviewed by: Eric DiNenna

Chairman,
Zoning Advisory Committee

ORIGINAL

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 May 21 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 21 day of May 1973, that is to say, the same was inserted in the issue of May 17, 1973.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 25, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER _____ DISTRIBUTION: _____
PUR - AGENCY _____ YELLOW - CUSTOMER _____

Petition for Variance (Westview Mall)
Case-Monumental Properties, Inc.

25 07 4 AM '73 25.00 USD

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 31, 1973 ACCOUNT: 01-662

AMOUNT: \$100.00

WHITE - CASHIER _____ DISTRIBUTION: _____
PUR - AGENCY _____ YELLOW - CUSTOMER _____

Monumental Properties, Inc.
25 South Chesapeake
Baltimore, Md. 21201
Advertising and posting of property for Westview 773-291-A

AUG 14 1973

ORIGINAL RECEIVED FOR FILING

7-3-891-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

It is ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of June, 1973, that the herein Petition for a Variance should be and the same is hereby DENIED.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of June, 1973, that the herein Petition for a Variance should be and the same is hereby DENIED.


Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of June, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

7-3-891-A
4-21-73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 25, 1973

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21284

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
HIGHWAY ADMINISTRATION
ZONING ADMINISTRATION
SCHOOL DISTRICT

Mr. J. H. Pearlstone,
Executive Vice President
25 S. Charles Street
Baltimore, Maryland 21201

RE: Monumental Properties, Inc. - Petitioners
Item 216
Variance Petition

Dear Mr. Pearlstone:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Edmondson Avenue, west of Ingleside Avenue, in the First District of Baltimore County. This property is currently zoned Business, Major (B.M.) and is improved with the Westview Mall. The site abuts the Baltimore County Beltway on the west, a residential development to the north, and commercial developments to the east and south. Entrances to the shopping center are controlled by traffic signals.

The petitioner is requesting a Variance to Section 409 of the Baltimore County Zoning Regulations to permit 3,376 parking spaces instead of the required 3,676 spaces. Section 409.2 states in part.... "It is the intent of these regulations that adequate off street parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolute minimums, to be exceeded wherever feasible."

This petition is accepted for filing, however, revised site

Mr. J. H. Pearlstone,
Executive Vice President
Item 216
Page 2
May 25, 1973

plans must be submitted to this office prior to the hearing date that clearly reflect any changes requested by the various Committee members.

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,
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:J0
(Enclosure)

cc: James S. Spamer & Associates,
8017 York Road
Towson, Maryland 21284

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

Chief of Engineering
ELLSWORTH N. DIVER, P.E. Chief
May 25, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #216 (1972 - 1973)
Property Owner: Monumental Properties, Inc. (Westview)
W/S of Edmondson Avenue, W/S of Ingleside Avenue
Present Zoning: B.M.
Proposed Zoning: Variance from Section 409.1 to permit 3,376 off street parking spaces instead of the required 3,676 spaces at Westview Mall
District: 1st No. Acres: 42.35 acres

Dear Mr. DiMenna:
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.

General:
Baltimore County utilities and highway improvements are not involved.
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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #216 (1972 - 1973).

Very truly yours,
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PDR: ss
H-NE Key Sheet
3 & 4 on 21, 23 & 24 Pos. Sheet
SW 1 P 1-0
95 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21284

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFORD, P.E. Wm. T. MALSON
CHIEF ENGINEER DEPUTY CHIEF ENGINEER

May 30, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item 216 - ZAC - May 8, 1973
Property Owner: Monumental Properties, Inc. (Westview)
W/S of Edmondson Avenue, W/S of Ingleside Avenue
Variance from Section 409.1 to permit 3,376 off street parking spaces instead of the required 3,676 spaces at Westview Mall
District 1

Dear Mr. DiMenna:
The parking requirement is based on a demonstrated need and this Department does not believe the parking variance is warranted.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Baltimore, Md. Evans
Administrator

May 9, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Md. 21284

Att. Mr. John J. Dillon

Dear Mr. DiMenna:

Westview Shopping Center has been having traffic problems for some time. To grant a parking variance of 300 spaces can only compound a problem that could be extended to the state highway.

The 1972 average daily traffic count for this section of Baltimore National Pike is 32,000 vehicles.

Very truly yours,

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

CLM:hrp

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Monumental Properties, Inc. (Westview)
Location: W/S of Edmondson Avenue, W/S of Ingleside Avenue
Item No. 216 Zoning Agenda Tuesday, May 1, 1973

Genitemen:
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 _____
- (X) 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: [Signature]
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 8, 1973
DONALD J. ROOP, M.D., M.P.H.
DEPUTY 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 Item 216, Zoning Advisory Committee Meeting
May 8, 1973, are as follows:

Property Owner: Monumental Properties, Inc. (Westview)
Location: N/S of Edmondson Ave., W/S Ingleside Rd.
Present Zoning: B.M.
Proposed Zoning: Variance from Section 409.1 to permit
3,376 offstreet parking spaces instead of required
3,676 spaces at Westview Mall
District: 1
No. Acres: 42.35

Since metropolitan water and sewer are available, no
health hazard is anticipated.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mog

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 15, 1973

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 #216, Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: Monumental Properties, Inc. (Westview)
Location: N/S of Edmondson Avenue, W/S of Ingleside Avenue
Present Zoning: B.M.
Proposed Zoning: Variance from Section 409.1 to permit 3,376 off street parking spaces
instead of the required 3,676 spaces at Westview Mall
District: 1
No. Acres: 42.35 acres

A detailed plan showing all of the individual uses of the buildings must be submitted to determine
the parking requirements.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 486-2381

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 10, 1973

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

Z.A.C. Meeting of: Tuesday May 8, 1973

Re: Item 216
Property Owner: Monumental Properties, Inc. (Westview)
Location: N/S of Edmondson Avenue, W/S of Ingleside Avenue
Present Zoning: B.M.
Proposed Zoning: Variance from Section 409.1 to permit 3,376 off street
parking spaces instead of the required 3,676 spaces at
Westview Mall

District: 1
No. Acres: 42.35 acres

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

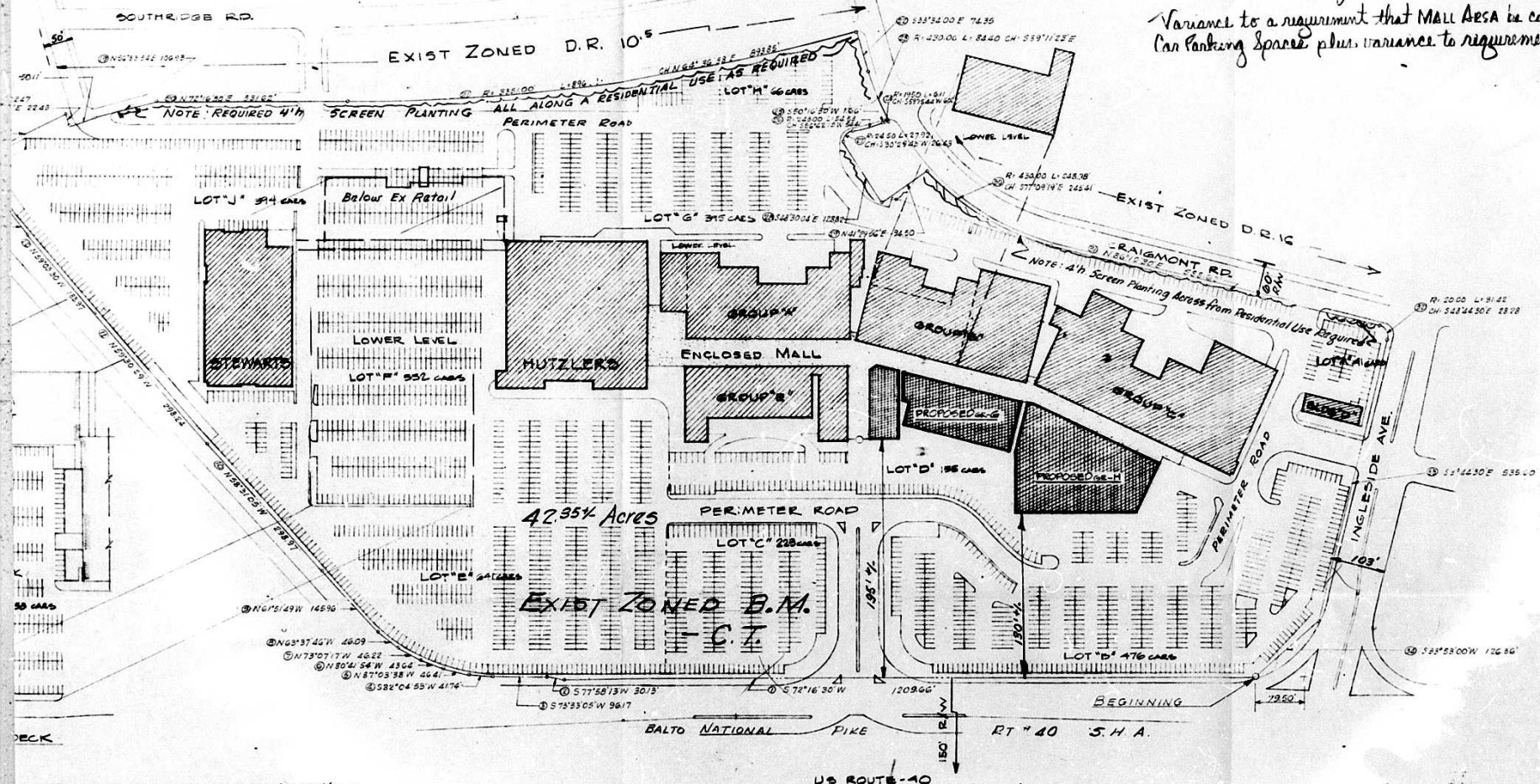
H. EMBLIC PARKS, PRESIDENT
CLYDENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN L. BRECK
JOSHUA B. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD E. WILKES

Petition for Zoning Variance to Parking Requirements - Sect. 409

Required: 3,676 car spaces: Provided 3,376 car spaces: Difference = 300 car spaces
 Subtract Mall Area (40,290 ÷ 200) = 241 car spaces
 Subtract Retail Use (11,800 ÷ 200) = 59 car spaces

Space	Present	Requires	Difference = 300 car spaces
Present Retail	577,400 ÷ 200	= 2,887	
Proposed Retail	56,700 ÷ 200	= 281	
Present Office	16,500	= 55	
Present Restaurant	10,600 ÷ 50	= 212	
Totals without Mall requirement		= 3,435 Car Spaces	
with 11,800' reduction in area		= - 59	
Total Parking Provided (Mac Paved & Striped)		<u>3,376 Car Spaces</u>	

Variance to a requirement that Mall Area be counted (A ÷ 200) for additional Car Parking Spaces plus variance to requirements for (11,800 ÷ 200) = 59



USES: Ex Zone B.M.-C.T. (42.35% A.)
 PARKING Requirements
 3,676 spaces: Provided: 3,376 Spaces

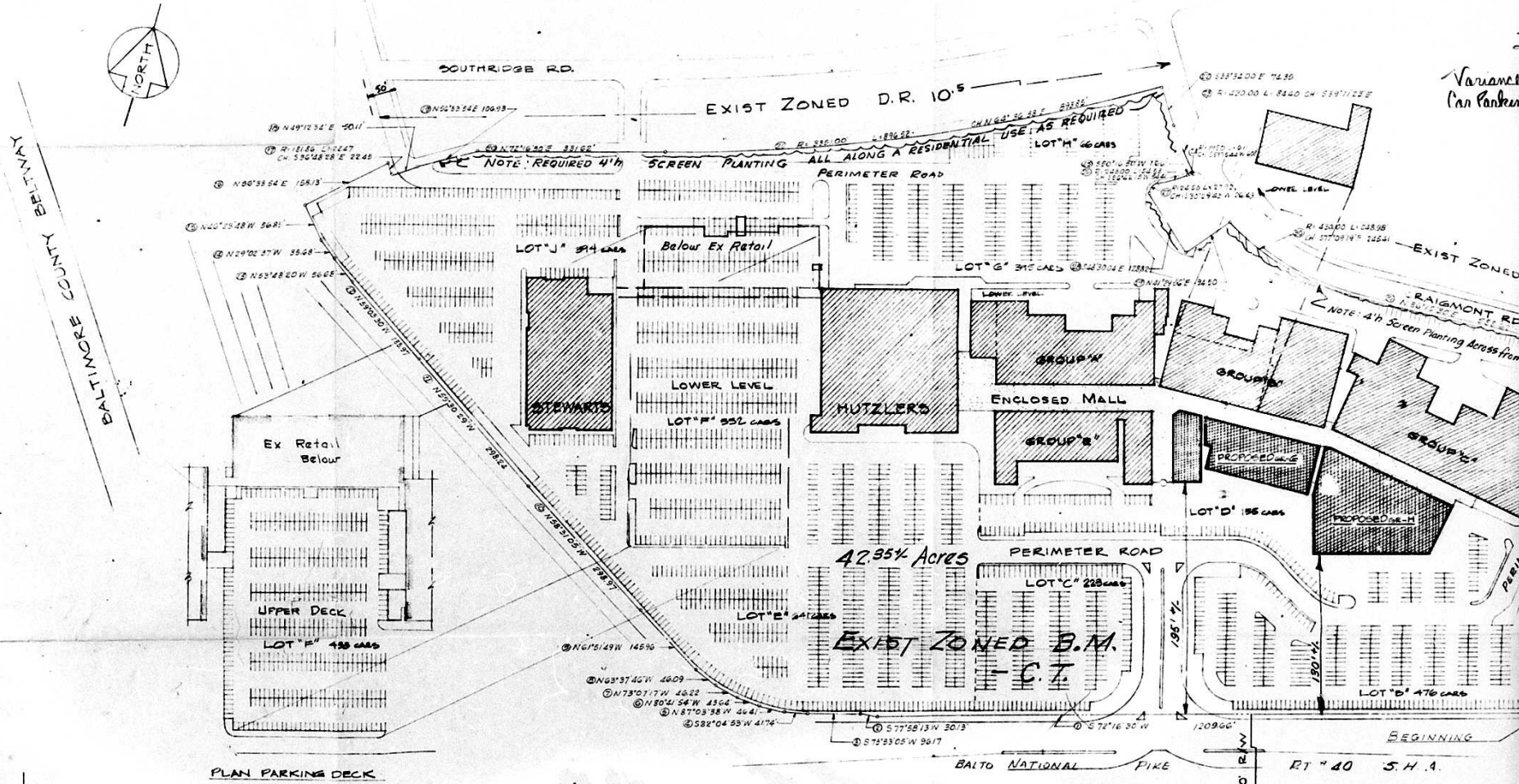
MALL
 5 CHARLES ST. CITY 21202
 3, 1973

- NOTES:
1. Balto Co Fire Dept. has approved site plans for Fire Hydrant & Sprinkler systems location.
 2. All Public Works facilities are available.
 3. All Bureaus have updated Site Plans & Additional stores (Stewarts) & Mall Enclosure now complete.
 4. All Parking, Access Roads, Aisles & Spaces are Macadam Paved. All setbacks from P/L's conform to County and S.H.A. codes.
 5. A curb 6" w x 6" h has been provided around the parking lot. The curb setback is at least 4' from Road R/W line where there is no parking & at least 8' from street R/W line where parking is proposed against it. (or used)
- SITE LAYOUT "1"=100"

Jewell Downing & Associates Architects
 1200 W. Mount Pleasant Ave. Baltimore, Md. 21217 (301) 652-7100

JAMES S. SPAMER & ASSOCIATES ENGINEERS & SURVEYORS
 6017 YORK ROAD
 TOWSON, MD. 21204





PLAT FOR ZONING PURPOSES : Ex Zone B.M.-C.T. (42.35% Ac)
 Petition for ZONING VARIANCE to Parking Requirements
 Sect 409 $\frac{1}{2}$ Parking Required 3676 Spaces : Provided : 3376 Spaces

WESTVIEW MALL
 For MONUMENTAL PROPERTIES, INC. / 255 CHARLES ST. CITY 21202
 DIST # 1 BALTIMORE COUNTY, MD
 SCALE 1" = 100 April 13, 1973

- NOTES:
1. Balto Co Fire Dept. has approved site plans for Fire Hydrant & Sprinkler systems location. **SITE LAYOUT 1"=100'**
 2. All Public Works facilities are available.
 3. All Bureaus have updated Site Plans & Additional stores (Stewarts) & Mall Enclosure now complete.
 4. All Parking, Access Roads, Aisles & Spaces are Macadam Paved. All setbacks from P/L's conform to County and S.H.A. codes.
 5. A curb 8" w x 6" h, has been provided around the parking lot. The curb setback is at least 4' from Road R/W line where there is no parking & at least 8' from street ROW line where parking is proposed against it. (or used)

old Plat



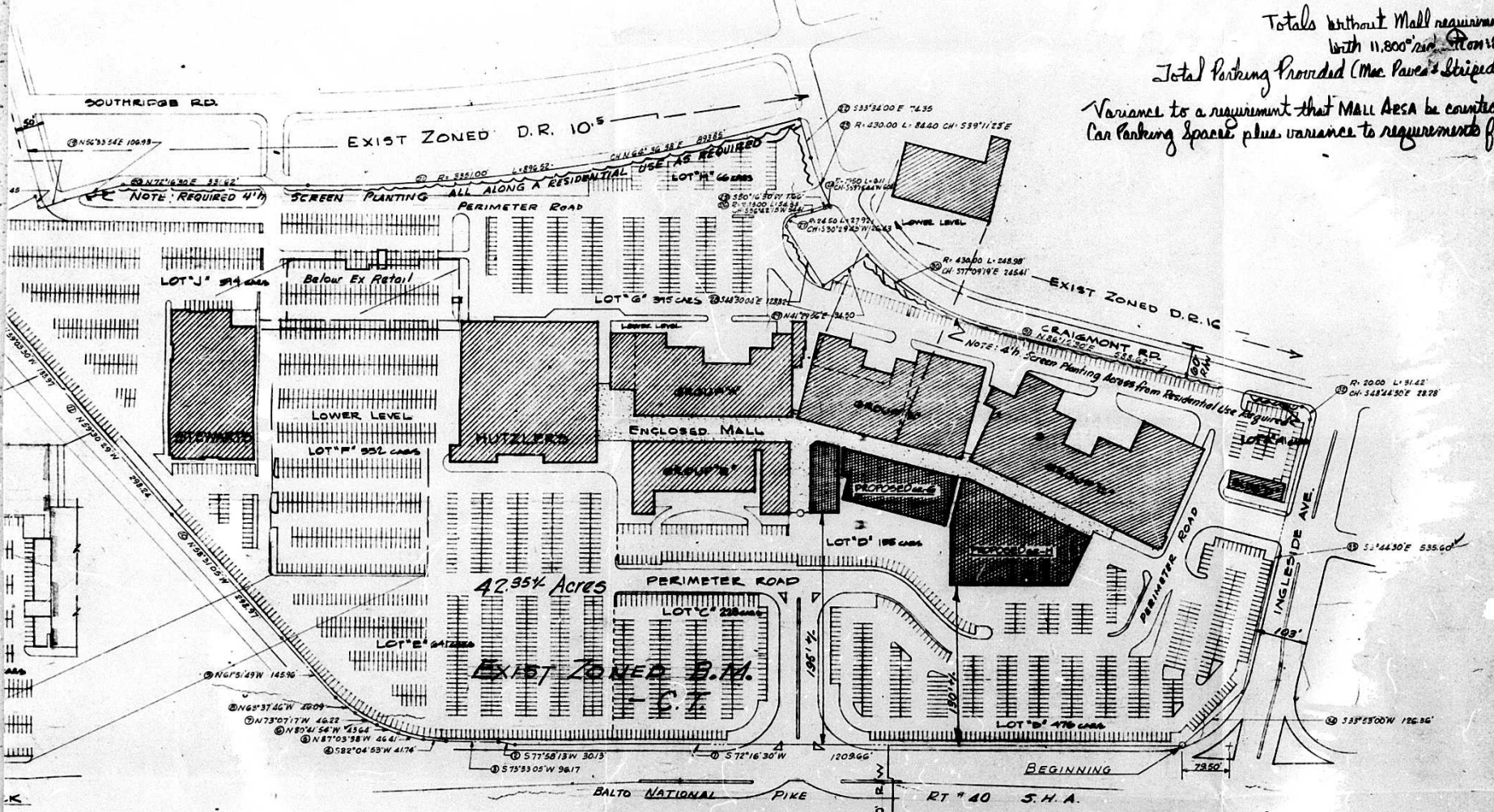
Petition for Zoning Variance to Parking Requirements - Sect. 409

Required: 3,676 car spaces: Provided 3,376 car spaces: Difference = 300 car spaces
 Subtract Mall Area (48,290 sq ft) 241 car spaces
 Subtract Retail Use (11,800 sq ft) 59 car spaces

Space	Present Retail	Requires	Difference = 300 car spaces
	577,400 sq ft + 200	= 2,887	
	Proposed Retail	56,200 sq ft + 200	= 281
	Present Office	16,500 sq ft	= 55
	Present Restaurant	10,000 sq ft + 50	= 212

Totals without Mall requirement = 3,435 Car Spaces
 with 11,800 sq ft of Mall Area = - 59
 Total Parking Provided (Mac Pavement & Striped) = 3,376 Car Spaces

Variance to a requirement that Mall Area be counted (A+200) for additional Car Parking Spaces plus variance to requirements for (11,800 sq ft) 59



SES - Ex Zone B.M.-C.T. (42.95% A.C.)
 PARKING Requirements
 3376 Spaces: Provided: 3376 Spaces

MALL
 CHARLES ST. CITY 21202

1973

- NOTES:
- Balto Co. Fire Dept. has approved site plans for Fire Hydrant & Sprinkler systems locations.
 - All Public Works facilities are available.
 - All Bureaus have updated Site Plans of Additional stores (Stewarts) & Mall Enclosure now complete.
 - All Parking, Access Roads, Aisles & Spaces are Macadam Paved. All setbacks from P.U.'s conform to County and S.H.A. codes.
 - A curb 8' w x 6' h has been provided around the parking lot. The curb setback is at least 4' from Road R/W line where there is no parking & at least 8' from street R.O.W line where parking is proposed against it. (or used)
- SITE LAYOUT 1"=100'



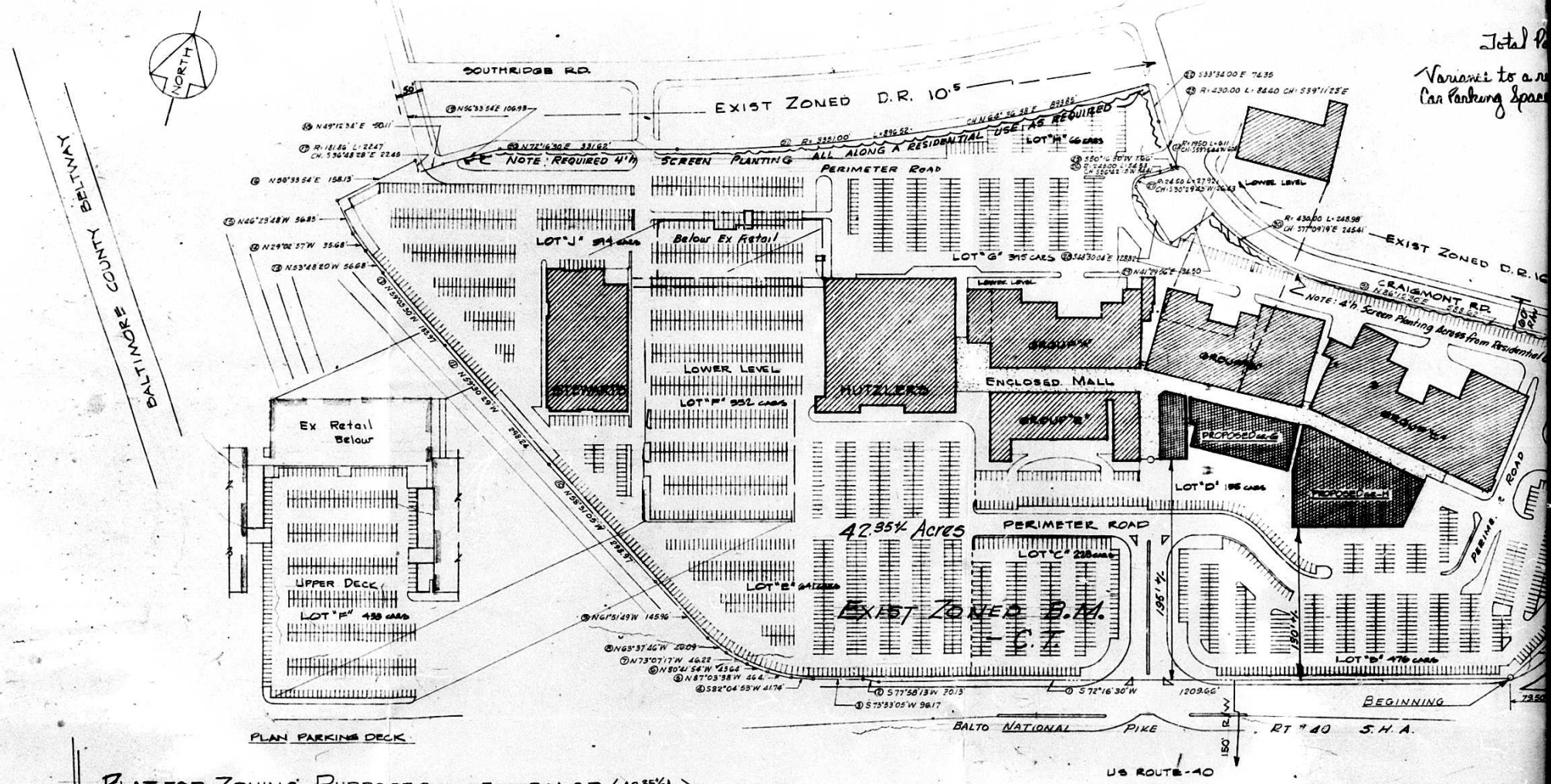
also sheet 2 of 2 attached: A Detailed Plan showing 100' of the Individual Uses of the Buildings
 The Parking Requirements are determined by each use, and shown June 19, 1973

JAMES D. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 ICWSON, MD. 21204

This is Sheet 1 of 2



Petition
 Required: 3.0
 Sub
 Sub
 Space
 Total P
 Variance to a re
 Car Parking Spaces



PLAT FOR ZONING PURPOSES - EX Zone B.M.-C.T. (42.95% Ac)
 Petition for ZONING VARIANCE to PARKING Requirements
 Sect 409 $\frac{1}{2}$ PARKING: Required 3676 spaces; Provided: 3376 Spaces

WESTVIEW MALL
 For: ADONUMENTAL PROPERTIES, INC. / 25 S CHARLES ST. CITY. 21202
 DIST # 1 BALTIMORE COUNTY, MD
 SCALE 1"=100 April 25th 1973

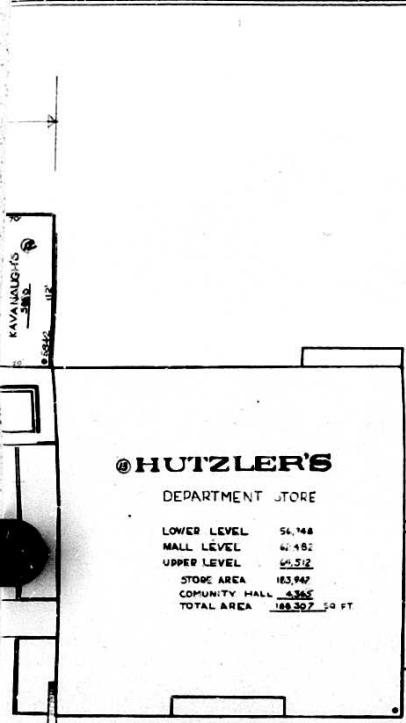
- NOTES:
1. Balto Co Fire Dept. has approved site plans for Fire Hydrant & Sprinkler systems location.
 2. All Public Works facilities are available.
 3. All Bureaus have updated Site Plans & Additional notes (Stewarts) & Mall Enclosure now complete.
 4. All Parking, Access Roads, Aisles & Spaces are Macadam Paved. All setbacks from P/L's conform to County and S.H.A. codes.
 5. A curb 6" x 6" has been provided around the parking lot. The curb setback is at least 4' from Load R/W line where there is no parking & at least 8' from street R.O.W line where parking is proposed against it. (or used)

SITE LAYOUT 1"=100'

MICROFILMED

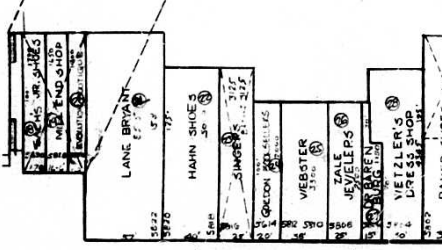
JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21284

MICROFILMED



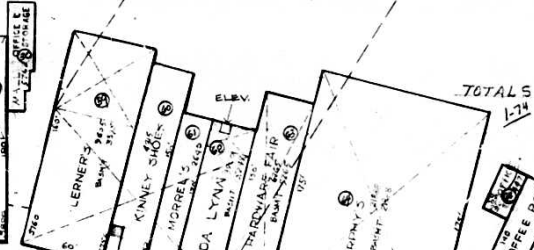
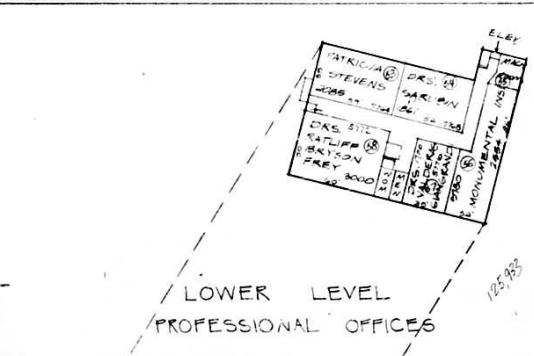
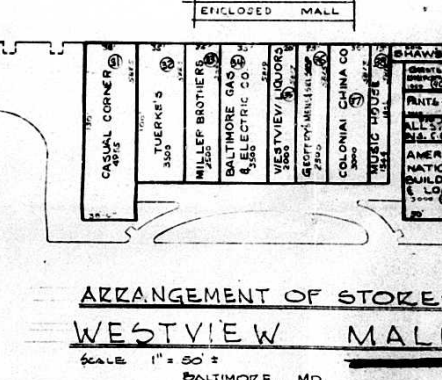
RETAIL STORAGE

14	210	
15	1,920	
16	640	
17	1,990	
18	1,700	
19	1,650	
20	1,500	
21	3,515	
22	5,000	
23	3,125	3125
24	2,000	
25	3,300	
26	2,500	
27	1,180	
28	4,345	
29	5,412	2712
30	1,500	
46,487		3,837



RETAIL STORAGE

31	4,955	
32	3,500	
33	2,600	
34	3,500	
35	2,000	
36	2,800	
37	3,000	
38	1,544	
39	809	
40	1,000	
41	1,025	
42	850	
43	3,000	
29,983		



RETAIL STORAGE

44	344	
45	496	
46	421	
47	410	
48	421	
49	478	
50	469	
51	469	
52	501	
4,011		

RETAIL STORAGE

53	2,085	
54	1,861*	
55	430*	
56	2,854	
57	1,700	
58	3,000	
59	9,605	3,575
60	4,315	
61	2,640	5,285
62	3,900	
63	6,265	5,285
64	21,888	21,880
65	63,263	33,983
66	3,448	
67	14,275	
68	5,025	
69	3,000	
70	1,700	
71	1,800	
72	9,425	
73	24,000	
74	3,295	1,909
75	666	
76	65,670	
TOTALS		547,771 48,096

Gross Total = 595,867 sq. ft. of building Area
Less 16,500 sq. Office Rentals
579,400 sq.
Less 2,000 sq. Maintenance
Present Retail 577,400 sq. (includes storage, etc.)
ADD 48,290 sq. Excl. Encl'd Mall area
Retail Area = 625,690 sq. (includes 10,600 sq. Restaurant Areas) & all Storage

PARKING CAR SPACES
Required: For Retail 625,690 sq. = 200 = 3,126
For Restaurants 10,600 sq. = 50 = 212
For Office - 16,500 = 55
3,395
Required for Proposed RETAIL (See Sheet 1 of 2) 50,200 sq. = 200 = 281
TOTAL = 3,676

PARKING
Requested: Variance to Regulation to Require Mall Area to be furnished and Retail
Less: 48,290 sq. = 200 = 241 car spaces
Less: 11,800 sq. of Area Actually used for Storage
11,800 sq. = 50 Car Spaces = 290
3676 minus 300 = 3,376 Car Spaces
Position for zoning variance to duct 409

BALTIMORE NATIONAL PIKE - US ROUTE 40

SCALE 1" = 50' ±
BALTIMORE, MD

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD, 21284



Detailed Plat Showing ALL of the Individual Use of the Buildings to Conform to Planning Zoning Ordinance of May 15, 1972

Jewell Downing & Associates Architects
1200 W. Mount Royal Ave. Baltimore, MD 21217 301-646-7700

This is sheet 2 of 2



JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21284

Stewart's

THREE LEVELS
 127,000 SQ. FT. TOTAL

Retail Storage Comm Hall

1	125,000
2	28,969
3	2,373
4	829
5	1,060
6	1,620
7	1,620
8	5,872
9	1,276
10	936
11	4,900
12	5,880
13	183,942

344,557

4365' Comm Hall

RETAIL STORAGE

31	4,955
32	3,500
33	2,500
34	3,500
35	2,000
36	2,300
37	3,000
38	1,544
39	809
40	1,000
41	1,025
42	850
43	3,000
29,983	

BALTIMORE NATIONAL PIKE - US ROUTE 40

HUTZLER'S

DEPARTMENT STORE

LOWER LEVEL	54,948
MALL LEVEL	42,452
UPPER LEVEL	64,512
STORE AREA	161,912
COMMUNITY HALL	4,366
TOTAL AREA	166,278 SQ. FT.

ARRANGEMENT OF STORES
 WESTVIEW MALL

SCALE 1" = 50'
 BALTIMORE, MD

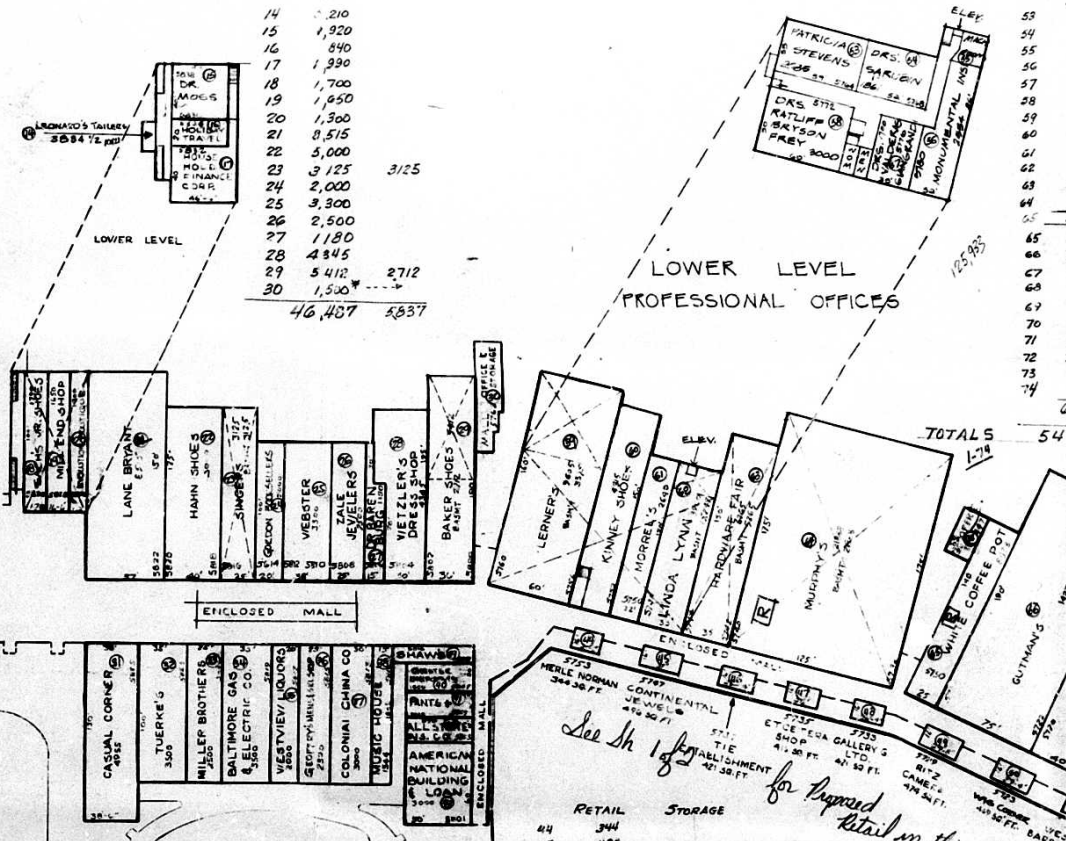
RETAIL STORAGE

14	2,210
15	1,920
16	840
17	1,990
18	1,700
19	1,950
20	1,300
21	8,515
22	5,000
23	3,125
24	2,000
25	3,300
26	2,500
27	1,180
28	4,845
29	5,412
30	1,500
46,487	
5837	

3125

2712

46,487 5837



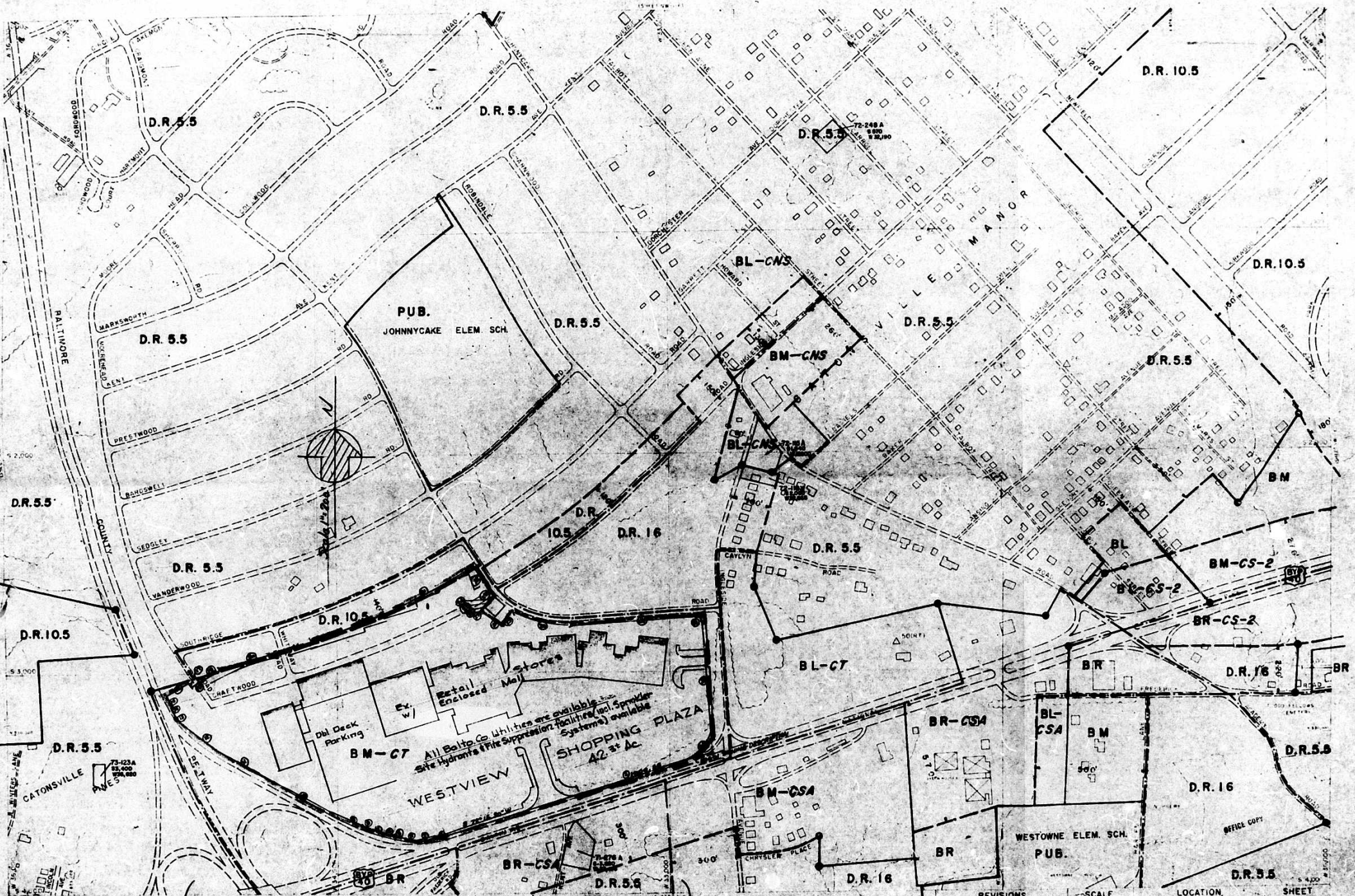
See Sh 1 of 2 for Proposed Retail on this Area

44	344
45	490
46	421
47	410
48	421
49	478
50	469
51	469
52	501

MICROFILMED

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21204





(Scale 1" = 200' Zoning Map to Accompany Site Plan & Zoning Description)

ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
JOWSON, MD. 21204

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	CATONSVILLE	SM
		DATE OF PHOTOGRAPHY APRIL 1953		I-F

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA



Petition for Zoning Variance to Parking Requirements - Sect. 409

Required: 3,676 car spaces; Provided: 3,376 car spaces; Difference = 300 car spaces
 Subtract - Mall Area [48,290' ± 200'] = 241 car spaces
 Subtract - Retail Use [11,800' ± 200'] = 59 car spaces

Space	Present Retail	Requires	Difference
	577,400' ± 200	= 2,887	
	Proposed Retail	56,200' ± 200	= 281
	Present Office	16,500'	= 55
	Present Restaurant	10,600' ± 50	= 212

Totals without Mall requirement = 3,435 Car Spaces
 With 11,800' retail area = 59

Total Parking Provided (Mac Paved & Striped) = 3,376 Car Spaces

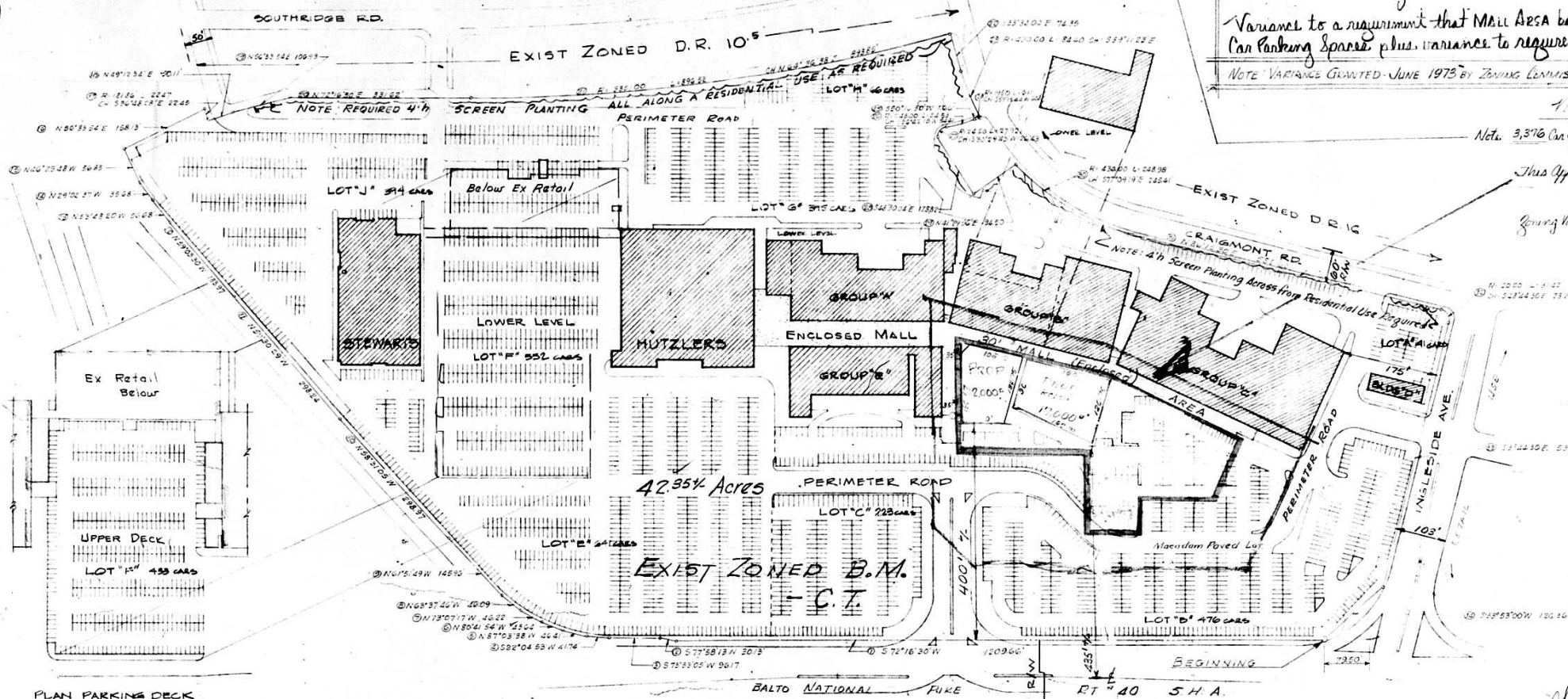
Variance to a requirement that Mall Area be counted (A=200) for additional Car Parking Spaces plus variance to requirements for (11,800' ± 200) = 59

NOTE: VARIANCE GRANTED - JUNE 1973 BY ZONING COMMISSIONER OF BALTO. CO. MARYLAND

Nov 27, 1973 (Not Updated for Permit Purposes)

Note: 3,376 Car Space approval includes Proposed Retail Count of 56,200' ± 200 = 281 spaces
 This Application = 10,000' ± 17,000' ± 29,000' Retail
 Parking Required = 29,000 - 200 = 145 Car Spaces
 Zoning Variance allows a reduction of 300 Car Spaces
 to 300 less 145 = 155 Car Spaces
 Future Allowance

BALTIMORE COUNTY BALTIMORE



PLAN PARKING DECK

PLAT FOR PERMIT PURPOSES: EX ZONE B.M.-C.T. (42.35% A.)
 Petition for Zoning Variance to Parking Requirements
 Sect 409 Parking Required 3676 spaces; Provided: 3376 Spaces
 APPROVED JUNE 1973

WESTVIEW MALL
 FOR MONUMENTAL PROPERTIES, INC. 125 S. CHARLES ST. CITY. 21202
 DIST # 1 BALTIMORE COUNTY, MD
 SCALE 1" = 100'
 Nov. 27th, 1973

- NOTES:
- Balto Co. Fire Dept has approved site plans for Fire Hydrant & Sprinkler systems location.
 - All Public Works facilities are available.
 - All Bureaus have updated Site Plans & Additional stores (Stewarts) & Mall Enclosure now complete.
 - All Parking, Access Roads, Aisles & Spaces are Macadam Paved. All setbacks from P.L.'s conform to County and S.N.A. codes.
 - A curb 8" w x 6" h has been provided around the parking lot. The curb setback is at least 4' from Road R/W line where there is no park & at least 8' from street R.O.W line where parking is proposed against it.
 - All lighting is Balto Fixture Type or Approved equal & is screened to prevent glare (if used).
 - Roads - No change to Entrances now approved by S.N.A.

SITE LAYOUT 1" = 100"

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 12-12-73
 73-291-A

Site Plan for Permit Purposes Nov 27, 1973
 See Sheet 2 of 2 - A Detailed Plan Showing All of the Individual Uses of the Buildings
 The Parking Requirements are determined by each use and shown June 19, 1973

Jewell Downing & Associates Architects
 1808 W. Mount Royal Ave. Baltimore, MD 21217 381-887-7700

JAMES S. SPANER & ASSOCIATES ENGINEERS & SURVEYORS
 817 YORK ROAD TOWSON, MD, 21204

KEY TO MATERIALS

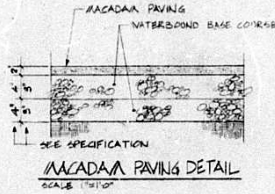
[Pattern]	EARTH
[Pattern]	CONCRETE (SECTION)
[Pattern]	CONCRETE (PLAN)
[Pattern]	GRAVEL
[Pattern]	BRICK
[Pattern]	BLOCK (C.A.U.)
[Pattern]	FINISH WOOD
[Pattern]	DIMENSIONAL WOOD
[Pattern]	PLYWOOD
[Pattern]	STEEL
[Pattern]	ALUMINUM
[Pattern]	INSULATION (FLEXIBLE)
[Pattern]	INSULATION (RIGID)
[Pattern]	GLASS
[Pattern]	CARPET
[Pattern]	DRYWALL ON METAL STUD
[Pattern]	MACADAM (PLAN & SECTION)

ABBREVIATIONS

ALUM.	ALUMINUM
C.	CENTERLINE
F.D.	FLOOR DRAIN
V.A.TILE	VINYL ASBESTOS TILE
N.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
C.A.U.	CONCRETE MASONRY UNIT

SYMBOLS

[Symbol]	NORTH ARROW (ALL PLANS)
[Symbol]	SECTION DESIGNATION SHEET ON WHICH SECTION IS DRAWN
[Symbol]	SECTION
[Symbol]	ROOM NUMBERS
[Symbol]	DETAILS
[Symbol]	INTERIOR ELEVATIONS
[Symbol]	DOOR SYMBOL
[Symbol]	NEW SPOT ELEVATION
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING CONTOUR
[Symbol]	NEW CONTOUR
[Symbol]	PROPERTY LINE
[Symbol]	CONTRACT LIMIT LINE
[Symbol]	FENCE



TYPICAL SIDEWALK DETAILS

SIDEWALK NOTES

CONCRETE SIDEWALKS TO BE 4\"/>

GENERAL NOTES:

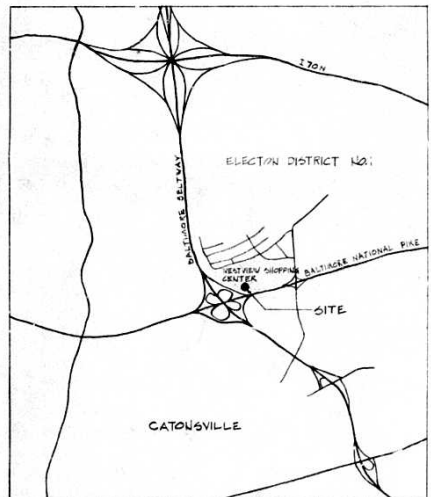
1. ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. ALL AREA CONCRETE PROTECTION FOR STEEL, ALL SIDES: 3/4\"/>

PARKING NOTE:

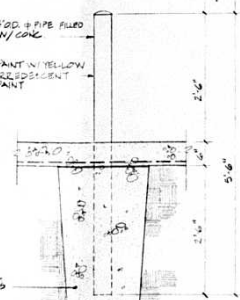
1. WALK REQUIRED FOR EVERY 100 SQ FT BUILDING SQ FT = 3400
2. 3400 + 300 = 101
3. 12 SPACES PROVIDED ON SITE FOR BANK

SITE NOTES:

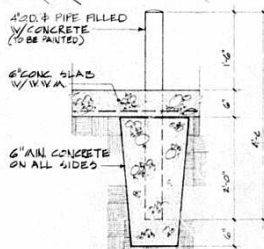
1. NEW PAVING TO HAVE 1\"/>



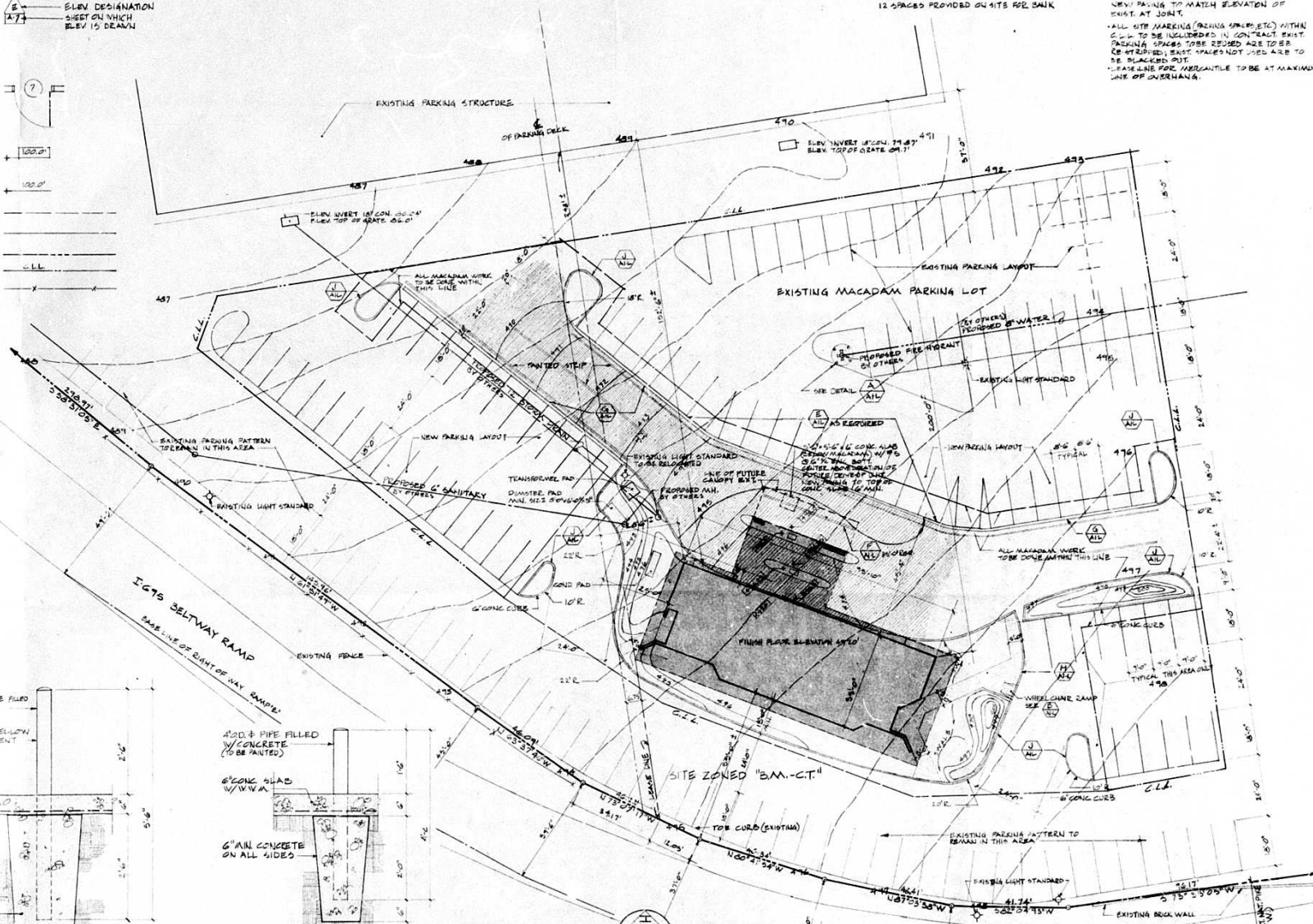
SITE LOCATION MAP
SCALE 1\"/>



GUARD POST DETAIL
SCALE 3/4\"/>



GUARD POST DETAIL
SCALE 3/4\"/>

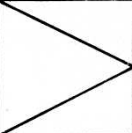


BENCH MARK
CUT IN S.E. CORNER MEDIAN IN E. OF ROUTE 40 OPPOSITE WESTVIEW MALL 20 FT. W. OF RENTLINE 100' E. OF BELTWAY ELEV. 512.00'

SITE PLAN
SCALE 1\"/>

THIS BUILDING IS DESIGNED IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE, BLOCK 101. SITE INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY BY SPELMAN, LARSON & ASSOCIATES INC. DATED 10/16/74 INT. DISTRICT BALTIMORE CO., MARYLAND

marks and cooke
architects
planners
215 West 100th Road
Baltimore, Maryland 21204
(301) 663-6744



NEW BRANCH BANKING FACILITY
FOR
MERCANTILE SAFE DEPOSIT & TRUST COMPANY
5910 BALTIMORE NATIONAL PIKE
CATONSVILLE, MARYLAND

DATE: MARCH 14, 1975
PROJECT NO. 750100
A1

