

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

REISTERSTOWN SHOPPING CENTER,
I, or we, a limited partnership, 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 409.2b (1), 3, 3A, and 6) to permit 1128 1015 parking spaces in lieu of the required 1128 parking spaces.

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

The Owner desires to construct an additional retail building containing approximately 10,400 square feet and proposes to construct an addition to the existing Food Fair store, said addition containing approximately 15,800 square feet, both proposed improvements shown on the attached Plat, and as a result of the addition of said proposed improvements, the required number of parking spaces for the entire Center will be 125 less than that required by the zoning regulations of Baltimore County.

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.

REISTERSTOWN SHOPPING CENTER

Contract purchaser

Jacques S. Cardin, Legal Owner
General Partner
Address: 6615 Reisterstown Road

CARDIN AND WEINSTEIN, P.A.

Baltimore, Maryland 21215

By: William I. Weinstein

Protestant's Attorney

Address: 76 W. William I. Weinstein
6615 Reisterstown Rd., Balto., Md. 21215

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of March 1976 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 108, County Office Building in Towson, Baltimore County, on the 8th day of April, 1976 at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over)

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 19, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Attn: Mr. Franklin Hogans

Re: Z.A.C. meeting 1-13-76
ITEM: 130
Prop. Owner: Reisterstown Shopping Center
Location: N/E side of Reisterstown Rd.
Route 140: 175' NW of Cherry Hill Road
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required
No. of Acres: 19.808
District: 4th

Dear Mr. DiNenna:

The proposed parking variance would eliminate 125 spaces that would normally be required. This deficiency could cause traffic problems that could effect the flow of traffic on Reisterstown Road. This situation is especially critical on a heavily traveled highway such as Reisterstown Road. The 1974 average daily traffic on this section of the highway is 23,000 vehicles.

CL:gjc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: Mr. John E. Meyers

RE: PETITION FOR VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
NE/S of Reisterstown Road, 175.10' :
NW of Cherry Hill Road, 4th District : FOR BALTIMORE COUNTY
REISTERSTOWN SHOPPING CENTER, : Case No. 76-206-A
Petitioners

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, It is, this 8th day of July, 1976, by the County Board of Appeals for Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED with prejudice.

Walter A. Reiter, Jr., Chairman

John A. Miller

Robert L. Gilland

RE: PETITION FOR VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
NE/S of Reisterstown Road, 175.10' :
NW of Cherry Hill Road, 4th District : FOR BALTIMORE COUNTY
REISTERSTOWN SHOPPING CENTER, : Case No. 76-206-A
Petitioners

MOTION TO DISMISS APPEAL

To the Honorable, the Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents:

1. That by an Order passed on May 4, 1976, the Zoning Commissioner of Baltimore County granted unto the applicant in the form of a Variance authority to thereafter provide only 1,016 off-street parking spaces in lieu of the 1,128 parking spaces normally required by the Baltimore County Zoning Regulations.
2. That thereafter, on or about May 28, 1976, your Movant filed an appeal from said Order to this Board, and the matter is presently pending for hearing.
3. That said appeal was motivated by the comment contained in the Baltimore County Zoning Plans Advisory Committee comment under date of January 19, 1976, by the State Highway Administration, Maryland Department of Transportation, a photostatic copy thereof being appended hereto, marked "Movant's Exhibit No. 1," and, by the comment submitted under date of February 19, 1976, by the Department of Traffic Engineering, Baltimore County; a photostatic copy thereof marked "Movant's Exhibit No. 2," is attached hereto.
4. That the regulations with regard to the designation and maintenance of fire lanes in shopping centers recently became effective, and your Movant asked both the State Highway Administration and the Baltimore County authorities to review their comments with regard to this and other similar properties involved in zoning proceedings to determine whether the subsequent potential loss of additional parking spaces for fire lane purposes would further aggravate the condition forecast by them in this and other cases if the Variance sought was granted.

5. Your Movant's request, as particularized as to the present case, resulted in an intensive review of the application by those authorities, with the result that the fears expressed in the comments identified as "Movant's Exhibits Nos. 1 and 2" were found by their authors to be overstated, with the result that their report to your Movant was to the effect that they no longer saw any harm to the public which might reasonably result from the granting of the Variance. Attached hereto, marked "Movant's Exhibit No. 3," is a letter issued by the State Highway Administration, Maryland Department of Transportation, under date of June 18, 1976, expressing what is in effect the withdrawal of the previous objection of that Department.

6. Your Movant is therefore satisfied that maintenance and prosecution of the appeal heretofore filed is not required in the public interest.

WHEREFORE, it is respectfully moved that the County Board of Appeals by an appropriate order dismiss the appeal pending in this matter.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of July, 1976, a copy of this Motion and attachments marked "Movant's Exhibits Nos. 1, 2 and 3," and of the Order appended thereto was mailed to William I. Weinstein, Esquire, 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners.

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 130 - ZAC - January 13, 1976
Property Owner: Reisterstown Shopping Center
Location: NE side of Reisterstown Rd. 175' NW of Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required
No. of Acres: 19.808
District: 4th

Dear Mr. DiNenna:

Baltimore County parking regulations are based on a proven need for parking, and a parking variance of this size can be expected to cause traffic problems in this area. The plan should be revised to show an accurate count of the parking spaces shown on the drawing.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 18, 1976

Mr. John Hession III
People's Counsel
County Office Bldg.
Towson, Md. 21204

Re: Zoning Petition, Item 130
Reisterstown Shopping Center
N/E side of Reisterstown Road
(Route 140), 175' N/W of Cherry Hill Road
Variance to permit 1016 Parking Spaces in lieu of 1141 Spaces Required.

Dear Mr. Hession:

Subsequent to our comments of January 19, 1976, we have been advised by persons, who are familiar with peak operation of the shopping center, that under present normal conditions, the parking lot does not come close to being filled. With this being the case, the subject variance should cause no particular problem to the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CLJEM:vrd

By: John E. Meyers

JAMES B. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY: WOL
DATE: 12-17-75

SHEET 1 OF 1
FILE

Suburbia Shopping Plaza
Zoning Description

Beginning for the same at a point on the northeast side of Reisterstown Road (as proposed to be widened to 100 feet) at the distance of 175.10 feet northwesterly from the center line of Cherry Hill Road and running thence,

- (1) North 48° 17' 35" East 510.59 feet
- (2) North 3° 21' 55" East 800.64 feet
- (3) South 84° 38' 55" West 588.83 feet
- (4) North 77° 22' 30" West 191.74 feet and
- (5) South 11° 01' 20" West 567.12 feet to said northeast side of Reisterstown Road, thence blinding thereon
- (6) South 44° 05' 05" East 249.00 feet
- (7) South 44° 11' 30" East 605.51 feet and
- (8) South 43° 39' 38" East 145.00 feet to the place of beginning.

Containing 19.808 acres of land more or less.



UNDER RECEIVED FOR FILING
DATE 7/14/1976

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 granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit 1016 off-street parking spaces in lieu of the required 1128 parking spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of May, 1976, that the herein Petition for the aforementioned Variance 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 Public Works, and the Office of Planning and Zoning.

Eric DiNenna
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1976, that the above Variance be and the same is hereby DENIED.

Eric DiNenna
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S of Reisterstown Road, 175.10' :
NW of Cherry Hill Road, 4th District : OF BALTIMORE COUNTY
REISTERSTOWN SHOPPING CENTER, : Case No. 76-206-A
Petitioners :

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above-entitled matter under date of May 4, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to William I. Weinstein, Esquire, 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners, on this 28th day of May, 1976.

John W. Hession, III
John W. Hession, III



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Northeast side of Reisterstown Road :
175.10 feet Northwest of Cherry Hill Road, :
4th District : OF BALTIMORE COUNTY
REISTERSTOWN SHOPPING CENTER, : Case No. 76-206-A
PETITIONERS :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. *John W. Hession, III*
Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1976, a copy of the foregoing Order was mailed to William I. Weinstein, Esquire, 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners.

John W. Hession, III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 10, 1976

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans
XXXXXXXXXXXXXXXXXXXX
Jr.

MEMBERS
BUILDING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROPERTY AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS INSPECTOR

James S. Cardin, Esq.
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Variance Petition
Item 130
Reisterstown Shopping Center,
A Limited Partnership

Dear Mr. Cardin:

This office is in receipt of revised plans and/or descriptions which reflect the proposed changes of the participating agency of the Zoning Plans Advisory Committee.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which shall be held not less than 30, nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: James S. Spomer & Associates
6017 York Road
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 19, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition 76-206-A, Petition for Variance for Off-Street Parking.
Northeast side of Reisterstown Road 175.10 feet
Northwest of Cherry Hill Road
Petitioner - Reisterstown Shopping Center

Fourth District

Hearing: Thursday, April 8, 1976 at 10:00 AM.

This office shares the concerns expressed by the Zoning Advisory Committee representatives from the State Highway Administration and the Baltimore County Department of Traffic Engineering; we are opposed to the granting of the requested variance.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:mjs

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

baltimore county
department of public works
TOWSON, MARYLAND 21204

WALTER H. VALENZUELA
DIRECTOR

February 17, 1976

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

Re: Item #130 (1975-1976)
Property Owner: Reisterstown Shopping Center
N/S of Reisterstown Rd., 175' N/W of Cherry Hill Rd.
Existing Zoning: BM
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required.
No. of Acres: 19.808 District: 4th

Dear Mr. DiNenna:

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 highway and utility improvements are not directly involved. However, this property is tributary to the Gwynns Falls sanitary sewerage system, subject to State Health Department imposed moratorium restrictions.

It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #130 (1975-1976).

Very truly yours,

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

END: EAH: FWR: ss

cc: Mr. Munchel

T-NW Key Sheet
56 NW 38 Pos. Sheet
NW 14 J Topo
48 Tax Map

May 4, 1976

William I. Weinstein, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Variance
NE/S of Reisterstown Road,
175.10' NW of Cherry Hill
Road - 4th Election District
Reisterstown Shopping Center -
Petitioners
NO. 76-206-A (Item No. 130)

Dear Mr. Weinstein:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1976

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
TOWSON, MARYLAND 21204
Franklin T. Hogans
Chairman, Jr.

Jerome S. Cardin, Esq.
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Variance Petition
Item 130
Reisterstown Shopping Center,
A Limited Partnership

Dear Mr. Cardin:

The Zoning Plans 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 northeast side of Reisterstown Road, 175 feet northwest of Cherry Hill Road, and is currently improved with an existing shopping center complex.

The petitioner is requesting a Variance to permit 1016 parking spaces in lieu of the required 1141 spaces in order that two additions may be constructed.

In accordance with the comments of the Department of Traffic Engineering and the Project and Development Planning division, the site plan must be revised to

Jerome S. Cardin, Esq.
Re: Item 130
February 26, 1976
Page 2

show a clear breakdown of all building utilizations, as well as a concise and accurate number of parking spaces to be operational if the proposed additions are constructed.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments in the foregoing, and any comments from other departments as requested.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: James S. Spamer & Associates
8017 York Road
Towson, Md. 21204



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 19, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Attn: Mr. Franklin Hogans

Re: Z.A.C. meeting 1-13-76
ITEM: 130
Prop. Owner: Reisterstown Shopping Center
Location: N/E side of Reisterstown Rd.
Route 140: 175' NW of Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required
No. of Acres: 19.808
District: 4th

Dear Mr. DiNenna:

The proposed parking variance would eliminate 125 spaces that would normally be required. This deficiency could cause traffic problems that could effect the flow of traffic on Reisterstown Road. This situation is especially critical on a heavily traveled highway such as Reisterstown Road. The 1974 average daily traffic on this section of the highway is 23,000 vehicles.

CL:gjc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permit

John E. Meyers
by: Mr. John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Paul H. Reincke
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Reisterstown Shopping Center

Location: N/E side of Reisterstown Rd., 175' NW of Cherry Hill Rd.

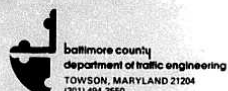
Item No. 130 Zoning Agenda January 13, 1976

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.
- () 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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John E. Kelly* Noted and Approved: *James H. Murphy*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



STEPHEN E. COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 130 - ZAC - January 13, 1976
Property Owner: Reisterstown Shopping Center
Location: NE side of Reisterstown Rd. 175' NW of Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required
No. of Acres: 19.808
District: 4th

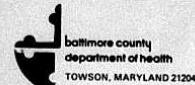
Dear Mr. DiNenna:

Baltimore County parking regulations are based on a proven need for parking, and a parking variance of this size can be expected to cause traffic problems in this area. The plan should be revised to show an accurate count of the parking spaces shown on the drawing.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



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

January 23, 1976

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

Dear Mr. DiNenna:

Comments on Item #130, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Reisterstown Shopping Center
Location: N/E side of Reisterstown Rd., 175' NW of Cherry Hill Rd.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required
No. of Acres: 19.808
District: 4th

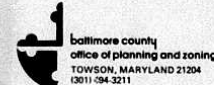
A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Public water is available.

Very truly yours,

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

RJW:dlsf



WILLIAM D. FROMM
DIRECTOR

January 27, 1976

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 #130, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Reisterstown Shopping Center
Location: N/E side of Reisterstown Road 175' NW of Cherry Hill Road
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required
No. of Acres: 19.808
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The plan must be revised to show the uses of all buildings clearly. Also the parking calculations must be revised to show existing spaces, spaces to be removed, and total number of spaces to be provided.

All required screening must be shown on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

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

Z.A.C. Meeting of: January 13, 1976

Re: Item 130

Property Owner: Reisterstown Shopping Center

Location: N/E side of Reisterstown Rd., 175' N.W. of Cherry Hill Rd.

Present Zoning: B.M.

Proposed Zoning: Variance to permit 1016 parking spaces in lieu of 1141 spaces required.

District: 4th

No. Acres: 19.808

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, JR.
MRS. RICHARD W. TRACY, JR.



Public Hearing for Variance for
Zoning Department of Baltimore County
111 W. Chesapeake Avenue, Towson, Md.
1775 at 10:00 A.M.
Public Hearing Room 100, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commission of Baltimore
County, by authority of the
County and the Board of Zoning
Adjustment, will hold a public hearing
on the following petition for a
variance from the zoning regulations of
Baltimore County, to permit the
posting of signs on the property at 112
Cherry Hill Road, Baltimore County.
The zoning regulations to be
varied are as follows:
Section 17-13 (1) A, 1 to and 10-00
feet. Signs shall not exceed 10 feet
in height. Signs shall not be placed
on the front of the building. Signs
shall not be placed on the side of the
building. Signs shall not be placed
on the rear of the building. Signs
shall not be placed on the roof of the
building. Signs shall not be placed
on the ground. Signs shall not be
placed on the walls of the building.
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building. Signs shall not be placed
on the ground. Signs shall not be
placed on the walls of the building.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 18, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time, successive weeks before the 8th day of April, 1976, the first publication appearing on the 18th day of March, 1976.

THE JEFFERSONIAN,

S. Eric DiNenna
Manager.

Cost of Advertisement, \$.

Public Hearing for Variance for
Zoning Department of Baltimore County
111 W. Chesapeake Avenue, Towson, Md.
1775 at 10:00 A.M.
Public Hearing Room 100, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commission of Baltimore
County, by authority of the
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in height. Signs shall not be placed
on the front of the building. Signs
shall not be placed on the side of the
building. Signs shall not be placed
on the rear of the building. Signs
shall not be placed on the roof of the
building. Signs shall not be placed
on the ground. Signs shall not be
placed on the walls of the building.

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 17, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance—Reisterstown Shopping Center
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 8th day of April 1976 that is to say, the same
was inserted in the issues of March 17, 1976.

STROMBERG PUBLICATIONS, Inc.

By *P. St. John*

1-Sign

76-206-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting June 10, 1976
Posted for: APPEAL
Petitioner: REISTERSTOWN SHOPPING CENTER
Location of property: NE/S of Reisterstown Rd. 175.10' NW of
CHERRY HILL Rd.
Location of Sign: NE/S of Reisterstown Rd. 500' to NW of
CHERRY HILL Rd.
Remarks: Thomas K. Roland Date of return: June 18, 1976
Posted by: Thomas K. Roland Signature

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting MARCH 20, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: REISTERSTOWN SHOPPING CENTER
Location of property: NE/S of Reisterstown Rd. 175.10' NW of
CHERRY HILL Rd.
Location of Sign: NE/S of Reisterstown Rd. 500' to NW of
CHERRY HILL Rd.
Remarks: Thomas K. Roland Date of return: MARCH 26, 1976
Posted by: Thomas K. Roland Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of
Dec 1975. Filing Fee \$ 25.00. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Reisterstown Shopping Center Submitted by S. DiNenna
Petitioner's Attorney William W. Wainstein Reviewed by ETH

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

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:			Revised Plans: Change in outline or description ☐ Yes ☐ No							
Previous case:			Map # <u> </u>							

S. Cardin, Esq.
Reisterstown Shopping Center,
Baltimore, Maryland 21215

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 8th day of March 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Reisterstown Shopping Center,
Petitioner: A Limited Partnership

Petitioner's Attorney James S. Cardin Reviewed by Franklin T. Hoagins, Jr.
cc: James S. Spener & Associates
6017 York Road
Towson, Md. 21204
Chairman,
Zoning Advisory
Committee

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

No. 33420

DATE June 1, 1976 ACCOUNT 01-662

AMOUNT \$40.00

RECEIVED FROM John W. Hessian, III, Esquire, People's Comm.
FOR Cost of Filing of an Appeal and Posting of Property
on Case No. 76-206-A (Item No. 130)
NE/S of Reisterstown Road, 175.10' NW of Cherry Hill
Road - 4th Election District
Reisterstown Shopping Center - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33331

DATE April 13, 1976 ACCOUNT 01-662

AMOUNT \$54.00

RECEIVED FROM Reisterstown Shopping Center, Room 207
FOR 6615 Reisterstown Rd., Baltimore, Md. 21215
Advertising and posting of property
#76-206-A

2887 6284 13

54.00 USD

VALIDATION OR SIGNATURE OF CASHIER

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

No. 31676

DATE March 16, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Reisterstown Shopping Center, 6615 Reisterstown
FOR Baltimore, Md. 21215
Petition for Variance
#76-206-A

2887 6284 16

25.00 USD

VALIDATION OR SIGNATURE OF CASHIER

