

Baltimore County
Department of Permits and
Development Management

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

December 8, 1995

Julius W. Lichter, Esquire
Levin & Gann
305 West Chesapeake Avenue
Towson, MD 21204

RE Zoning Verification
Belair Beltway Shopping Cntr.
Southeast Corner Baltimore
Beltway & Belair Road
Zoning Case #80-143-X
14th Election District

Dear Mr. Lichter:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your client's request is to have a movie theater as a tenant, as approved in zoning case #80-143-X.

As stated in your letter, you realize the site, as shown on the submitted plat dated October 13, 1995 by Thomas J. Hoff of Hoff and Antonucci, does not meet current Baltimore County Zoning Regulations as to the required number of parking spaces and setback of parking spaces to the street right-of-way. Your letter also states that a revised site plan complying with all zoning regulations will be submitted. As such, a building permit application for a change of occupancy for the proposed movie theater, accompanied by the aforementioned site plan, will be approved by this office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure

MICROFILMED

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

No. 013406

DATE 12/5/95 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM Levin & Gann

FOR #710 - VERIFICATION

Belair Beltway Shopping Center
0289180141413483 \$40.00
BN 00021347812-05-95

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
10TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-620-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-295-2801

RECEIVED DEC 8 5 1995

JULIUS W. LICHTER

November 30, 1995

HAND DELIVERED
Mr. Arnold Jablon, Director
Department of Permit and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Belair Beltway Shopping Center

Dear Mr. Jablon:

I represent the Belair Beltway Partnership, the owners of the above shopping center which is located at the Southeast corner of the Baltimore Beltway and Belair Road, which shopping center is fully developed and complete as shown on the plan attached herewith. On February 25, 1980 by order of the Zoning Commissioner of Baltimore County a special exception was granted to allow for a portion of the shopping center space to be occupied as a movie theater subject to certain conditions. A copy of a portion of the order which specifies the granting of the special exception together with the conditions are enclosed herewith.

The movie theater which was the subject of the special exception back in 1980 was installed and operated for a number of years but is no longer a tenant at this time. My client is now attempting to lease space to a new movie theater tenant. My client has been advised that in order to have a building permit approved for this new tenancy it will be necessary to pursue a building permit subject to the new parking regulations as the old parking regulations would not provide sufficient spaces.

In order for my client to utilize the new parking regulations adjustments in the parking area space are required. These adjustments can be made and will be made promptly and prior to the occupancy by the movie theater. I enclose herewith a draft copy of the tenant plan dated October 19, 1994 for the Belair Beltway Shopping Center which does not include the movie theater as yet. I am advised that the buffer highlighted in yellow on this plan will be created prior to the issuance of the occupancy permit for the movie theater. An updated tenant plan will be prepared reflecting all existing and proposed development together with the current parking calculations and layout will be provided with the application for building permit. There will be sufficient parking on the site to meet the new parking regulations together with all other requirements.



MICROFILMED

Mr. Arnold Jablon, Director
November 30, 1995
Page Two

LEVIN & GANN, P. A.

Therefore, I ask that you allow the building permit to be filed upon presentation of an updated tenant plan which reflects the statements made in this letter as being within the spirit and intent of the regulations pursuant to the Special Exceptions created on February 25, 1980.

As time is of the essence I would appreciate your prompt advise so that my client will be able to move forward upon an application for building permit. I enclose my check for \$40.00 to cover the fee for providing a response to this inquiry.

Sincerely,

Julius W. Lichter

JWL/ch

Enclosures

- 1 - Copy of Petition for Special Exception
- 2 - Copy of Zoning Commissioner's Order
- 3 - Copy of Special Exceptions Plan
- 4 - Copy of draft tenant plan for shopping center

cc: Belair Beltway Partnership
Mr. Tom Hoff

MICROFILMED

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Belair Beltway 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

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

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.
Belair Beltway Partnership
Contract purchaser Charles E. Hoff Legal Owner
Address 2100 Belair Road
Guttenberg, Md. 21055
303-3434
Petitioner's Attorney _____ Protestants Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of December, 1979, that the subject matter of this petition to 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 24th day of January, 1979, at 10 o'clock A.M.
Spencer E. Hoff
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

HOFF & ANTONUCCI INC. TEL No. 1-301-628-9229 Nov 22, 95 12:50 No. 002 P. 02

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a movie theatre should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of February, 1980, that the herein Petition for Special Exception for a movie theatre should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the parking requirements set forth in Section 409.2b.(1).
2. Compliance with the applicable sign regulations as contained in Section 413.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. A revised site plan be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Spencer E. Hoff
Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Belair Beltway 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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

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.

Belair Beltway Partnership
General Partners
Charles Crane
Howard Brown
Contract purchaser
Address: 9188 Reisterstown Rd.
Garrison, Md. 21055
Petitioner's Attorney
360-3434
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1979, 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 100, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1980, at _____ o'clock _____ A. M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/S Belair Rd., 650' :
NE Delight Ave., 14th District : OF BALTIMORE COUNTY
BELAIR BELTWAY PARTNERSHIP, : Case No. 80-143-X
Petitioner :

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of January, 1980, a copy of the foregoing Order was mailed to Charles Crane and Howard Brown, Belair Beltway Partnership, 9188 Reisterstown Road, Garrison, Maryland 21055, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITIONER'S
EXHIBIT 6

PETITION AND SITE PLAN

EVALUATION COMMENTS

Belair Beltway Partnership
c/o Messrs. Charles Crane & Howard Brown
9188 Reisterstown Road
Garrison, Maryland 21055
cc: Spellman, Larson & Assoc.
Suite 110 Jefferson Bldg.
Towson, Maryland 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 _____, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Belair Beltway Partnership

Petitioner's Attorney:

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 10, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas E. Commodari
Chairman

MEMBERS:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Belair Beltway Partnership
c/o Messrs. Charles Crane & Howard Brown
9188 Reisterstown Road
Garrison, Maryland 21055

RE: Item No. 91
Petitioner - Belair Beltway
Partnership
Special Exception Petition

Dear Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Because of your proposal to locate a movie theatre within the Belair Beltway Mall, this Special Exception Hearing is required. Particular attention should be afforded to the enclosed comments from the Department of Permits and Licenses, concerning the handicap parking.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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,

NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Spellman, Larson & Assoc.
Suite 110 Jefferson Bldg.
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #91 (1979-1980)
Property Owner: Charles Crane and Howard Brown
N/W Belair Rd. 650' N/E Delight Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a movie theater.
Acres: 14.25 District: 14th

Dear Mr. Hammond:

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 exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 91 (1979-1980), Special Exception for a movie theater in the "Beltway-Belair Mall".

Very truly yours,

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

END:RAM:PMR:SS

cc: P. Koch
J. Wimbley

N-SE Key Sheet
25 & 26 NE 18 & 19 Pos. Sheets
NE 7 E Topo
81 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 91, Zoning Advisory Committee Meeting, November 13, 1980, are as follows:

Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Road 650' NE Delight Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a movie theater
Acres: 14.25
District: 14th

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.

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

November 26, 1979

Mr. William F. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 13, 1979
ITEM: 91.
Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Rd.
(Route 1) 650' NE Delight Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a movie theater
Acres: 14.25
District: 14th

Dear Mr. Hammond:

Assuming that adequate parking will be provided, we anticipate no problems to the State highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrq

By: John E. Mayers

My telephone number is (301) 383-4320

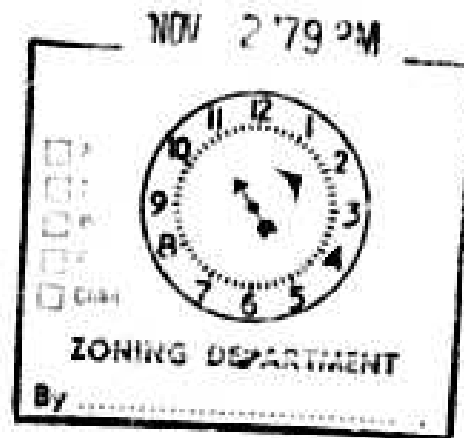
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



**SPELLMAN, LARSON
& ASSOCIATES, INC.**

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3505

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P. E.



November 1, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Belair Beltway Mall
Petition for Special Exception
Item No. 91

Dear Mr. Hammond:

On October 30, 1979 this office filed a Petition for Special Exception for the above-captioned project to allow a movie theatre to be constructed in the subject shopping center.

This petition is in accord with the standard Zoning Rules and Regulations which allow for a movie theatre to be built in a BL zone by Special Exception.

The intent of this correspondence is to respectfully request your indulgence to provide the most expeditious processing that could be afforded this petition in order to schedule the necessary hearing as soon as possible.

Unfortunately, the proposed movie theatre owner was under the misconception that a theatre would be allowed in the subject shopping center as a right and proceeded to prepare interior design plans and arrange equipment & financial commitments for this project. The tenant has informed me that his biggest problem is his financial commitment which has already been arranged and is only good for 75 days. Upon getting involved in lease negotiations and more intense meetings with the owner he was made aware that the theatre was not allowed as a use by right but would require a Special Exception.

I totally understand that this oversight does not entitle the petitioner any special treatment in the processing of his petition and this office would not make this request should it not be for one major aspect in the favor of this petition.

The major advantage of this case is that the Site Plan Approval Process should be a very unencumbered exercise due to the fact that this Site Plan has already been approved by all County Agencies. Also as you

November 1, 1979

RE: Belair Beltway Mall
Petition for Special Exception
Item No. 91

are probably aware this site is totally constructed whereby the proposed theatre will occupy a suite situated in an already constructed building, thereby, Site Review and Approval should be a very simple process. Under these conditions there should be no difficulties insofar as general layout, setbacks and standard site development considerations. The main item of concern would be parking which has already been reviewed and it has been determined that with the new use a parking surplus will still be available on the site.

Aware of the above information I would appreciate any consideration that you could provide to expedite the subject petition so that the time frame required for the zoning process can be reduced as much as possible.

The tenant has been made aware of the standard time frame it should be assigned to a petition such as this and has indicated that this time frame will place an undue hardship on his development program. Therefore, again, any considerations that you could give to this project would be greatly appreciated.

Should you have any questions with regard to this petition or if I can be of any assistance whatsoever please feel free to contact me at anytime.

Respectfully yours,

SPELLMAN, LARSON & ASSOCIATES, INC.

Joseph L. Larson
Vice-President

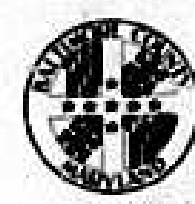
cc: Howard Brown
Crane & Crane

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a movie theatre should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February, 1980, that the herein Petition for Special Exception for a movie theatre should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the parking requirements set forth in Section 409.2b.(1).
2. Compliance with the applicable sign regulations as contained in Section 413.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
4. A revised site plan be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #91, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a movie theater
Acres: 14.25
District: 14th

Metropolitan water and sewer exist.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Lan J. Folger
Lan J. Folger, Director
BUREAU OF ENVIRONMENTAL SERVICES

LTF/2th

cc: J. A. Butcher



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 26, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Charles Crane & Howard Brown

Location: NW/S Belair Rd. 650' NE Delight Ave.

Item No. 91

Zoning Agenda: Meeting of 11/13/79

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 or _____ 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 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt. James H. H. H.* Noted and Approved: *Errol N. Markowitz*
Planning Group
Special Inspection Division

Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
(301) 825-7310
Ted S. Szwed, Jr.
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #91 Zoning Advisory Committee Meeting, November 13, 1979 are as follows:

Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a movie theater

Acres: 14.25
District: 14th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
 - X B. A building permit shall be required before construction can begin.
 - X C. Addition of occupancy permits shall be required.
 - D. Building shall be upgraded to new use - requires alteration permit.
 - E. Three sets of construction drawings will be required to file an application for a building permit.
 - X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 - G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
 - I. No Comment.
 - X J. Comment: Comply with State Handicapped Code - Parking and interior access and Use of building.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Surham
Charles E. Surham, Chief
Plans Review

CEB:rtj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1979

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

Z.A.C. Meeting of: November 13, 1979

RE: Item No: 91, 92, 93, 94, 95
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, President
T. BAIRD WILLIAMS, JR., Vice President
MARCUS M. ROYBARK

THOMAS H. BODEN
MRS. LONGANE Z. CHURCH
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. BRADY, IVAN

FOREST V. DUDLEY, Vice President



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 91 - ZAC - November 13, 1979
Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L. - C.N.S.
Proposed Zoning: Special Exception for a movie theater

Acres: 14.25
District: 14th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested Special Exception for a movie theater.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 91 - ZAC - November 13, 1979
Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L. - C.N.S.
Proposed Zoning: Special Exception for a movie theater

Acres: 14.25
District: 14th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested Special Exception for a movie theater.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 91 - ZAC - November 13, 1979
Property Owner: Charles Crane & Howard Brown
Location: NW/S Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L. - C.N.S.
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Acres: 14.25
District: 14th

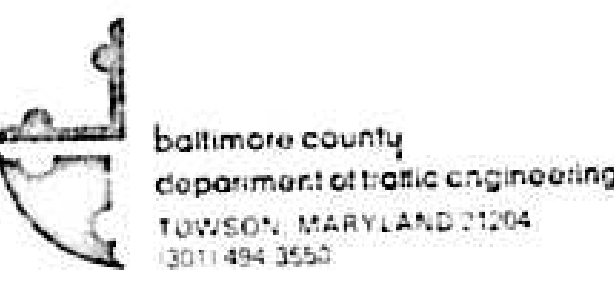
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested Special Exception for a movie theater.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 91
Property Owner: Charles Crane & Howard Brown
Location: NW/8 Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L. - C.N.S.
Proposed Zoning: Special Exception for a movie theater

Address: 14.25
District: 14th

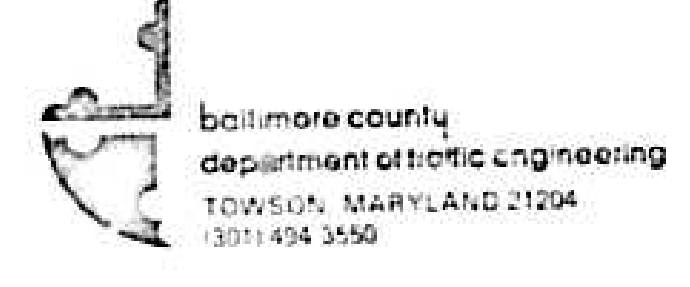
Dear Mr. Hammond:

No major traffic problem are anticipated by the requested Special Exception for a movie theater.

Very truly yours,

Michael A. Flanigan
Engineer Associate II

MSF/had



STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 91
Property Owner: Charles Crane & Howard Brown
Location: NW/8 Belair Rd. 650' NE Delight Ave.
Existing Zoning: B.L. - C.N.S.
Proposed Zoning: Special Exception for a movie theater

Address: 14.25
District: 14th

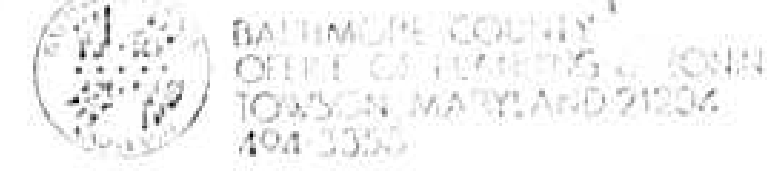
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested Special Exception for a movie theater.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/had



WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 25, 1980

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/8 of Belair Road, 650' NE of
Delight Avenue - 14th Election
District
Belair Beltway Partnership -
Petitioner
NO. 80-143-X (Item No. 91)

Dear Mr. Lichter:

I have this date passed my order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sri

Attachments

cc: Mr. Richard S. Wrzesien
124 Elinor Avenue
Baltimore, Maryland 21236

John W. Hessian, III, Esquire
People's Counsel



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-9535

ROBERT E. SPELLMAN, P.L.B.
JOSEPH A. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, BELAIR BELTWAY MALL, BELAIR ROAD, 14TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at the two following courses and distances from the Northwest side of Belair Road 70 feet wide at the distance of 650 feet more or less Northeasterly from the center line of Delight Avenue and at the distance of 2,056 feet more or less Southwesterly from the center line of the Baltimore Beltway North 48 Degrees 09 Minutes 10 Seconds West to and along the line dividing that land zoned DR 5.5 and that land zoned DL-CNS 630.53 feet and leaving said zoning line and running North 41 Degrees 50 Minutes 50 Seconds East 63.26 feet. Running thence from said place of beginning North 40 Degrees 39 Minutes 40 Seconds East 140.00 feet North 49 Degrees 20 Minutes 20 Seconds West 160.50 feet North 40 Degrees 39 Minutes 40 Seconds East 35.00 feet North 49 Degrees 20 Minutes 20 Seconds West 20.00 feet South 40 Degrees 39 Minutes 40 Seconds West 210.00 feet South 49 Degrees 20 Minutes 20 Seconds East 84.80 feet North 40 Degrees 39 Minutes 40 Seconds East 35.00 feet and South 49 Degrees 20 Minutes 20 Seconds East 95.70 feet to the place of beginning.

Containing 0.66 acres of land, more or less.

12-06-79



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: January 3, 1980

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 80-143-X Item 91

Petition for Special Exception
Northwest side of Belair Road, 650 feet Northeast of Delight Avenue
Petitioner - Belair Beltway Partnership

14th District

HEARING: Thursday, January 24, 1980 (10:30)

There are no comprehensive planning factors requiring comment on this petition.

J.D.S. [Signature]
John D. Seyffert, Director
Office of Planning and Zoning

JLS:JGH:act

PETITION FOR SPECIAL EXCEPTION
14th DISTRICT

ZONING: Petition for Special Exception
LOCATION: Northwest side of Belair Road, 650 feet Northeast of Delight Avenue
DATE & TIME: Thursday, January 24, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for a Movie Theater.

All that parcel of land in the Fourteenth District of Baltimore County

Beginning for the same at the two following courses and distances from the Northwest side of Belair Road 70 feet wide at the distance of 650 feet more or less Northeasterly from the center line of Delight Avenue and at the distance of 2,056 feet more or less Southwesterly from the center line of the Baltimore Beltway North 48 Degrees 09 Minutes 10 Seconds West to and along the line dividing that land zoned DR 5.5 and that land zoned DL-CNS 630.53 feet and leaving said zoning line and running North 41 Degrees 50 Minutes 50 Seconds East 63.26 feet. Running thence from said place of beginning North 40 Degrees 39 Minutes 40 Seconds East 140.00 feet North 49 Degrees 20 Minutes 20 Seconds West 160.50 feet North 40 Degrees 39 Minutes 40 Seconds East 35.00 feet North 49 Degrees 20 Minutes 20 Seconds West 20.00 feet South 40 Degrees 39 Minutes 40 Seconds West 210.00 feet South 49 Degrees 20 Minutes 20 Seconds East 84.80 feet North 40 Degrees 39 Minutes 40 Seconds East 35.00 feet and South 49 Degrees 20 Minutes 20 Seconds East 95.70 feet to the place of beginning.

Containing 0.66 acres of land, more or less.

Being the property of Belair Beltway Partnership, Inc. as per plat plan filed with the Department of Planning and Zoning.

Hearing Date: Thursday, January 24, 1980 at 10:30 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Jan. 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of the following dates:

of one time before the 24th day of January, 1980, the last publication appearing on the 10th day of January, 1980.

THE JEFFERSONIAN,
L. Frank [Signature]
Manager.

Cost of Advertisement, \$

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

No. 85611

DATE February 1, 1980 ACCOUNT 01-662

AMOUNT \$63.75

RECEIVED FROM: Carlton & Strand, Inc.

FOR: Advertising and Posting of Case No. 80-143-X

63.75

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
14th District

Zoning: Petition for Special Exception
Location: Northwest side of Belair Road, 650 feet Northeast of Delight Avenue
Date & Time: Thursday, January 24, 1980 at 10:30 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for a Movie Theater.

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Containing 0.66 acres of land, more or less.

Being the property of Belair Beltway Partnership, Inc. as per plat plan filed with the Department of Planning and Zoning.

Hearing Date: Thursday, January 24, 1980 at 10:30 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Jan. 10.

THE ESSEX TIMES, INC.
812 EASTERN BLVD
BALTIMORE, MD 21221

Del Air, Md. Jan 10 1980

This is to Certify, That the annexed advertisement was inserted in THE JEFFERSONIAN, a newspaper printed and published in Towson, Baltimore County, Md., on each of the following dates:

of one time before the 24th day of January, 1980.

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

No. 85553

DATE December 18, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Robert G. Vansholt

FOR: Filing Fee for Case No. 80-143-X

50.00

VALIDATION OR SIGNATURE OF CASHIER

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: [Signature]										
Previous cases:										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 30th day of October, 1979.

Filing Fee \$ 50.00 Received: [Signature] Check
Cash
Other

Petitioner: Howard Brown
Submitted by: William E. Hammond, Zoning Commissioner

Petitioner's Attorney: Charles Green
Reviewed by: [Signature]

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

80-193-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 11/1/80
Posted for: Letter to Special Exception
Petitioner: Baldwin Railway Contractors
Location of property: Route 3, Baldwin Rd. 650' N.E. of Light Ave.
Location of Signs: Young sign - location of the accident
Location sign - location of Baldwin Rd. crossing
Remarks: _____
Posted by Wm. E. Hammond Date of return 11/1/80
Signature



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

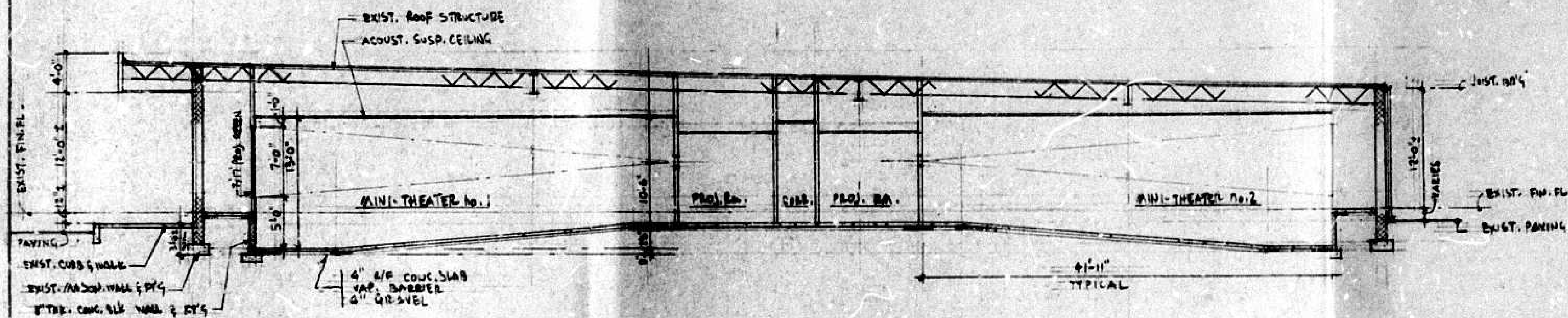
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6 day
of Dec, 1979.

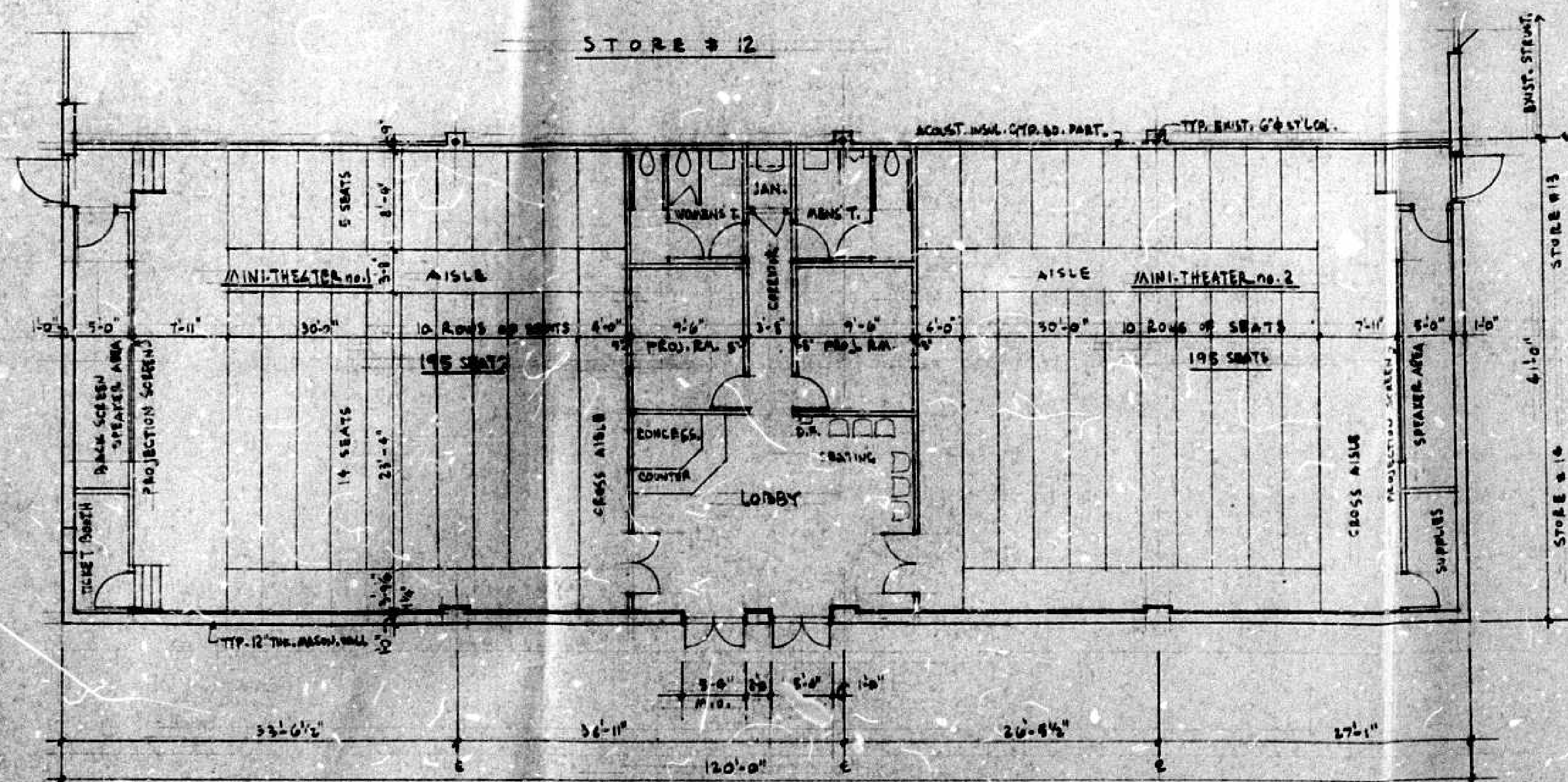

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Cross & Brown
Petitioner's Attorney _____

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"

PRELIMINARY DWG.

1	MINI-THEATERS for Victory Ball Room Below R.R. South of Gateway, Omaha, Nebraska STORES # 12 & 13	
KELLY CLAYTON & MOJIZEK ARCHITECTS & PLANNERS 200 N. 10TH ST. - SUITE 200 - OMAHA, NEB. TELEPHONE 333-3333	Sept. 7, 1948 DD-1	

80-143X

TENANT SCHEDULE AS OF 3/20/80

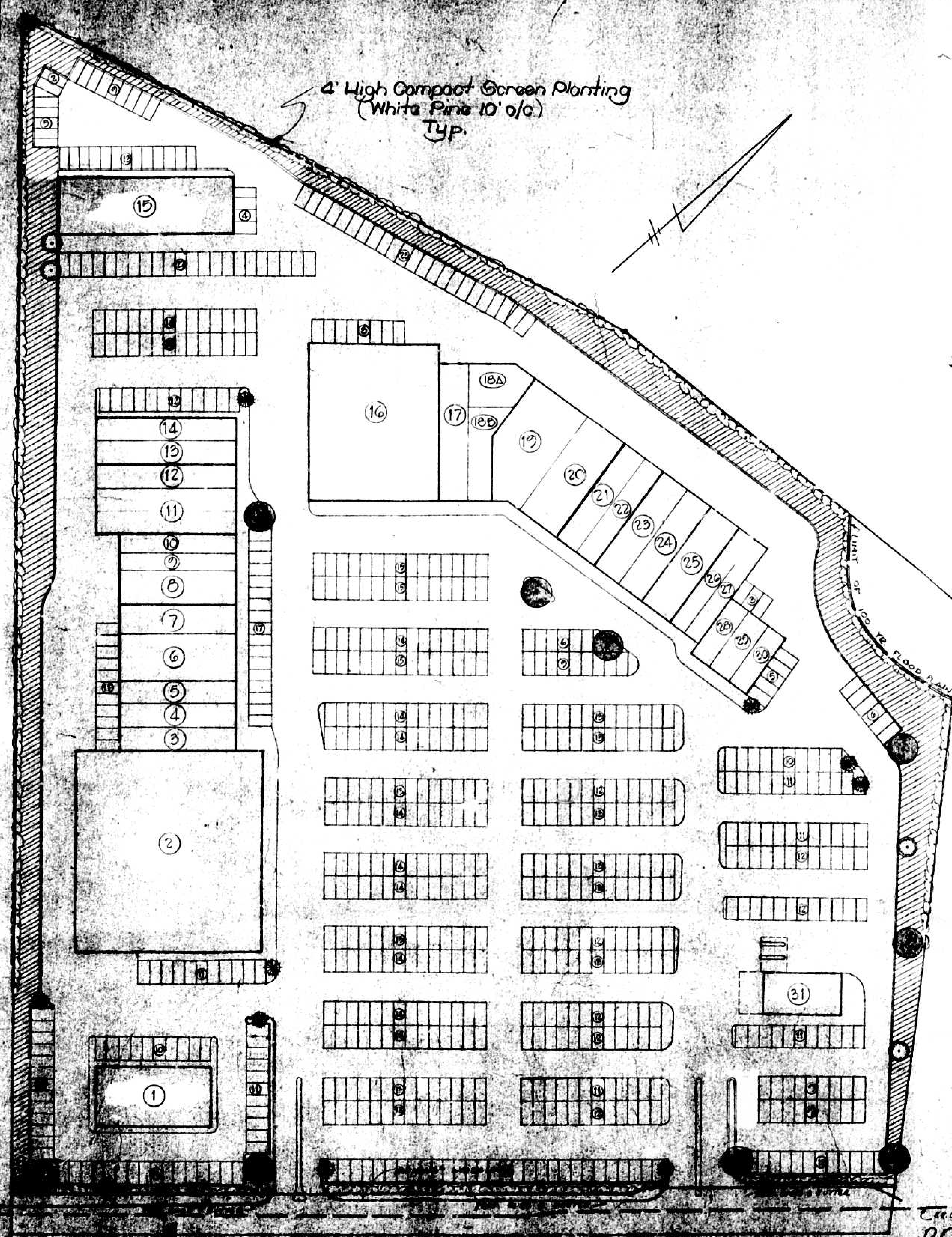
TENANT	AREA	REMARKS
RESTAURANT	5135	109 5135 ÷ 50
FOOD STORE	28350	142 28350 ÷ 200
DEPARTMENT	2050	10 2050 ÷ 200
DIETITIAN	2000	7 2000 ÷ 300
BAKERY SHOP	2000	10 2000 ÷ 200
MEATS SHOP	4000	20 4000 ÷ 200
VACANT	2500	13 2500 ÷ 200
BEAUTY SALON	3000	10 3000 ÷ 300
TOY SHOP	1500	8 1500 ÷ 200
RESTAURANT	1550	7 1550 ÷ 300
RESTAURANT OUTLET	4870	24 4870 ÷ 200
RESTAURANT	2400	12 2400 ÷ 200
RESERVED FOR A 400 SEAT	2400	33 200 ÷ 6
MOVIE THEATER	2520	33 200 ÷ 6
OFFICE BLDG	15000	50 15000 ÷ 300
DRUG STORE	15580	78 15580 ÷ 200
SHOE STORE	3060	15 3060 ÷ 200
INSURANCE OFFICE	1725	6 1725 ÷ 300
PHYSICIAN MEDICAL	2024	7 2024 ÷ 300
BUILDING SUPPLY	5322	27 5322 ÷ 200
VACANT	4000	20 4000 ÷ 200
AUTO PARTS SHOP	2000	10 2000 ÷ 200
TOY SHOP	2000	10 2000 ÷ 200
GIFT SHOP	2500	13 2500 ÷ 200
24 HOURS MED. USE	2500	13 2500 ÷ 200
VACANT	3000	15 3000 ÷ 200
PHARMACY	1500	8 1500 ÷ 300
VACANT	1575	8 1575 ÷ 200
JEWELRY STORE	1195	6 1195 ÷ 200
FOOD STORE	1180	6 1180 ÷ 200
RESTAURANT	1220	6 1220 ÷ 200
BANK	2520	33 2520 ÷ 300

THE ABOVE SCHEDULE IS TO BE USED FOR A GENERAL REFERENCE. THE ACTUAL PARKING CALCULATIONS ARE DEFINED BELOW IN BULK SQUARE FOOT AREAS TO AVOID THE FRACTIONAL VALUES OBTAINED IN THE INDIVIDUAL CALCULATIONS.

TOTAL RETAIL FLOOR AREA = 92302 ÷ 200 = 462
 TOTAL OFFICE FLOOR AREA = 29519 ÷ 300 = 98
 TOTAL RESTAURANT FLOOR AREA = 5625 ÷ 50 = 113
 TOTAL MOVIE THEATER SEATING = 400 ÷ 6 = 67

TOTAL PARKING PROVIDED = 743
 TOTAL PARKING REQUIRED = 749

BELAIR



NOTES:

- Existing Zoning: BL-CNS
- Paved areas shown hereon will be paved with Bituminous Concrete.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 4/18/80
 ZONING COMMISSIONER

(SEE APPROVED SITE PLAN) 80-143

TENANT PLAN BELTWAY BELAIR MALL

1/4" ELECTION DIST.
 SCALE: 1" = 50'

BALDWIN
 MAY 9, 1979

Rev. Apr. 20, 1979

MICROFILMED

MAN LARSON & ASSOC.

REGISTERED LAND SURVEYORS
 JEFFERSON BLVD.
 ANN ARBOR, MICHIGAN 48106
 313-761-8888

GARDNERS AVE

POTOMAC AVE

ROAD



SITE DATA

1. GROSS AREA OF TRACT: 12.88 AC
2. NET AREA OF TRACT: 12.55 AC
3. EXISTING ZONING: BL-200
4. EXISTING USE: VACANT
5. PROPOSED USE: SHOPPING CENTER

VACCARINO, JOSEPH
3936/123

CALLIGAR, BARBARA
5511/573

BIGGELL, CHRISTIAN
2650/330

BIGGELL, JOSEPH
2490/306

GLADE MAJOR PLAT
36/67

BELAIR RD. AND
GLADE AVE., INC.
2744/186

NOTE: THE ABOVE MENTIONED TENANTS ARE
PER TENANT SCHEDULE DATED 9-27-79.
STORE NOS. & TENANTS SHOWN ARE
WITHIN A 200' RADIUS OF THE MOVIE
THEATER.

PARKING DATA

TOTAL RETAIL FLOOR AREA	93225 + 200 = 400
TOTAL OFFICE FLOOR AREA	20525 + 300 = 50
TOTAL RESTAURANT FLOOR AREA	5025 + 50 = 115
TOTAL MOVIE THEATER SEATING CAPACITY	400 + 50 = 450
TOTAL PARKING PROVIDED	743
TOTAL PARKING REQUIRED	785

SPELLMAN, LARSON & ASSOC.

CIVIL ENGINEERS & LAND SURVEYORS
SUITE 110 JEFFERSON BLDG.
TOWSON, MARYLAND 21204
823-3535

4' HIGH COMPACT SCREEN PLANTING
(WHITE PINE 10' OC.)

RESIDENTIAL
CARDWELL AVE

RETAIL

RETAIL

VACANT

PROPOSED TRAFFIC SIGNAL
(AS APPROVED BY MARYLAND TRANSPORTATION DIVISION)
OFFICE'S TAVERN

FOWLER AVE

BL

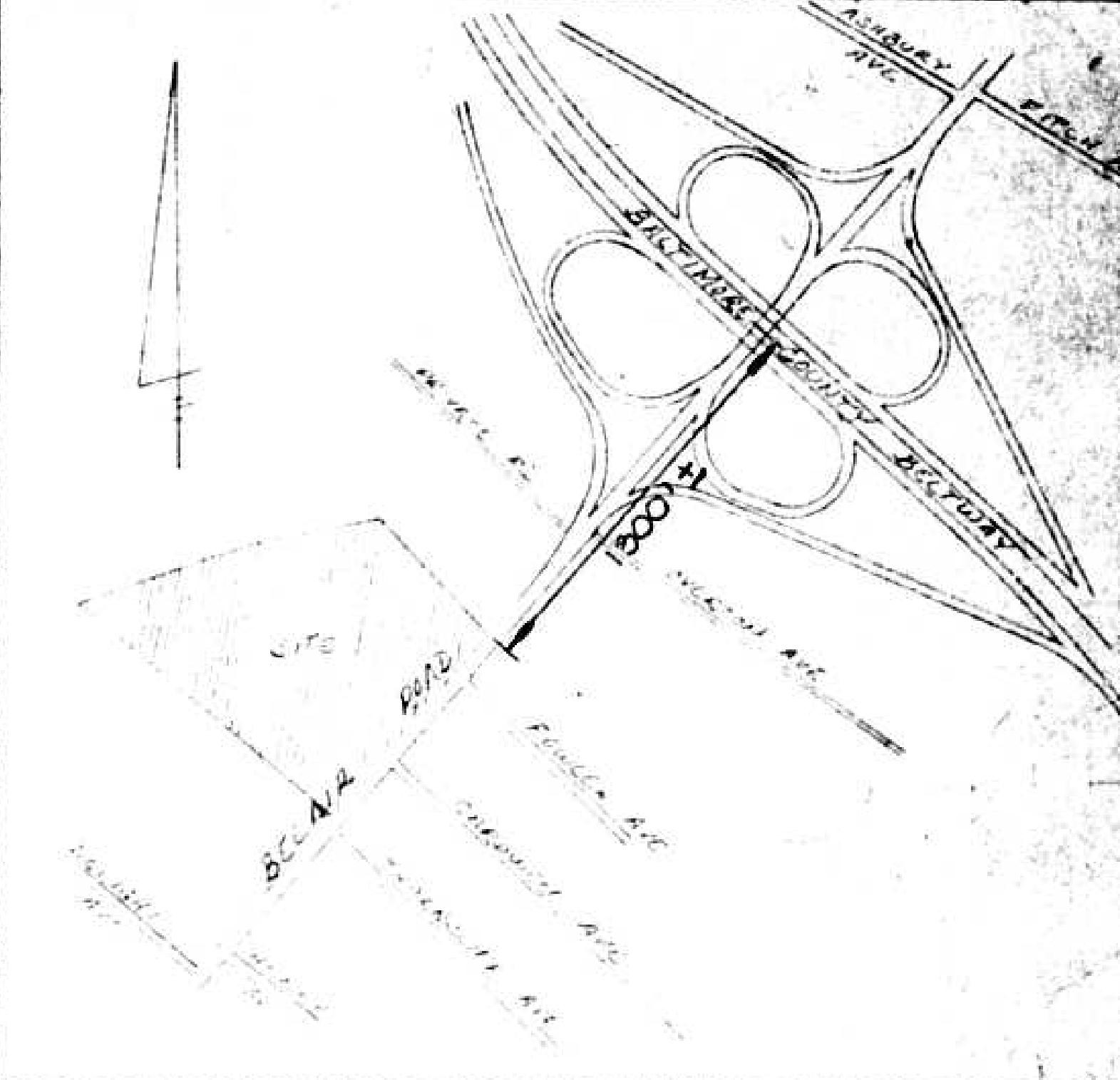
LOW PROFILE COMPACT PLANTING
SEIBOLD EXONYMUS
(BROAD LEAF EVERGREEN)

BALTO. CO., MD.



12/3/79
REV. 502 12-6-79

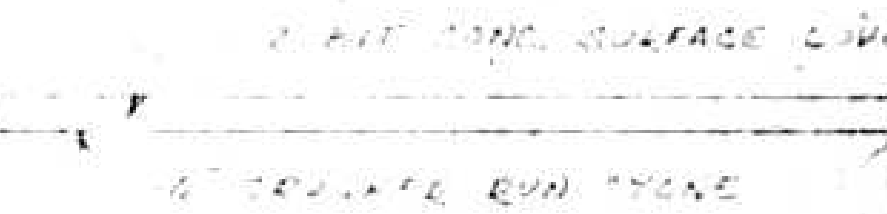
DEPARTMENT
RECREATION & PARKS
BALTIMORE COUNTY
MARYLAND
5609/428, 5610/42



VICINITY MAP
SCALE: 1" = 500'

HEAVY DUTY PAVING -

LIGHT DUTY PAVING -

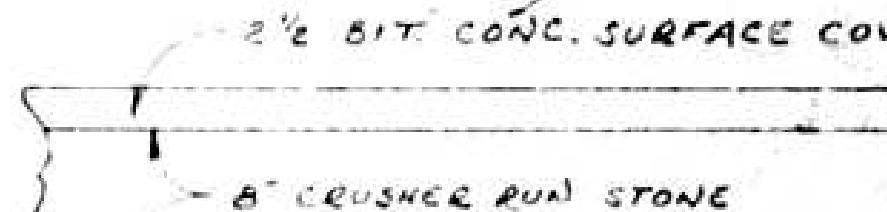


TYPICAL PAVING DETAIL
(NO SCALE)

LIGHT DUTY

LIGHTING LEGEND

△ - WALL MOUNTED LIGHT
○ - PARKING LOT LIGHT POLE



TYPICAL PAVING DETAIL
(NO SCALE)

HEAVY DUTY

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION TO
ZONING FOR A MOVIE THEATER
BELAIR BELTWAY MALL, DEC. 3, 1979

14' ELECTION DIST.
SCALE: 1" = 50'

BELAIR

ROAD

SITE DATA

1. GROSS AREA OF TRACT 1.38 AC.
2. NET AREA OF TRACT 1.15 AC.
3. EXISTING BUILDINGS - BLDG'S
4. EXISTING USE - VARIANT
5. PROPOSED USE - SHOPPING CENTER

VACCARINO, JOSEPH
3936/193

CALLIGAR, BARBARA
5511/572

BICHELL, CHRISTIAN
2650/390

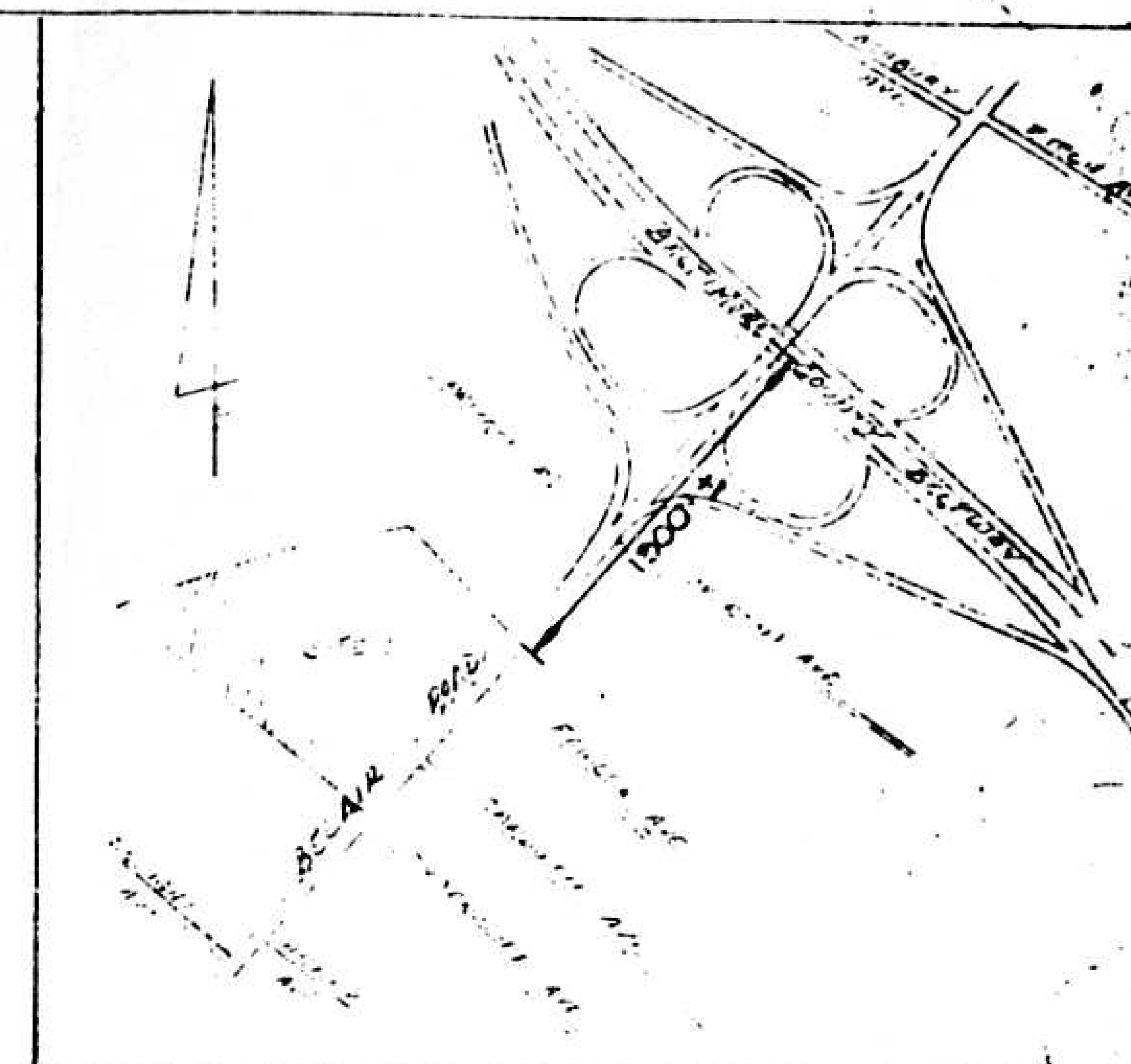
BICHELL, JOSHUA
2490/306

GLADE MANOR, PLAT
36/67

BEAIRE RD. AND
GLADE AVE., INC.
2744/186

NOTE:
CENTRAL TRACT TO BE
REDEVELOPED WITH
RETAIL AND RESTAURANT
USE. (SEE PLAT 111
AS SHOWN.)

DEPARTMENT
RECREATION & PARKS
BALTIMORE COUNTY
MARYLAND
5603/428, 5610/42



VICINITY MAP
SCALE: 1"=500'

HEAVY DUTY PAVING - **///**
LIGHT DUTY PAVING - **---**

TENANT SCHEDULE	
STORE NO.	TENANT
5	BAKERY SHOP
6	DRESS SHOP
7	VACANT
8	BEAUTY SALON
9	THE TOP SHOP
10	EASTERN SAVINGS & LOAN
11	LIGHTING OUTLET
12	VACANT
15	2 STY. MEDICAL OFFICE BLDG
16	DRUG STORE
17	SHOE STORE
18B	MEDICAL CENTER

NOTE: THE ABOVE MENTIONED TENANTS ARE
PER TENANT SCHEDULE DATED 9-27-79.
STORE NOS. & TENANTS SHOWN ARE
WITHIN A 200' RADIUS OF THE MOVIE
THEATER.

PARKING DATA

TOTAL RETAIL FLOOR AREA	93,229 + 200 = 400
TOTAL OFFICE FLOOR AREA	29,520 + 500 = 50
TOTAL RESTAURANT FLOOR AREA	5,635 + 50 = 115
TOTAL MOVIE THEATER SEATING CAPACITY	400 + 0 = 67
TOTAL PARKING PROVIDED	743
TOTAL PARKING REQUIRED	755

TYPICAL PAVING DETAIL
(NO SCALE)
LIGHT DUTY

LIGHTING LEGEND

- 1. W-1 AMERICAN LIGHT
- 2. PARKING LOT LIGHT POLE

TYPICAL PAVING DETAIL
(NO SCALE)
HEAVY DUTY

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION TO
ZONING FOR A MOVIE THEATER
BEAIRE BELTWAY MALL, DEC. 3, 1979

1/4" ELECTION DIST.
SCALE: 1"=50'

BALTO. CO., MD.



SPELLMAN, LARSON & ASSOC.

CIVIL ENGINEERS & LAND SURVEYORS
SITE 110 JEFFERSON BLDG.
TOWSON, MARYLAND 21204
410/5535

4' HIGH COMPACT SCREEN PLANTING
(WHITE PINE 10' OC)

RESIDENTIAL
CARRIAGE AVE

RETAIL

RETAIL

VACANT

ROLLER AVE

ROAD

LOW PROFILE COMPACT PLANTING
SEIBOLD ERONYMUS
(BROAD LEAF EVERGREEN)

REVISED 12/6/79

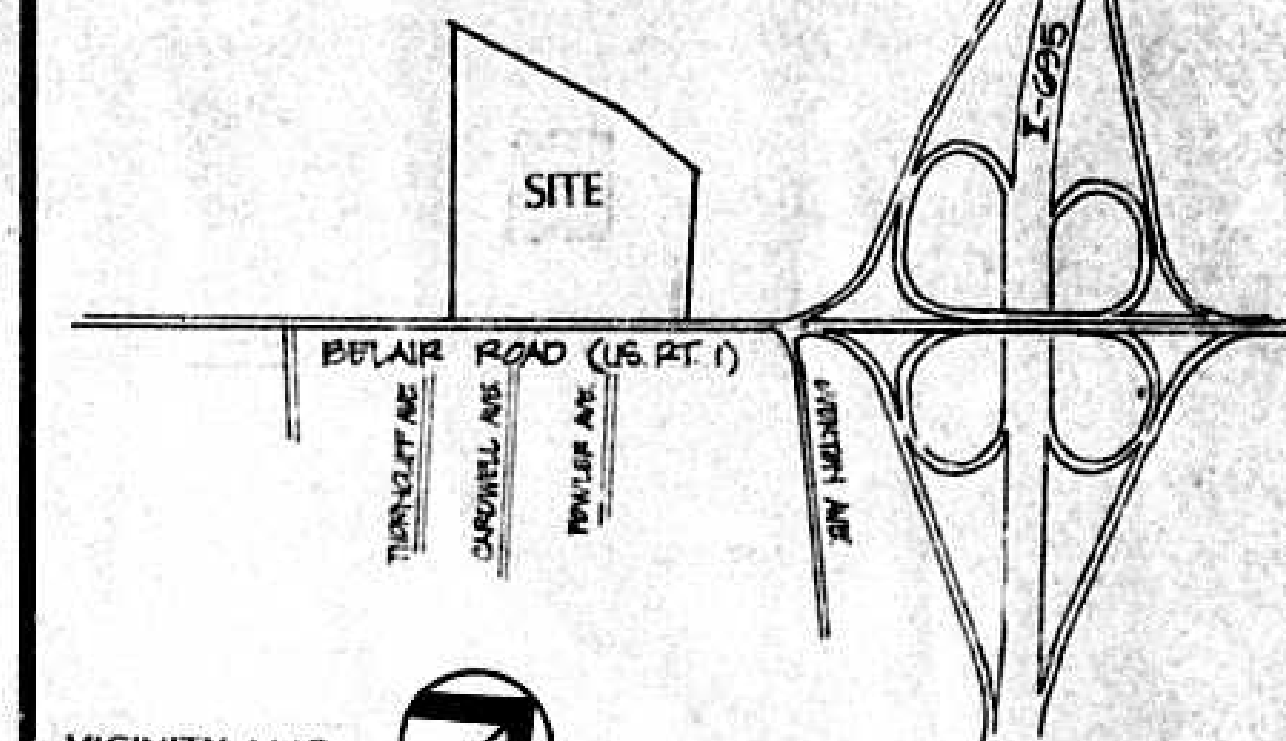
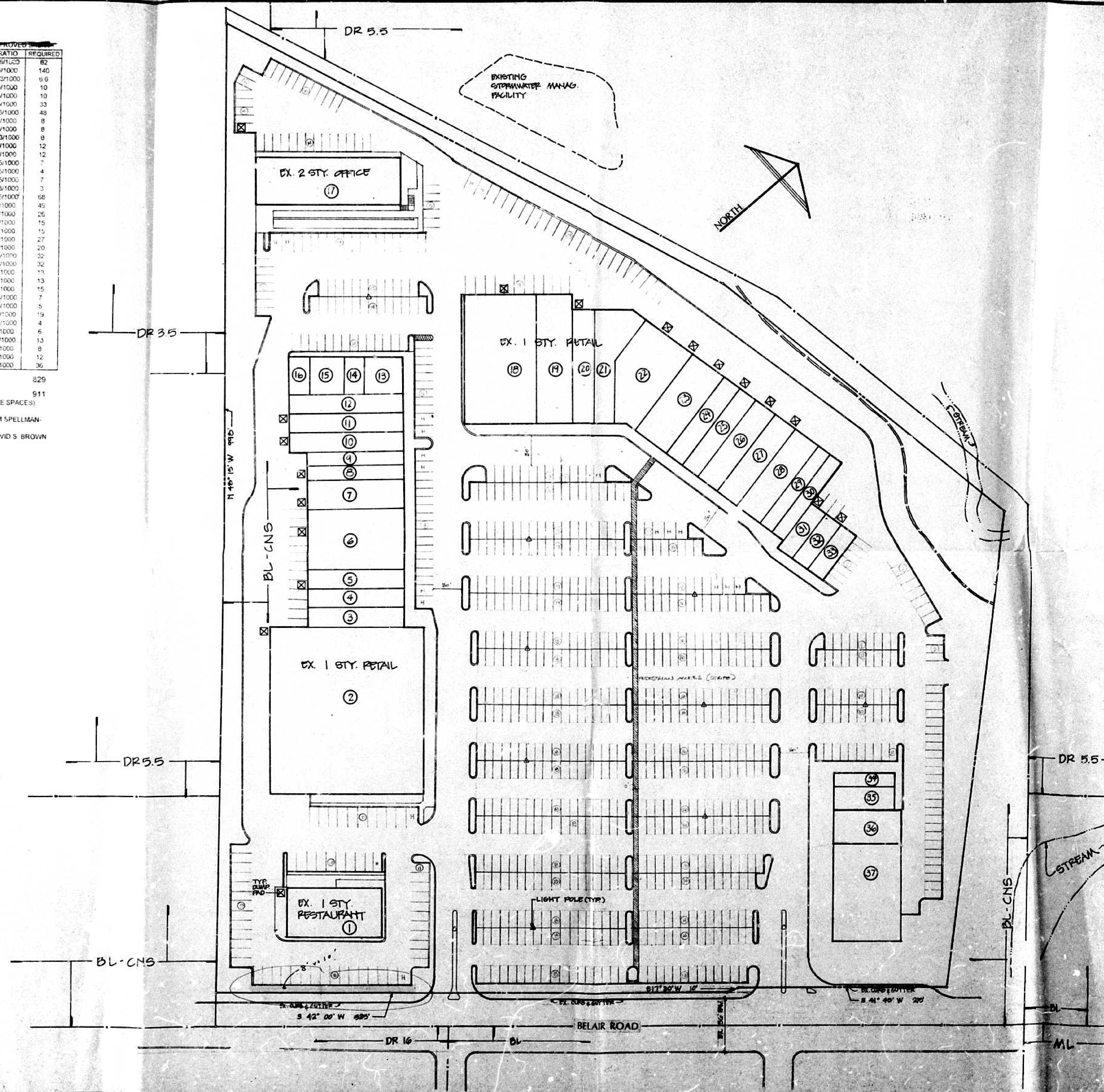
TENANT SCHEDULE

UNIT	TENANT	USE	AREA (SF)	RATIO	REQUIRED
1	SIZZLER	REST	5,133	16/1000	82
2	VALU FOOD	RETAIL	28,000	5/1000	140
3	THE ASSOCIATES	OFFICE	2,000	3 3/1000	9.9
4	UNITED OPTICAL CTR.	RETAIL	2,000	5/1000	10
5	BETTY BRITE CLEANERS	RETAIL	2,000	5/1000	10
6	HOUSE OF TROPICALS	RETAIL	6,500	5/1000	33
7	CANOPY	REST	3,000	16/1000	48
8	QUEEN'S NAIL SALON	RETAIL	1,500	5/1000	8
9	GRUE TAILORING	RETAIL	1,500	5/1000	8
10	WELLS FARGO	OFFICE	2,400	3 3/1000	8
11	HOOVER APPLIANCES	RETAIL	2,400	5/1000	12
12	CELEBRATIONS BRIDAL	RETAIL	2,400	5/1000	12
13	DR. HOWARD GOLDMAN	OFFICE	1,516	4.5/1000	7
14	DR. NAJI FAKHOURI	OFFICE	795	4.5/1000	4
15	CHIROPFLUS	OFFICE	1,450	4.5/1000	7
16	AT & T	OFFICE	1,040	3 3/1000	3
17	MEDICAL BUILDING	OFFICE	15,000	4.5/1000	68
18	RITE AID	RETAIL	9,810	5/1000	49
19	VACANT	RETAIL	5,148	5/1000	26
20	DOOR & WINDOW GALLERY	RETAIL	3,700	5/1000	19
21	ROBERTS' INST. OF HAIR	RETAIL	3,000	5/1000	15
22	VACANT	RETAIL	5,325	5/1000	27
23	B & B BEAUTY SUPPLY	RETAIL	4,000	5/1000	20
24	SZECHUAN TASTE	REST	2,000	16/1000	32
25	NEW YORK'S BEST	REST	2,000	16/1000	32
26	CELLULAR ONE	RETAIL	2,500	5/1000	13
27	LASTING PAINTS	RETAIL	2,500	5/1000	13
28	WEIGHT WATCHERS	RETAIL	3,000	5/1000	15
29	ANIMAL MED CENTER	OFFICE	1,500	4.5/1000	7
30	HARVEY LEVIN, PA	OFFICE	1,500	3 3/1000	5
31	MIKE'S SEAFOOD	REST	1,200	16/1000	19
32	ROHRBAUGH'S TRAVEL	OFFICE	1,200	3 3/1000	4
33	BELTWAY PLAZA LIQUORS	RETAIL	1,200	5/1000	6
34	SUBWAY	REST	821	16/1000	13
35	VACANT	RETAIL	1,595	5/1000	8
36	MR. MATTRESS	RETAIL	2,357	5/1000	12
37	BLOCKBUSTER	RETAIL	1,200	5/1000	6

TOTAL PARKING REQUIRED 829

TOTAL PARKING PROVIDED 911
(INCLUDES 21 ACCESSIBLE SPACES)

PROPERTY DATA AND IMPROVEMENTS SHOWN TAKEN FROM SPELLMAN-LARSON PLAN DATED 4/21/86
TENANT DATA TAKEN FROM INFORMATION PROVIDED BY DAVID S. BROWN ENTERPRISES, INC.



VICINITY MAP
SCALE: 1" = 500'

TENANT PLAN

BELAIR BELTWAY SHOPPING CENTER

6th COUNCILMANIC DISTRICT
14th ELECTION DISTRICT, BALTIMORE CO., MD.

HOFF & ANTONUCCI
Land Development
Consultants
and Landscape
Architects

P.O. Box 27422
Towson, MD 21285-7402
301-628-1229

REVISIONS:

SCALE: 1" = 50'
DATE: 10/15/95
JOB NO.: 62-00
DESIGNED: TJH
DRAWN: TJH/SLV
CHECKED:
DRAWING NUMBER:
T-1
SHEET 1 of 1

TENANT SCHEDULE AS OF 3/20/80

TENANT	AREA	NO. PARKING	REMARKS
RESTAURANT	5133	109	5133 ÷ 50
GOOD STORE	28350	142	28350 ÷ 200
DEPARTMENT	2050	10	2050 ÷ 200
OPTICIAN	2000	7	2000 ÷ 300
BAKERY SHOP	2000	10	2000 ÷ 200
DRESS SHOP	4000	20	4000 ÷ 200
VACANT	2500	12	2500 ÷ 200
BEAUTY SALON	3000	10	3000 ÷ 300
SHIRT TOP SHOP	1500	8	1500 ÷ 200
STEREO SHL	1550	5	1550 ÷ 300
LIGHTING OUTLET	4870	24	4870 ÷ 200
VACANT	2400	12	2400 ÷ 200
RESERVED FOR A 400 SEAT	2400	33	200 ÷ 6
MOVIE THEATER	2520	33	200 ÷ 6
DRY MEDICAL OFFICE BLDG	15000	50	15000 ÷ 300
DRUG STORE	15580	78	15580 ÷ 200
SHOE STORE	3060	15	3060 ÷ 200
INSURANCE OFFICE	1725	6	1725 ÷ 300
ASSOC. MEDICAL	2024	7	2024 ÷ 300
PLUMBING SUPPLY	5322	27	5322 ÷ 200
VACANT	4000	20	4000 ÷ 200
AUTO PARTS SHL	2000	10	2000 ÷ 200
POWELL SHL	2000	10	2000 ÷ 200
GIFT SHL	2500	12	2500 ÷ 200
WIDGE MEIS SHL	2500	12	2500 ÷ 200
VACANT	3000	10	3000 ÷ 300
VETERINARIAN	1500	8	1500 ÷ 200
VACANT	1575	8	1575 ÷ 200
JEWELRY STORE	1195	6	1195 ÷ 200
HEALTH FOOD STORE	1180	6	1180 ÷ 200
ICE CREAM STORE	1220	6	1220 ÷ 200
BANK	2520	12	2520 ÷ 300

NOTE: THE ABOVE SCHEDULE IS TO BE USED FOR A GENERAL REFERENCE. THE ACTUAL PARKING CALCULATIONS ARE DEFINED BELOW IN BULK SQUARE FOOT AREAS TO AVOID THE FRACTIONAL VALUES OBTAINED IN THE INDIVIDUAL CALCULATIONS.

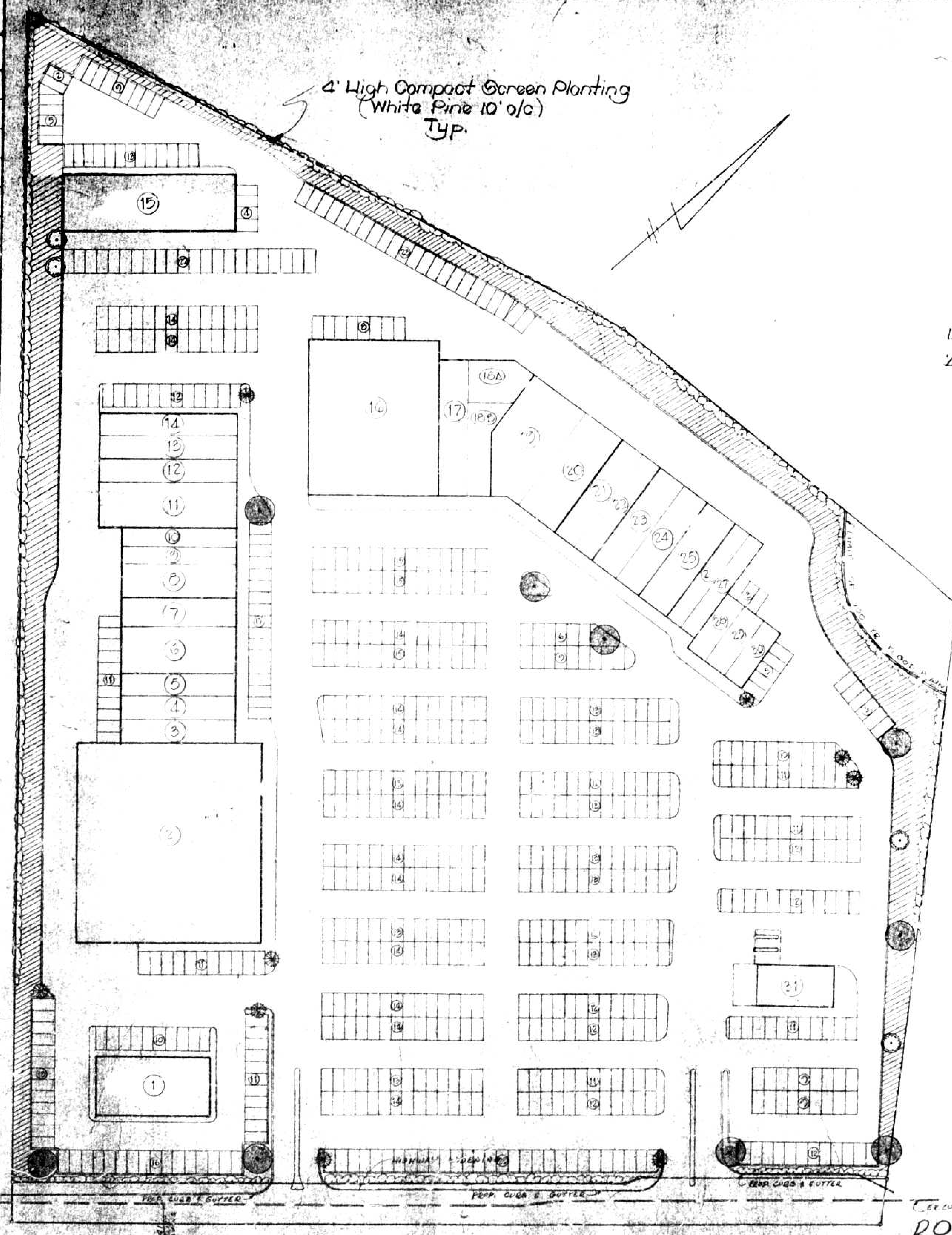
TOTAL RETAIL FLOOR AREA = 92302 ÷ 200 = 462
 TOTAL OFFICE FLOOR AREA = 29319 ÷ 300 = 98
 TOTAL RESTAURANT FLOOR AREA = 5,633 ÷ 50 = 113
 TOTAL MOVIE THEATER SEATING = 400 ÷ 6 = 67

TOTAL PARKING PROVIDED = 743
 TOTAL PARKING REQUIRED = 740

BELAIR

SPELLMAN, LARSON & ASSOC.

CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 110 JEFFERSON BLDG
 TOWSON, MARYLAND 21204
 823-8585



NOTES:

- Existing Zoning CL-CNS
- Paved areas shown hereon will be paved with Bituminous Concrete.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: [Signature]

DATE: 4/18/80

BY: [Signature]

DATE: 4/24/80

DATE: 4/24/80

DATE: 4/24/80

DATE: 4/24/80

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TENANT PLAN BELTWAY BELAIR MALL

1/4" ELECTION DIST.
 SCALE: 1" = 50'

BALTO. CO. MD.
 MAY 9, 1979

Rev. Apr. 24, 1980

ROAD

CARDWELL AVE

FOWLER AVE

SITE DATA

1. GROSS AREA OF TRACT - 11.08 AC.
2. NET AREA OF TRACT - 14.25 AC.
3. EXISTING ZONING - BL-CNS
4. EXISTING USE - VACANT
5. PROPOSED USE - SHOPPING CENTER
6. TOTAL RETAIL FLOOR AREA - 100,029 SQ. FT.
7. TOTAL OFFICE FLOOR AREA - 24,020 SQ. FT.
8. TOTAL RESTAURANT FLOOR AREA - 5,432 SQ. FT.
9. TOTAL NUMBER PARKING REQUIRED - 693 SPACES
10. TOTAL NUMBER PARKING PROVIDED - 745 SPACES

PARKING SCHEDULE

TOTAL FLOOR AREA - 129,482 SQ. FT.
 TOTAL RETAIL FLOOR AREA - 100,029 SQ. FT.
 PARKING REQUIRED - 100,029 ÷ 200 = 500 SPACES
 TOTAL OFFICE FLOOR AREA - 24,020 SQ. FT.
 PARKING REQUIRED - 24,020 ÷ 100 = 240 SPACES
 TOTAL RESTAURANT FLOOR AREA - 5,432 SQ. FT.
 PARKING REQUIRED - 5,432 ÷ 50 = 109 SPACES
 TOTAL PARKING REQUIRED - 849 SPACES
 TOTAL PARKING PROVIDED - 745 SPACES
 TOTAL HANDICAPPED PARKING PROVIDED - 10

NOTE: THIS PARKING SCHEDULE HAS BEEN ADJUSTED TO ACCOMMODATE THE ADDITIONAL RESTAURANT AREA PROPOSED. (PARCELS 2ND AND 3RD - ZONING 4)

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY J. L. LARSON

DATE 5/1/80

BY JAMES E. JONES

ZONING COMMISSIONER

DATE 4/30/80

WITH

SUBJECT TO COMPTROLLER, MIN.

REVIEW, SPACE(SIZE)

REQUIREMENTS

(ALSO SEE APPROVED

TENANT PLAN)

50-143

SPELLMAN, LARSON & ASSOC.

CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 110 JEFFERSON BLDG.
 TOWSON, MARYLAND 21204
 823-2535

BELAIR

4' HIGH COMPACT SCREEN PLANTING
 (WHITE PINE 10' O.C.)

RESIDENTIAL

CARDWELL AVE

DR 16

RETAIL

RETAIL

VACANT

PROF. TRAFFIC SIGNAL

(AS APPROVED BY MARYLAND TRANSPORTATION DIVISION)

OFFICES TAVERN

ROAD

LOW PROFILE COMPACT PLANTING
 SEIBOLD ERONYMUS
 (BROAD LEAF EVERGREEN)

SITE DEVELOPMENT PLAN
BELTWAY BELAIR MALL

1/4" ELECTION DIST.
 SCALE: 1" = 50'

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 REV. OCT. 1, 2025
 REV. NOV. 1, 2025
 REV. DEC. 1, 2025
 REV. JAN. 1, 2026
 REV. FEB. 1, 2026
 REV. MAR. 1, 2026
 REV. APR. 1, 2026
 REV. MAY 1, 2026
 REV. JUN. 1, 2026
 REV. JUL. 1, 2026
 REV. AUG. 1, 2026
 REV. SEP. 1, 2026
 REV. OCT. 1, 2026
 REV. NOV. 1, 2026
 REV. DEC. 1, 2026
 REV. JAN. 1, 2027
 REV. FEB. 1, 2027
 REV. MAR. 1, 2027
 REV. APR. 1, 2027
 REV. MAY 1, 2027
 REV. JUN. 1, 2027
 REV. JUL. 1, 2027
 REV. AUG. 1, 2027
 REV. SEP. 1, 2027
 REV. OCT. 1, 2027
 REV. NOV. 1, 2027
 REV. DEC. 1, 2027
 REV. JAN. 1, 2028
 REV. FEB. 1, 2028
 REV. MAR. 1, 2028
 REV. APR. 1, 2028
 REV. MAY 1, 2028
 REV. JUN. 1, 2028
 REV. JUL. 1, 2028
 REV. AUG. 1, 2028
 REV. SEP. 1, 2028
 REV. OCT. 1, 2028
 REV. NOV. 1, 2028
 REV. DEC. 1, 2028
 REV. JAN. 1, 2029
 REV. FEB. 1, 2029
 REV. MAR. 1, 2029
 REV. APR. 1, 2029
 REV. MAY 1, 2029
 REV. JUN. 1, 2029
 REV. JUL. 1, 2029
 REV. AUG. 1, 2029
 REV. SEP. 1, 2029
 REV. OCT. 1, 2029
 REV. NOV. 1, 2029
 REV. DEC. 1, 2029
 REV. JAN. 1, 2030
 REV. FEB. 1, 2030
 REV. MAR. 1, 2030
 REV. APR. 1, 2030
 REV. MAY 1, 2030
 REV. JUN. 1, 2030
 REV. JUL. 1

SITE DATA

1. GROSS AREA OF TRACT: 14,881 AC.
2. NET AREA OF TRACT: 14,851 AC.
3. EXISTING ZONING: BL-CNS
4. EXISTING USE: VACANT
5. PROPOSED USE: SHOPPING CENTER

VACCARINO, JOSEPH
3936/133

CALLIGAR, BARBARA
5511/579

BIGGELL, CHRISTIAN
2656/390

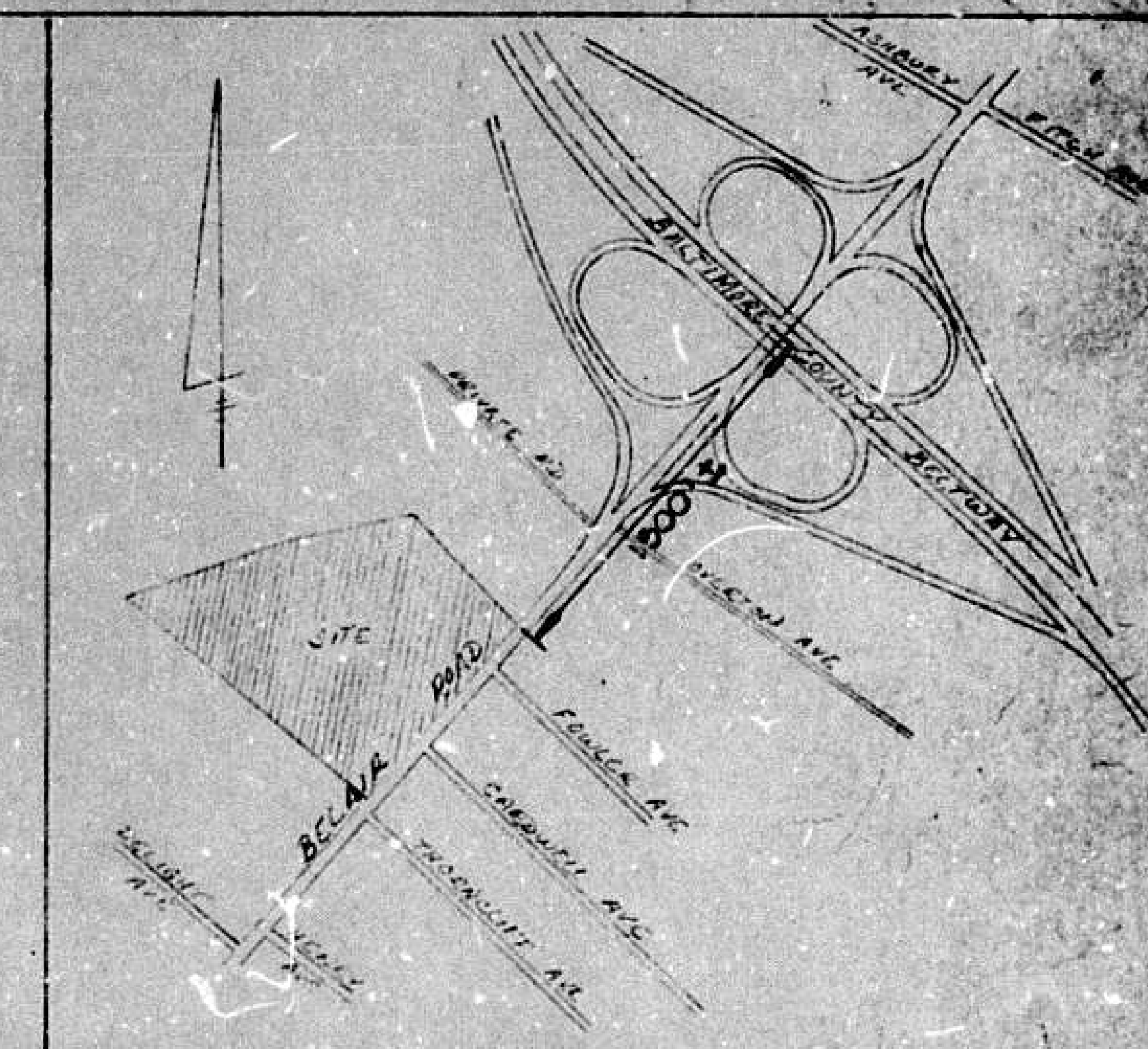
BIGGELL, JOSEPH
2490/301

GLADIE MAJOR, FRANK
3007

BEHAR, RO. AND
GLADIE MAJOR, INC.
2744/186

NOTE: LOWER PORTION OF PLOT
EAST OF AND WEST OF
THIRD AVE. CLUST.
SHOULD BE MAINTAINED IN
ORIGINAL STATE.

DEPARTMENT
RECREATION & PARKS
BALTIMORE COUNTY
MARYLAND
5609/428, 5610/42



VICINITY MAP
SCALE: 1" = 500'

HEAVY DUTY PAVING - 1/4"
LIGHT DUTY PAVING - 1/8"

2" BIT. CONC. SURFACE COVER

6" CRUSHER RUN STONE

TYPICAL PAVING DETAIL
(NO SCALE)

LIGHT DUTY

LIGHTING LEGEND

- △ - WALL MOUNTED LIGHT
- - PARKING LOT LIGHT PILE

2" BIT. CONC. SURFACE COVER

6" CRUSHER RUN STONE

TYPICAL PAVING DETAIL
(NO SCALE)

HEAVY DUTY

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION TO
ZONING FOR A MOVIE THEATER
BELAIR BELTWAY MALL, DEC. 3, 1979

ELECTION DIST.
SCALE: 1" = 50'

BALTO CO., MD.



LOW PROFILE COMPACT PLANTING
SEIBOLD ARONYMUS
(BROAD LEAF EVERGREEN)

12/3/79
REVISED 12/6/79

STORY NO.	TENANT
5	BAKERY SHOP
6	DRESS SHOP
7	VACANT
8	BEAUTY SALON
9	THE TOP SHOP
10	EASTERN SAVINGS & LOAN
11	LIGHTING OUTLET
12	VACANT
15	2 STY. MEDICAL OFFICE BLDG
16	DRUG STORE
17	SHOE STORE
18B	MEDICAL CENTER

NOTE: THE ABOVE MENTIONED TENANTS ARE
PER TENANT SCHEDULE DATED 9-27-79.
STORE NOS. & TENANTS SHOWN ARE
WITHIN A 200' RADIUS OF THE MOVIE
THEATER.

PARKING DATA

TOTAL RETAIL FLOOR AREA	95,220 + 200 = 400
TOTAL OFFICE FLOOR AREA	20,520 + 500 = 50
TOTAL RESTAURANT FLOOR AREA	50,550 + 50 = 115
TOTAL MOVIE THEATER SEATING CAPACITY	400 + 0 = 07
TOTAL PARKING PROVIDED	745
TOTAL PARKING REQUIRED	735

SPELLMAN, LARSON & ASSOC.

CIVIL ENGINEERS & LAND SURVEYORS
SUITE 110 JEFFERSON BLDG.
TOWSON, MARYLAND 21204
823-3535

4" HIGH COMPACT SCREEN PLANTING
(WHITE PINE 10' O.C.)

RESIDENTIAL

CARDWELL AVE

DR 16

RETAIL

RETAIL

VACANT

OFFICES

FOWLER AVE

BL