

51-129 07 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 412.2(e) to permit a free standing sign to be located opposite a residential zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
If a sign cannot be erected, practical difficulty and hardship will be created for the owner, its principal tenant, Giant Food Inc., and customers of the shopping center because there is only one entrance into the shopping center directly from Reisterstown Road and without such a sign, it will be inconvenient and unsafe for customers who are attempting to find the entrance.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) St. Thomas Joint Venture, a Maryland
General Partnership, by,
Signature a Partner
Address Jean R. Berman
(Type or Print Name)
City and State signature

Attorney for Petitioner:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address Building
City and State
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 12th day of March, 1981 at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1981

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

Chairman
Nicholas B. Commodari

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

Morton P. Fisher, Jr., Esquire
Room 1300, Mercantile Bank & Trust Bldg.
Baltimore, Maryland 21201

Item No. 128
Petitioner - St. Thomas Joint Venture
of Maryland
Variance Petition

Dear Mr. Fisher:

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.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

February 12, 1981

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

Item #128 (1980-1981)
Property Owner: St. Thomas Joint Venture of Maryland
S/WS Reisterstown Rd. 2110' S/E of Painters Mill Rd.
Acres: 0.02 Acres District: 3rd

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 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 128 (1980-1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

T-SE Key Sheet
42 NW 29 Pos. Sheet
NW 11 H Topo
67 Tax Map



Maryland Department of Transportation

State Highway Administration

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

January 14, 1981

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting - 1-13-81
ITEM: #128
Property Owner: St. Thomas Joint Venture of Maryland
Location: SW/S Reisterstown Rd. (Route 140) - 2110' S/E of Painters Mill Road
Existing Zoning: BL
Proposed Zoning: Variance to permit a free standing sign
Acres: 0.02
District: 3rd

Dear Mr. Hammond:

On inspection of the site and review of the plan showing the proposed pylon business sign (Giant @ St. Thomas Center) outside the proposed 87' right of way, the State Highway Administration finds the plan acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: George Wittman

CL:GW:vrd

My telephone number is (301) 383-4320

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.A.S.
DEPUTY STATE & COUNTY ENGINEER

January 22, 1981

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

Dear Mr. Hammond:

Comments on Item #128, Zoning Advisory Committee Meeting of January 13, 1981, are as follows:

Property Owner: St. Thomas Joint Venture of Maryland
Location: SW/S Reisterstown Rd. 2110' S/E of Painters Mill Road
Existing Zoning: BL
Proposed Zoning: Variance to permit a free standing sign
Acres: 0.02 Acres
District: 3rd

The proposed sign should not present any health hazards.

Very truly yours,

IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: St. Thomas Joint Venture of Maryland

Location: SW/S Reisterstown Rd. 2110' S/E of Painters Mill Rd.

Item No.: 128 Zoning Agenda: 128

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 operation.
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.

REVIEWED: 1-27-81 Noted and Approved: [Signature]
Planning/Group Special Inspection Division Fire Prevention Bureau

/mb



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

NORMAN E. GERBER
DIRECTOR

March 5, 1981

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 #128, Zoning Advisory Committee Meeting, January 13, 1981, are as follows:

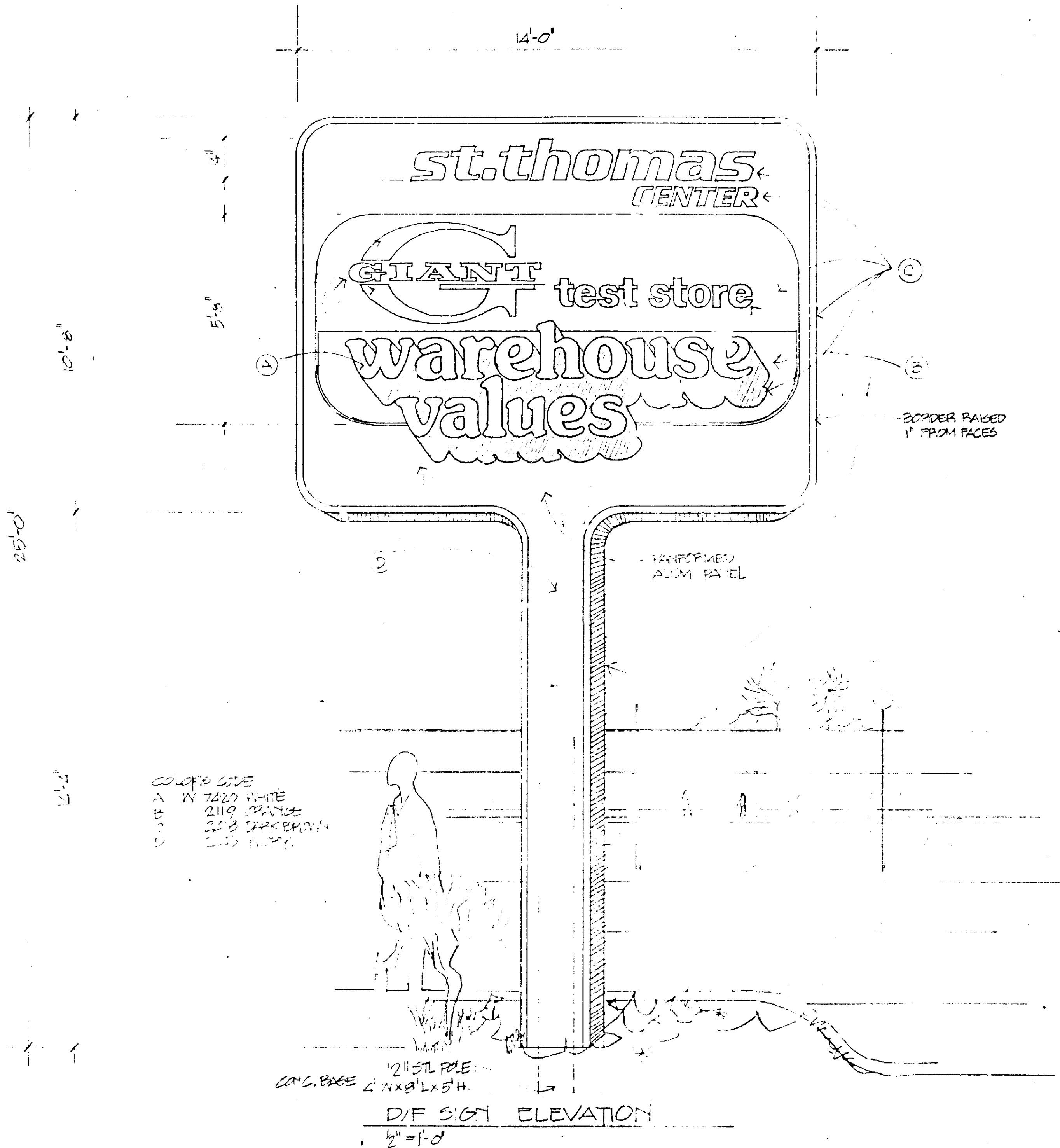
Property Owner: St. Thomas Joint Venture of Maryland
Location: SW/S Reisterstown Road 2110' S/E of Painters Mill Road
Acres: 0.02 acres
District: 3rd

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 petition meets the requirements of the Division of Current Planning and Development.

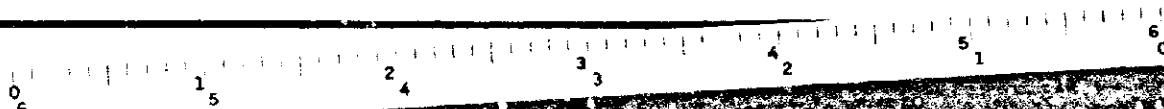
Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



		Phone 322-2252 area code 301	
Jack Stone		3133 Pennsy Drive - Landover Maryland - 20785	
GIANT FOOD STORE # 65		DRAW SK-6708	
9934 REISTERSTOWN RD.		SCALE 1/2" = 1'-0"	
ONINGES MILL MD. 21117		DATE OCT. 8. 80	
JOHN STONE			

This original design property of the Jack Stone Co. Inc. - unauthorized use in whole or part prohibited and will be prosecuted to the fullest extent.



ORDER RECEIVED FOR FILING

DATE April 15, 1981

BY John P. L. [Signature]

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and undue hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, that the Petitioner be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Section 413.5(a) of the Baltimore County Zoning Regulations.
2. Approval of the above-entitled site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner, Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Rich Commodore Date: JANUARY 16, 1981

FROM: Charles E. (Ted) Norman

SUBJECT: Building Adequacy Committee Meeting January 13, 1981

ITEM NO. 127 See Comments

ITEM NO. 128 STANDARD COMMENT

ITEM NO. 129 See Comments

[Signature]
Notice to (Ted) Norman
Chairman, Building Adequacy Committee

02/1882

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert M. Dubel, Superintendent
Towson, Maryland - 21204

Date: January 9, 1981

Mr. William F. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 13, 1981

RE: Item No: 127, 128, 129
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No hearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/lip

WHEREAS, Counsel has agreed to dismiss its appeal in consideration of the Owner's and the Tenant's agreement to voluntarily limit the scope of the Zoning Commissioner's grant of the Petition for Variance.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which are herein acknowledged, the parties hereto agree as follows:

The Owner and Tenant agree that the Order granting the Variance shall permit only one (1) free-standing pylon sign on the Shopping Center site under the Petition filed in these proceedings and that the Order shall not allow any additional free-standing signs.

This Agreement pertains solely to the Order granted in these proceedings and nothing contained herein shall prohibit Owner from applying to Baltimore County for permission to erect additional free-standing signs on the Shopping Center site or the Counsel or any other party from participating in any such future proceeding.

The parties agree that this Agreement shall be incorporated as a part of the Order of the Deputy Zoning Commissioner in these proceedings and Counsel hereby withdraws its appeal and agrees that this appeal shall be dismissed.

IN WITNESS WHEREOF, this Agreement has been entered into as of the day and year first above written.

WITNESS OR ATTEST: ST. THOMAS JOINT VENTURE

BY: _____

GIANT FOOD, INC.

BY: _____

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY

BY: _____

RE: PETITION FOR VARIANCE
SW/s of Reisterstown Rd., 2110' SE of Painters Mill Rd., 3rd District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

ST. THOMAS JOINT VENTURE, Petitioner

Zoning Case No. 81-159-A (Item 128)

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of April 15, 1981, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 14th day of May, 1981, a copy of the foregoing Order for Appeal was mailed to Morton P. Fisher, Jr., Esquire, Room 1300, Mercantile Bank & Trust Building, Baltimore, Maryland 21201; Mrs. Alice LeGrand, 25 Olive Lane, Owings Mills, Maryland 21117; and Mrs. Patricia A. Lazzelle, P. O. Box 117, Reisterstown, Maryland 21136.

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

No. 0969C1

DATE 5/28/81 ACCOUNT XXXXXX 01-112

AMOUNT \$40.00

RECEIVED FROM John W. Hession, III - for Baltimore County

FOR Appeal - filing fee for cases 81-159-A

VALIDATION OR SIGNATURE OF CASHIER

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Oct. 9, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-159-A

ST. THOMAS JOINT VENTURE

SW/s of Reisterstown Rd., 2110' SE of Painters Mill Rd.

3rd District

Var. to permit a free standing sign to be located opposite a residential zone

4/15/81 - D.Z.C. GRANTED variance with restrictions

TUESDAY, DEC. 15, 1981, at 10 a.m.

ASSIGNED FOR:

cc: Morton P. Fisher, Jr., Esq.

Atty. for petitioner

Jean Berman, St. Thomas Joint Venture

Petitioner

Mrs. Alice LeGrand

Mrs. Patricia Lazelle

People's Counsel

J. W. Hession, Esq.

J. Dyer

W. Hammond

J. Jung

Gail M. Stern

Co-counsel for Petitioner

Jane Holmen, Secretary

IN THE MATTER OF
ST. THOMAS JOINT VENTURE
FOR VARIANCE FROM
SECTION 413.2 (e) of the
Baltimore County Zoning Regulations
SW/S Reisterstown Road, 2110'
SE of Painters Mill Road
3rd District

MICH
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 81-159-A

OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner granting the requested variance with restrictions. The subject property is located on the southeast side of Reisterstown Road 2110 feet southeast of Painters Mill Road, in the Third Election District of Baltimore County. The case was heard this day, June 15, 1982, in its entirety.

The matter before the Board is a request for a variance from Section 413.2 (e) of the Baltimore County Zoning Regulations to permit a freestanding sign to be located opposite a residential zone. Testimony before the Board was that the only entrance to this shopping center is directly across the street from residentially zoned property. A knoll in the road hides this entrance until vehicular traffic is almost upon it, and the owners of the shopping center wish to erect an elevated sign, some 12 square feet in area, alerting vehicular traffic to this entrance. On April 12, 1982 a Consent Agreement was drawn up between St. Thomas Joint Venture, property owners, and the owners of the residential property across the street in support of granting this variance.

After consideration of the testimony and evidence presented and the inclusion of the Consent Agreement, the Board is of the opinion that the variance should be granted, and will affirm the Order of the Deputy Zoning Commissioner granting the variance and will also include the restrictions in the Consent Agreement.

ORDER

For the reasons set forth in the foregoing Opinion, the Board AFFIRMS the Order of the Deputy Zoning Commissioner, dated April 15, 1981, and C 81-159-A 17th day of August, 1982, that the variance petitioned for, be and the same is

ST. THOMAS JOINT VENTURE - 81-159-A

herby GRANTED, subject to the following restrictions:

1. Compliance with Section 413.5(e) of the Baltimore County Zoning Regulations.
2. Approval of the site plan, dated December 17, 1980, by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.
3. Owner agrees that its right to erect on the premises the one hundred (100) square feet of freestanding signs permitted under Section 413.2(f) of the Zoning Regulations shall be reduced to seventy-five (75) square feet of freestanding signs, which shall be contained on no more than one (1) additional freestanding sign.
4. The foregoing limitation applies only to freestanding signs and shall not limit in any manner signs permitted to be attached or affixed to buildings.
5. Nothing contained herein shall prohibit owner from applying to Baltimore County for a further variance under Section 4.13(e) to erect additional freestanding identification signs on the shopping center site or prohibit any other party from participating in any such future proceeding.
6. The restrictions imposed hereby shall terminate on the first to occur of:
 1. The date on which the residential property opposite the shopping center which is the subject of these proceedings shall be zoned for nonresidential purposes, or
 2. Ten (10) years after the date hereof.
7. The parties agree that the conditions contained in this Agreement may be incorporated as a part of the Order of the Deputy Zoning Commissioner in the proceedings referred to above.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Jr.
William T. Hackett, Chairman
LeRoy B. Spurrier

RE: PETITION FOR VARIANCE
SW/S of Reisterstown Road
2110' SE of Painters Mill Road
Third District
ST. THOMAS JOINT VENTURE,
Petitioner

BEFORE THE
COUNTY BOARD
OF APPEALS
Zoning Case No.
81-159-A

NOTICE OF APPEARANCE

Please enter the appearance of Gail M. Stern as
additional counsel to Petitioner, St. Thomas Joint Venture.

Morton P. Fisher, Jr.
Morton P. Fisher, Jr.

Gail M. Stern
1300 Mercantile Bank & Trust Bldg.
2 Hopkins Plaza
Baltimore, Maryland 21201
547-0500

ATTORNEYS FOR PETITIONER

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

May 25, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108.

CASE NO. 81-159-A

ST. THOMAS JOINT VENTURE

SW/S of Reisterstown Rd, 2110' SE of
Painters Mill Rd.

3rd District

Variance to permit a free standing sign to be
located opposite a residential zone

4/15/81 - D.Z.C. GRANTED variance
w/restrictions

ASSIGNED FOR:

TUESDAY, JUNE 15, 1982, at 9:30 a.m.

cc: Morton P. Fisher, Jr., Esq.

Attorney for Petitioner

Jean Berman, St. Thomas
Joint Venture

Petitioner

Mrs. Alice LeGrand

Mrs. Patricia Lazelle

J. W. Hessian, Esq.

People's Counsel

J. Dyer

W. Hammond

J. Jung

Gail Stern

Co-counsel for Petitioner

June Holmen, Secretary

RE: PETITION FOR VARIANCE
SW/S of Reisterstown Rd
2110' SE of Painters Mill
Road, 3rd District
ST. THOMAS JOINT VENTURE,
Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Zoning Case No. 81-159-A
(Item 128)

CONSENT AGREEMENT

THIS CONSENT AGREEMENT (hereinafter referred to as this "Agreement") made this 10th day of April, 1982, by and among ST. THOMAS JOINT VENTURE, a Maryland general partnership (hereinafter referred to as the "Owner"), GIANT FOOD, INC., a corporation organized and existing under the law of Maryland (hereinafter referred to as the "Tenant"), and the PEOPLE'S COUNSEL FOR BALTIMORE COUNTY (hereinafter referred to as "Counsel").

WITNESSETH:

WHEREAS, the Tenant has entered into a lease with the Owner for premises located in the St. Thomas Shopping Center, Baltimore County, Maryland (hereinafter referred to as the "Shopping Center"); and

WHEREAS, the Owner filed a Petition for Zoning Variance from Section 413.2(e) of the Baltimore County Zoning Regulations so as to allow Tenant to place a free-standing sign on the Shopping Center site; and

WHEREAS, on April 15, 1981, the Deputy Zoning Commissioner of Baltimore County granted the Petition for Variance subject to compliance with Section 413.5 of the Baltimore County Zoning Regulations and approval of a certain site plan by variance which said site plan was approved by the County Board of Appeals; and

WHEREAS, the parties to this Agreement have entered into this Agreement in order to consent hereto:

WHEREAS, Counsel has agreed to dismiss its appeal in consideration of the Owner's and the Tenant's agreement to waive its rights to the additional one hundred (100) square feet of free-standing signs currently permitted under Section 413.2(f) of the Zoning Code.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which are herein acknowledged, the parties hereto agree as follows:

The Owner and Tenant agree to waive their rights to erect the one hundred (100) square feet of free-standing signs permitted under Section 413.2(f) of the Zoning Code.

Nothing contained herein shall prohibit Owner from applying to Baltimore County for a further variance under Section 4.13(e) to erect additional free-standing identification signs on the Shopping Center site or prohibit any other party from participating in any such future proceeding.

This Agreement shall terminate if the residential property opposite the Shopping Center which is the subject of these proceedings shall be zoned for non-residential purposes.

The parties agree that this Agreement shall be incorporated as a part of the Order of the Deputy Zoning Commissioner in these proceedings and Counsel hereby withdraws its appeal and agrees that this appeal shall be dismissed.

IN WITNESS WHEREOF, this Agreement has been entered into as of the day and year first above written.

WITNESS OR ATTEST: ST. THOMAS JOINT VENTURE

BY _____

GIANT FOOD, INC.

BY _____

WITNESS OR ATTEST:

PEOPLE'S COUNSEL FOR BALTIMORE
COUNTY

BY: _____

MPP, Jr./12-17-81
6712C

CONSENT AGREEMENT

THIS CONSENT AGREEMENT (hereinafter referred to as this "Agreement") made this 10th day of April, 1982, by and among ST. THOMAS JOINT VENTURE, a Maryland general partnership (hereinafter referred to as the "Owner"), and GIANT FOOD, INC., a corporation organized and existing under the law of Maryland (hereinafter referred to as the "Tenant").

WITNESSETH:

WHEREAS, Tenant has entered into a lease with Owner for premises located in the St. Thomas Shopping Center, Baltimore County, Maryland (hereinafter referred to as the "Shopping Center"); and

WHEREAS, Owner filed a Petition for Zoning Variance from Section 413.2(e) of the Baltimore County Zoning Regulations entitled PETITION FOR VARIANCE, SW/S of Reisterstown Road, 2110' SE of Painters Mill Road, 3rd District, St. Thomas Joint Venture, Petitioner, Zoning Case No. 81-159-A (Item 128), so as to allow Tenant to place a free-standing sign on the Shopping Center site; and

WHEREAS, on April 15, 1981, the Deputy Zoning Commissioner of Baltimore County granted the Petition for Variance, subject to compliance with Section 413.5(e) of the Baltimore County Zoning Regulation and approval of a certain site plan by various state and county agencies; and

WHEREAS, Owner has agreed that certain specified limitations may be incorporated in the Order as hereinafter set forth but only to the extent hereinafter set forth.

NOW, THEREFORE, Owner agrees as follows and Tenant joins herein in order to consent hereto:

MPF, Jr./12-17-91
6712C

1. Owner agrees that its right to erect on the premises the one hundred (100) square feet of free-standing signs permitted under Section 413.2(f) of the Zoning Code shall be reduced to seventy-five (75) square feet of free-standing signs, which shall be contained on no more than one (1) additional free-standing sign.

2. The foregoing limitation applies only to free standing signs and shall not limit in any manner signs permitted to be attached or affixed to buildings.

3. Nothing contained herein shall prohibit Owner from applying to Baltimore County for a further variance under Section 4.13(e) to erect additional free-standing identification signs on the Shopping Center site or prohibit any other party from participating in any such future proceeding.

4. The restrictions imposed hereby shall terminate on the first to occur of (i) the date on which the residential property opposite the Shopping Center which is the subject of these proceedings shall be zoned for non-residential purposes, or (ii) ten (10) years after the date hereof.

5. The parties agree that the conditions contained in this Agreement may be incorporated as a part of the Order of the Deputy Zoning Commissioner in the proceedings referred to above.

Tenant joins herein in order to consent hereto.

IN WITNESS WHEREOF, this Agreement has been entered into as of the day and year first above written.

WITNESS: ST. THOMAS JOINT VENTURE
BY: David B. Sykes
BY: Israel Cohen
ATTEST: David B. Sykes
DAVID B. SYKES, Secretary
ISRAEL COHEN, President

MPF, Jr./12-17-91
6712C

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY

BY: David B. Sykes
2/17/81

6712C

Mrs. E. P. Hathaway
11008 Baronet Road
Owings Mills, Maryland 21117

Dear Mrs. Hathaway:

Thank you so much for sending us your comments about our test store in the St. Thomas Shopping Center. Since this way of merchandising is new to Giant, we are very interested in hearing from consumers.

I'm glad you are satisfied with this approach to merchandising. I hope you will feel free to write to us again if you have any other thoughts or questions about how this store might serve you better. Consumer input will play a very important part in the development of this store.

Thank you, again, for letting us hear from you. We hope you continue to enjoy shopping at our St. Thomas Giant.

Sincerely,

Eileen Katz
Eileen Katz
Consumer Specialist

EX:dm

bcc: D. Dellosso, Mgr. #165
J. Terry, V.P. for Store Oprns.
T. Kelbaugh - Sr. U.P.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
Date: May 27, 1981
FROM: Michael S. Flanagan, Engineer Associate II
SUBJECT: ZONING COMMENTS

Relative to ZAC meeting of January 13, 1981, the Department of Traffic Engineering has no comments on items #127, 128 and 129.

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/aza

February 24, 1981

Morton P. Fisher, Esquire
Room 1300
Mercantile Bank & Trust Building
Baltimore, Maryland 21201

RE: Petition for Variance
SW/S Reisterstown Rd., 2110' SE of
Painters Mill Rd. - 3rd Election District
St. Thomas Joint Venture - Petitioner
NO. 81-159-A

Dear Mr. Fisher:

I am writing to advise you that \$47.75 is due for advertising a public hearing on the above-captioned matter.

Please have check payable to Baltimore County, Maryland and sent to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

William I. Hammond
William I. Hammond
County Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COUNTY COMMISSIONER
BALTIMORE COUNTY, MARYLAND

No. 095193

DATE: 2.24.81

\$47.75

Mr. Morton P. Fisher, Esquire

Room 1300, Mercantile Bank & Trust Building

Baltimore, Maryland 21201

April 15, 1981

Morton P. Fisher, Jr., Esquire
Room 1300
Mercantile Bank & Trust Building
Baltimore, Maryland 21201

RE: Petition for Variance
SW/S of Reisterstown Rd., 2110' SE of
Painters Mill Rd. - 3rd Election District
St. Thomas Joint Venture - Petitioner
NO. 81-159-A (Item No. 128)

Dear Mr. Fisher:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Alice LeGrand
25 Olive Lane
Owings Mills, Maryland 21117

Mrs. Patricia A. Lazzelle
P.O. Box 117
Reisterstown, Maryland 21136

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

TRANSMITTAL SLIP

TO: Jim Kelbaugh
FROM: Edna
DATE: 12/31

☒ FOR YOUR INFORMATION ☐ TAKE UP WITH ME
☐ RETURN WITH COMMENTS ☐ FOR YOUR APPROVAL
☐ PLEASE HANDLE ☐ PLEASE FILE
☐ PLEASE NOTE AND RETURN ☐ PER YOUR REQUEST

Comments: Can the signing be improved at 1/65? Sample with the customer photo it's not visible. I passed the store the first time.

FORM 1009 (REV. 10-64)

TRANSMITTAL SLIP

TO: Jim Kelly
FROM: Edna
DATE: 12/31

☐ FOR YOUR INFORMATION ☐ TAKE UP WITH ME
☐ RETURN WITH COMMENTS ☐ FOR YOUR APPROVAL
☐ PLEASE HANDLE ☐ PLEASE FILE
☐ PLEASE NOTE AND RETURN ☐ PER YOUR REQUEST

Comments: Can the signing be improved. To observe by the store on my first visit because it was not noticeable.

FORM 1009 (REV. 10-64)

EXHIBIT 7

WELCOME YOUR COMMENTS

WE welcome your comments. Please use this card to tell us what you think about our products or services. Your card will be answered as soon as possible. If you prefer to call, our phone number is 341-4313. (all other areas call collect) Between 8:30 a.m. and 5:00 p.m.

Washington Metro area: 341-4313
Toll-free: 1-800-341-4313
TV or Washington: 341-4313
Toll-free: 1-800-341-4313

NAME: Edna
ADDRESS: 11008 Baronet Rd., Owings Mills, Md. 21117
CITY: Owings Mills
STATE: Md.
ZIP: 21117

DATE: 12/31
TIME: 10 AM

NOTE: RETURN RECEIPT IF NECESSARY. REPLY TO: MAIL ROOM, ST. THOMAS SHOPPING CENTER, 11008 BARONET RD., OWINGS MILLS, MD. 21117

ST. THOMAS SHOPPING CENTER

PETITION FOR VARIANCE

300 District

LOCATION: SW/S of Reisterstown Rd., 2110' SE of Painters Mill Rd.
DATE & TIME: February, March
PUBLIC HEARING: Room 1300, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commission of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, and in accordance with the provisions of the Charter of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for variance as filed with the Zoning Commission of Baltimore County.

BY ORDER OF: William I. Hammond
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
Feb. 19

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Reisterstown Rd

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 26th day of February, 1981, that is to say, the same was inserted in the issues of Feb. 19,

COLUMBIA PUBLISHING CORP.

By John W. Hessian, III

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff: _____
VS.
Defendant: _____

CERTIFICATE OF PUBLICATION OF

May 28, 1981

Morton P. Fisher, Jr., Esquire
Room 1300
Mercantile Bank & Trust Building
Baltimore, Maryland 21201

RE: Petition for Variance
SW/S of Reisterstown Road, 2110' SE of
Painters Mill Road, 3rd Election District
St. Thomas Joint Venture - Petitioner
Case No. 81-159-A

Dear Mr. Fisher:

Please be advised that an appeal has been filed by John W. Hessian, III, People's Counsel for Baltimore County, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,
[Signature]
Zoning Commissioner

WEH:klr

cc: Mrs. Alice LeGrand
25 Olive Lane
Owings Mills, Maryland 21117

Mrs. Patricia A. Lazzelle
P. O. Box 117
Reisterstown, Maryland 21136

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

Jack Stone

3133 Pennsy Drive / Landover, Maryland 20785

Baltimore County Zoning Commission
111 West Chesapeake Avenue
Towson, Maryland 21204

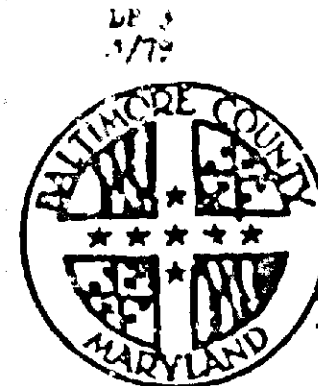
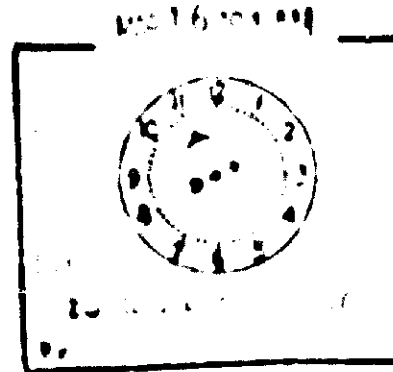
Attention of Ms. Jen Jung, 1st Fl.

Dear Ms. Jung:

Enclosed please find a copy of the Consent Agreement for the proposed sign for the St. Thomas Joint Venture Center. Mr. Fred Calvert, 1st Fl., 111 West Chesapeake Avenue, Towson, Maryland 21204, is the contact person for this project. If you have any questions, please call him at 278-1111.

cc: Fred Calvert

JAS:ba
Enclosure



Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLAND OFFICE OF THE BUILDING ENGINEER TOWSON, MARYLAND 21204	
9934 REISTERSTOWN ROAD ST. THOMAS CENTER	
ST. THOMAS JOINT VENTURE	
1515 REISTERSTOWN ROAD, SUITE 200, BALTO., MD. 21204	
GIANT FOOD INC.	
JACK STONE SIGN CO., 3133 PENNSY DR., LANDOVER, MD. 20785	
DATE ISSUED: 10/20/80	
3 328 11	
1-655 3	
TYPE OF IMPROVEMENT	
TYPE OF USE	
OWNERSHIP	
11,000	
SAME SHOPPING CENTER	

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

February 10, 1981

Morton P. Fisher, Esquire
Room 1300 - Mercantile Bank & Trust Bldg.
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Variance - SW/S Reisterstown Rd., 2110' SE of
Painters Mill Road - St. Thomas Joint Venture
Case No. 81-159-A

TIME: 9:30 A.M.

DATE: Thursday, March 12, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

Date: February 24, 1981

SUBJECT: Petition No. 81-159-A Item 128

Petition for Variance for a sign
Southwest side of Reisterstown Road, 2110 feet Southeast of Painters Mill Road
Petitioner: St. Thomas Joint Venture

Third District

HEARING: Thursday, March 12, 1981 (9:30 A.M.)

It would appear that the petitioner's request is for a "use" variance, not a variance to area requirements. If this is so, this office questions whether or not such a variance can be granted.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN
1300 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

1301547 0500
CABLE ADDRESS
FRASGAP

SUITE 812
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21044

August 5, 1981

Mr. James Dyer
Zoning Officer
Office of Planning and Zoning
for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
St. Thomas Joint Venture
Zoning Case No. 81-159-A

Dear Mr. Dyer:

I am enclosing a Consent Agreement which, if it meets with your approval, will lead to the dismissal of the Appeal in the above case. This Consent Agreement should provide the single protestant at the hearing with the protection which she requested at the hearing and, if it meets with your approval, we will arrange for its immediate execution.

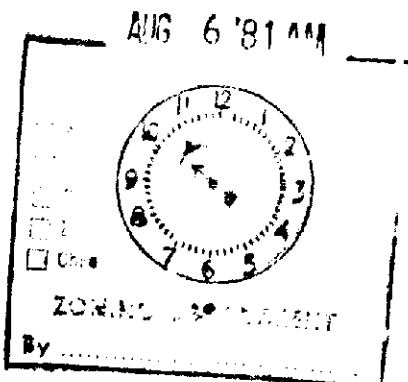
Please telephone if you have any questions.

Very sincerely yours,

Morton P. Fisher, Jr.

MFP,Jr./mb
Enclosure

cc: John W. Hessian, III, Esquire
Irwin M. Sussman, Esquire
Michael Bush, Esquire

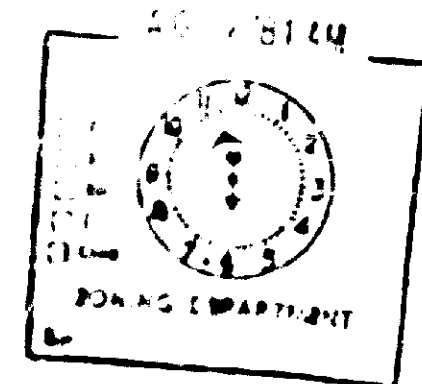


Enclosed please find a revised form of Consent Agreement which has been approved in accordance with our telephone conversation. It is noted that it now meets with your approval.

I am enclosing a revised form of Consent Agreement which has been approved in accordance with our telephone conversation. It is noted that it now meets with your approval.

Very sincerely yours,

Morton P. Fisher, Jr.



LAW OFFICES

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

1300 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201
TELEPHONE: JOY 547 0500
CABLE: FRASGAP
TELEX: 908080
SUITE 812
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21044

1300 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

February 3, 1982

Mr. Peter M. Zimmerman
People's Counsel
Suite 507
Alex Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: St. Thomas Joint Venture
Case No. 81-159-A

Dear Pete:

Pursuant to our telephone conversation of even date herewith, I am enclosing herein a copy of the Consent Agreement prepared in connection with the above-captioned matter. The Consent Agreement has been approved by both St. Thomas Joint Venture and by Giant Food, Inc.

I would appreciate it if you would review the Agreement and discuss same with Mrs. Alice LeGrand. If the Agreement meets with your's and Mrs. LeGrand's approval, please let me know as soon as possible so that we can proceed to have it executed by all parties.

Also, as we discussed, the appeal in this case has been assigned for February 18, 1982. Pursuant to our conversation, it is my understanding that it is not necessary to postpone the hearing at this time and that your office can obtain a postponement at a later date if it is necessary. If this is not the case, please let me know as soon as you receive this letter.

Thank you for your assistance in this matter.

Best regards,

Sincerely,
[Signature]
Gail M. Stern

GMS:jn
enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Annette Ptak,
TO: Director of Finance Date: August 5, 1982

FROM: B. Melvin Cole

SUBJECT: Fee for Filing an Appeal

In accordance with Bill No. 57-82, attached is check for \$75.00 from S. Eric DiNenna, P.A., Attorney at Law, for filing an appeal re Franchise to Cross Cranbrook Road - Cable Garden, Inc.

B. Melvin Cole
B. Melvin Cole
ADMINISTRATIVE OFFICER

BMC:blg

Attachment - Check & Letter

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

No. 109020

DATE: 8/11/82 ACCOUNT: D1-662

AMOUNT: \$ 75.00

RECEIVED: S.E. DiNenna
FROM: Appeal bond filing fee

B 8053*****70010 3112F

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

TEL. 494-2116

May 6, 1982

William I. Hackett, Chairman
Baltimore County Board of Appeals
Rm. 200, Court House
Towson, Maryland 21204

RE: St. Thomas Joint Venture, Petitioner
Zoning Case No. 81-159-A

Dear Chairman Hackett:

In order to resolve the pending appeal, the parties have executed the attached Consent Agreement incorporating stated conditions.

We respectfully request that the Board schedule a hearing at 9:30 a.m. on a convenient date for the purpose of an explanation of the agreement and brief testimony in support of its reasonableness. We would then request that the Board enter an Order incorporating the agreement and its provisions.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosure

cc: Gail M. Stern, Attorney
Irwin M. Sussman, Esquire

PMZ:sh

PAID
MAR 11 1982
MAR 11 1982
MAR 11 1982

10/9/81 - Notified the following of hearing set for Tues., Dec. 15, 1981, at 10 a.m.:

Morton Fisher, Esq.
Jean Berman
Mrs. Alice LeGrand
Mrs. P. Lazelle
J. Hessian
J. Dyer
W. Hammond and J. Jung

1/8/82 - Above notified of hearing set for Thurs., Feb. 18, 1982, at 10 a.m.

5/25/82 - Above notified of hearing set for Tues., June 15, 1982, at 9:30 a.m.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 23 day of Dec, 1982

Filing Fee \$ 128 Received: Check
Cash
Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & VENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 095155

DATE: February 10, 1982 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Morton P. Fisher, Jr.
FROM: Filing Fee for Case No. 81-159-A

VALIDATION OR SIGNATURE OF CASHIER

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

Jan. 8, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-159-A ST. THOMAS JOINT VENTURE

SW/s of Reisterstown Rd., 2110' SE of Painters Mill Rd.

3rd District

Var. - to permit a free standing sign to be located opposite a residential zone

4/15/81 - D.Z.C. GRANTED variance with restrictions

ASSIGNED FOR: THURSDAY, FEB. 18, 1982, at 10 a.m.

cc: Morton P. Fisher, Jr., Esq. Atty. for Petitioner

Jean Berman, St. Thomas Joint Venture Petitioner

Mrs. Alice LeGrand

Mrs. Patricia Lazelle

J. W. Hessian, Esq. People's Counsel

J. Dyer

W. Hammond

J. Jung

Gail M. Stern Co-counsel for Petitioner

June Holmen, Secretary

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
August 17, 1982

John W. Hessian, Esquire
People's Counsel for Baltimore County
Courthouse
Towson, Maryland 21204

Re: Case No. 81-159-A
St. Thomas Joint Venture

Dear Mr. Hessian:

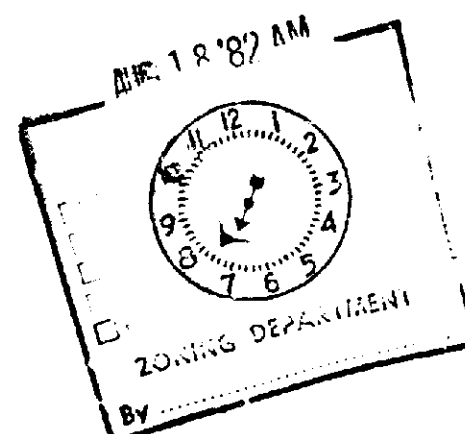
Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Morton P. Fisher, Jr. Esquire
Mrs. Alice LeGrand
Mrs. Patricia A. Lazelle
Jean R. Berman
Gail M. Stern
Mr. W. E. Hammond
Mrs. J. Jung
Mr. J. E. Dyer
Mr. J. G. Howell



Reisterstown-Owings Mills-Glyndon Coordinating Council

March 12, 1981

Deputy Zoning Commissioner
Mrs. Jean Jung
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 81-159A
St. Thomas Joint Venture

Dear Deputy Jung:

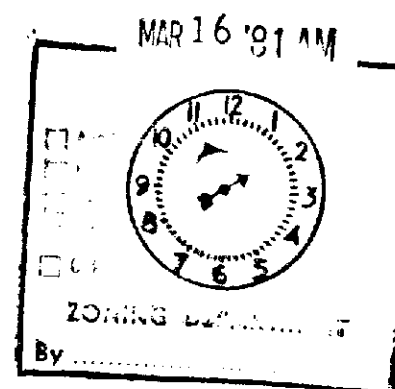
As Planning and Zoning Chairman of this organization, several items need to be clarified. The south side properties both south and north of the said property are zoned manufacturing. Upon visual observation of the said property, used by these property owners, they are aesthetic, uniform, signage current, used by these property owners, they are aesthetic, uniform, and unobtrusive. This commercial use is opposite residential office zone, a result of the last map process. Though the owners may need a free standing sign to promote proper consumer usage of the shopping center services, consideration of an appropriate sign contiguous to the southside of Reisterstown Road should be considered.

We welcome the corporate citizens of the new shopping center to our area. If the variance is permitted, we hope that consideration to the existing land uses and zoning factoring their development is taken into account in the planning stages of their sign.

Thank you for your consideration.

Sincerely yours,

Patricia A. Lazelle
Patricia A. Lazelle
Planning and Zoning, Chairman



P.O. Box 117 Reisterstown, Maryland 21136

Paul Lee P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5911

DESCRIPTION

SOUTHWEST SIDE OF REISTERSTOWN ROAD - SOUTHEAST OF PAINTERS' MILL ROAD - THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Sign Variance opposite a Residential Zone and Use.

Beginning for the same at a point located in the southwest right-of-way line of Reisterstown Road, said point being located 2,110 feet ± southeast from the centerline of Painters' Mill Road, thence binding on the southwest right-of-way line of Reisterstown Road (1) South 46°18'30" East 19.00 feet, thence leaving said right-of-way line of Reisterstown Road (2) South 41°41'30" West 55 feet, thence (3) North 48°18'30" West 19.00 feet, and thence (4) North 41°41'30" East 55.00 feet to the point of beginning.

Containing 1.045 s.f. or 0.02± of an acre of land.

Subject to a 14 foot widening strip lying southwest of the first line of this description for the widening of Reisterstown Road.



Engineers - Surveyors - Site Planners 12/18/80

PETITION FOR VARIANCE

3rd District

ZONING: Petition for Variance for a sign

LOCATION: Southwest side of Reisterstown Road, 2110 feet Southeast of Painters Mill Road

DATE & TIME: Thursday, March 12, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, 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:

Petition for Variance to permit a free standing sign to be located opposite a residential zone

The Zoning Regulation to be excepted as follows:

Section 413.2(e) - Signs

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

Being the property of St. Thomas Joint Venture, as shown on plat filed with the Zoning Department

Hearing Date: Thursday, March 12, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM I. HACKETT
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Kerton P. Fisher, Jr., Register
Room 1306, Harborville Bank & Trust Bldg.
Baltimore, Md. 21201

Carl Lee Engineering, P.A.
301 W. Pennsylvania Avenue
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 17th day
of January, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner St. Thomas Joint Venture of Md.
Petitioner's Attorney Kerton P. Fisher, Jr.

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting Feb 21, 1981
Posted for: Variance to permit signs
Petitioner: St. Thomas Joint Venture
Location of property: SW/4 Reisterstown Road, 2110' SE of
Painters Mill Road
Location of Signs: SW/4 Reisterstown Road, 2110' SE of
Painters Mill Road, facing Reisterstown Road
Remarks: _____
Posted by Stephen J. Costa Date of return March 6, 1981
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 6-5-81
Posted for: VARIANCE - APPEAL
Petitioner: ST. THOMAS JOINT VENTURE
Location of property: SW/4 REISTERSTOWN RD, 2110' SE OF
PAINTERS MILL RD
Location of Signs: SOUTH SIDE OF REISTERSTOWN RD, FRONT OF
SUBJECT PROPERTY, EAST SIDE OF ENTRANCE
Remarks: _____
Posted by Stephen J. Costa Date of return 6-19-81
Number of Signs: 1

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: <u>DD</u>										
Previous case: <u>72-282</u> <u>73-226R</u>										

Revised Plans:
Change in outline or description Yes _____ No _____
Map # NW114

PETITION FOR VARIANCE 3rd DISTRICT

ZONING: Petition for Variance to
a sign.
LOCATION: 8 West side of
Reisterstown Road, 2110' SE of
Painters Mill Road.
DATE & TIME: Thursday, March
12, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106,
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 Variance to permit a free standing sign to be located opposite a residential zone. The Zoning Regulation to be excepted as follows:
Section 413.2 (c) - Signs
All that parcel of land in the Third District of Baltimore County beginning for the line in a point southeast from the centerline of Painters Mill Road, thence blinding on the southwest right-of-way line of Reisterstown Road (1) South 48° 18' 30" East 18.00 feet, thence blinding said right-of-way line of Reisterstown Road (2) South 41° 41' 30" West 55 feet, thence (3) North 48° 18' 30" West 18.00 feet, and thence (4) North 41° 41' 30" East 55.00 feet to the point of beginning. Containing 1.06 A.C. or 0.02± of an acre of land.
Subject to a 14 foot widening strip lying southwest of the first line of this description for the widening of Reisterstown Road.
Being the property of St. Thomas Joint Venture, as shown on 1st plan filed with the Zoning Department.
Hearing Date: Thursday, March 12, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 1981

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, beginning on the day of _____, 1981, and last publication appearing on the day of _____, 1981.

THE JEFFERSONIAN,
Manager

Cost of Advertisement \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

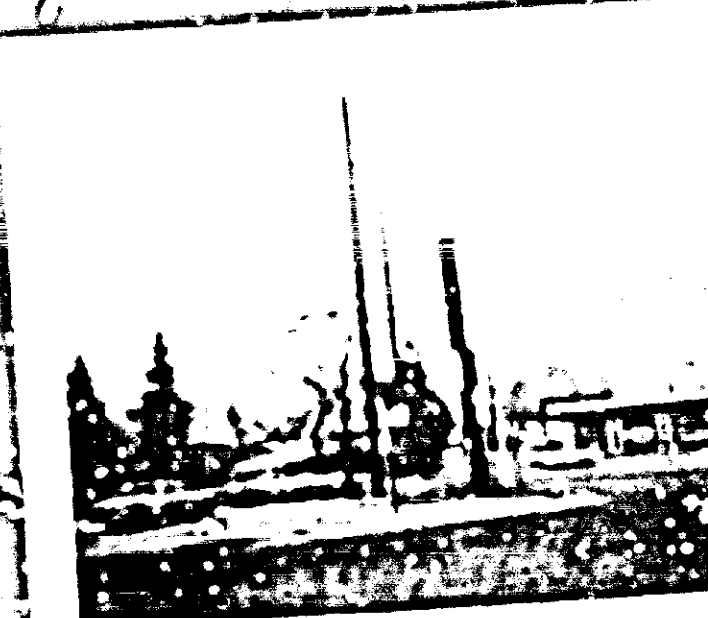
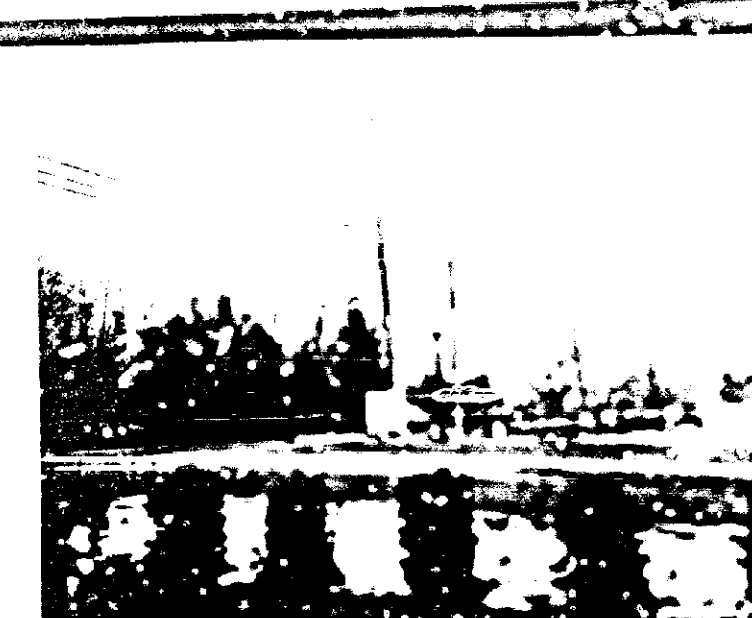
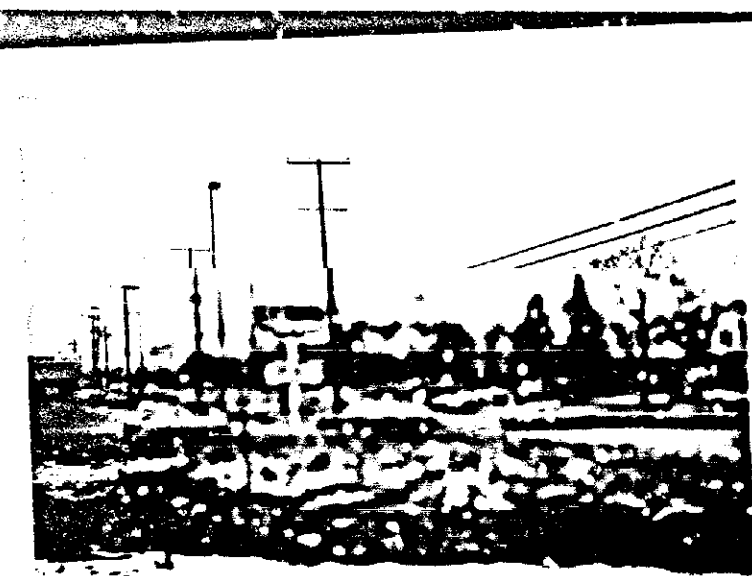
Your Petition has been received * this _____ day of _____, 197. Filing Fee \$ _____. Received _____ Check _____ Cash _____ Other _____

St. Eric DiNenna
St. Eric DiNenna,
Zoning Commissioner

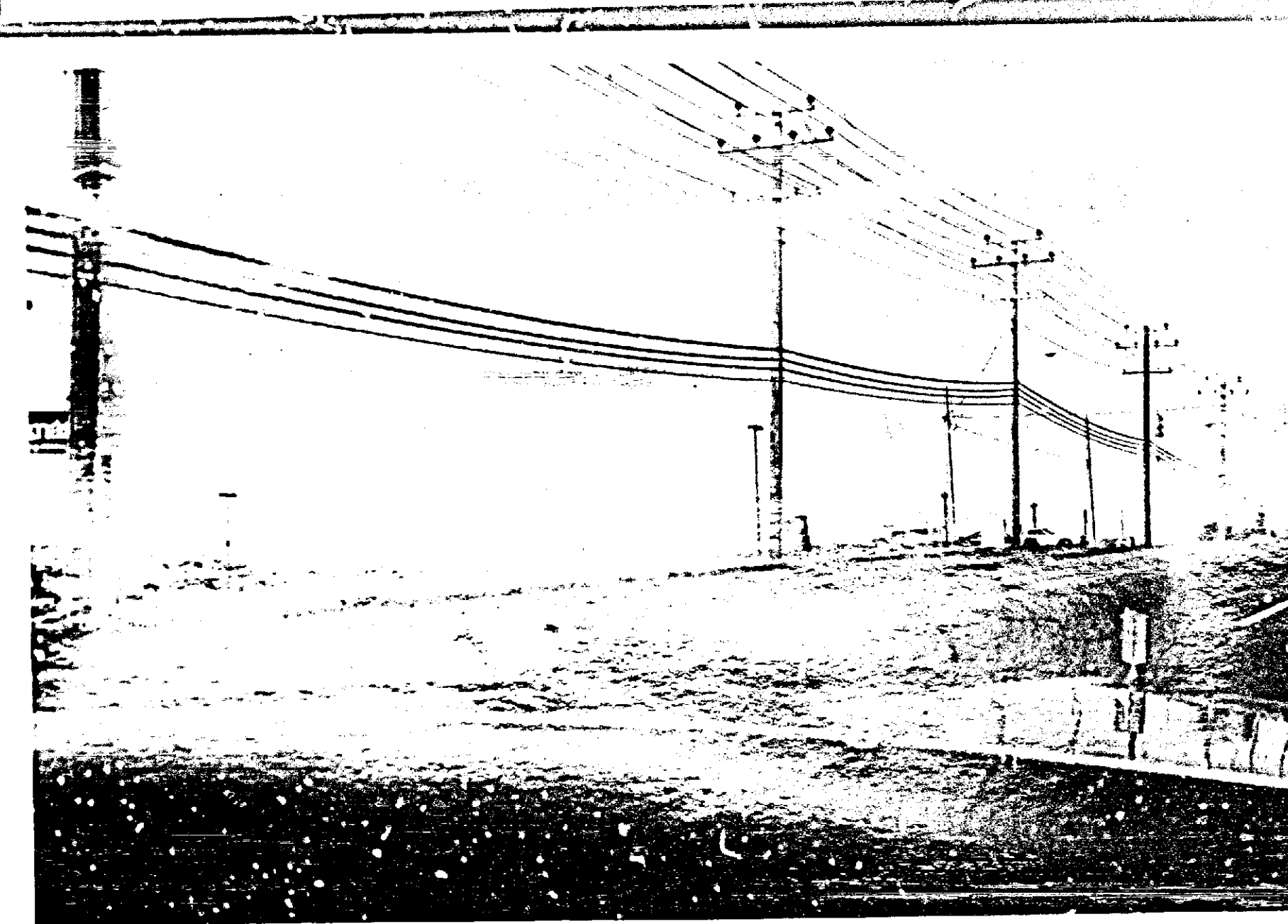
Petitioner _____ Submitted by _____
Petitioner's Attorney _____ Reviewed by _____

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

#81-159-A 3rd District
SW/4 Reisterstown Rd., 2110'
SE of Painters Mill Road
ST. THOMAS JOINT VENTURE
1 SIGN



Center 21



22

Kerton P. Fisher, Jr., Register
Room 1306, Harborville Bank & Trust Bldg.
Baltimore, Md. 21201

Carl Lee Engineering, Inc.
301 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

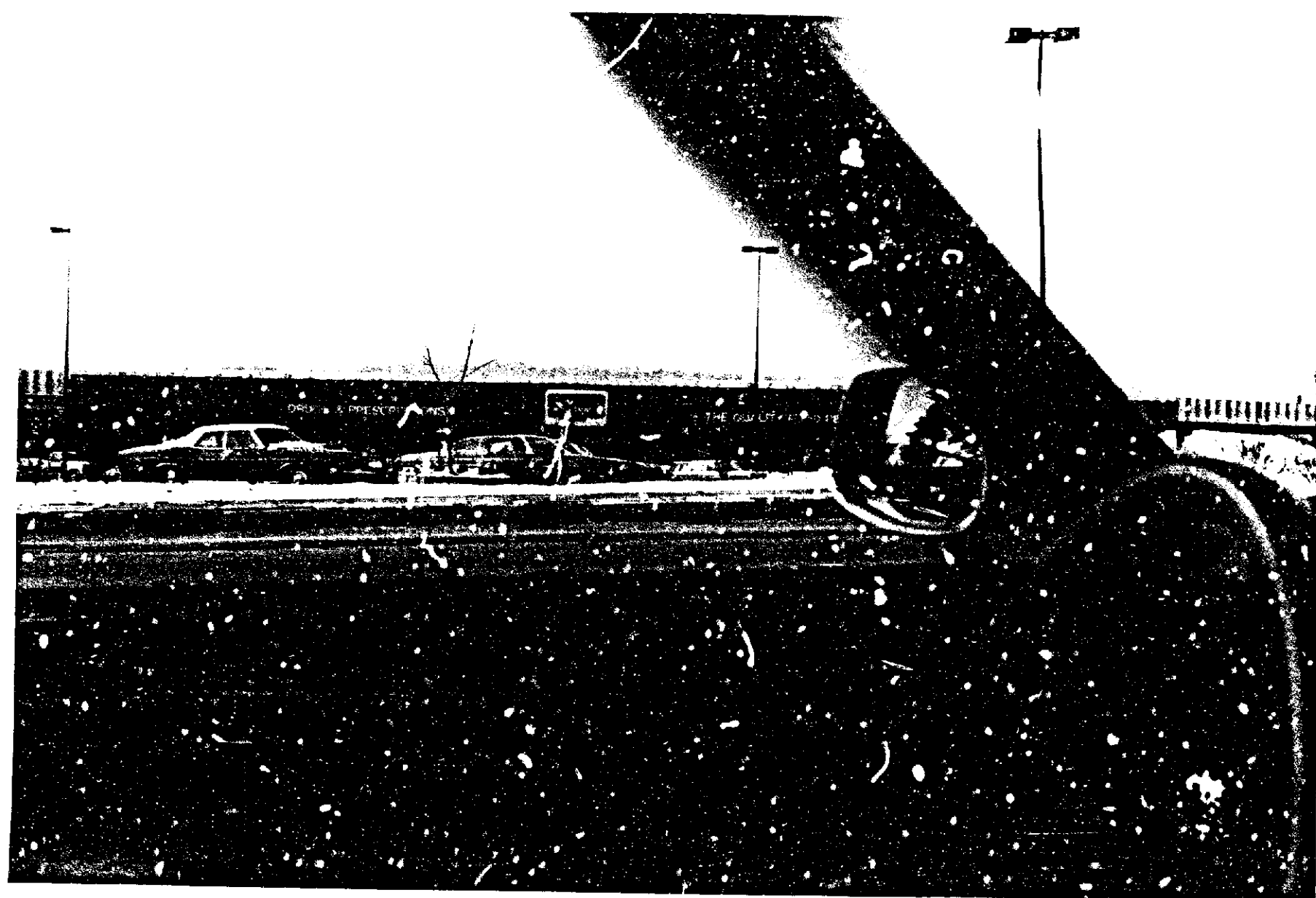
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day
of _____, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner St. Thomas Joint Venture of Md.
Petitioner's Attorney Kerton P. Fisher, Jr.

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



23



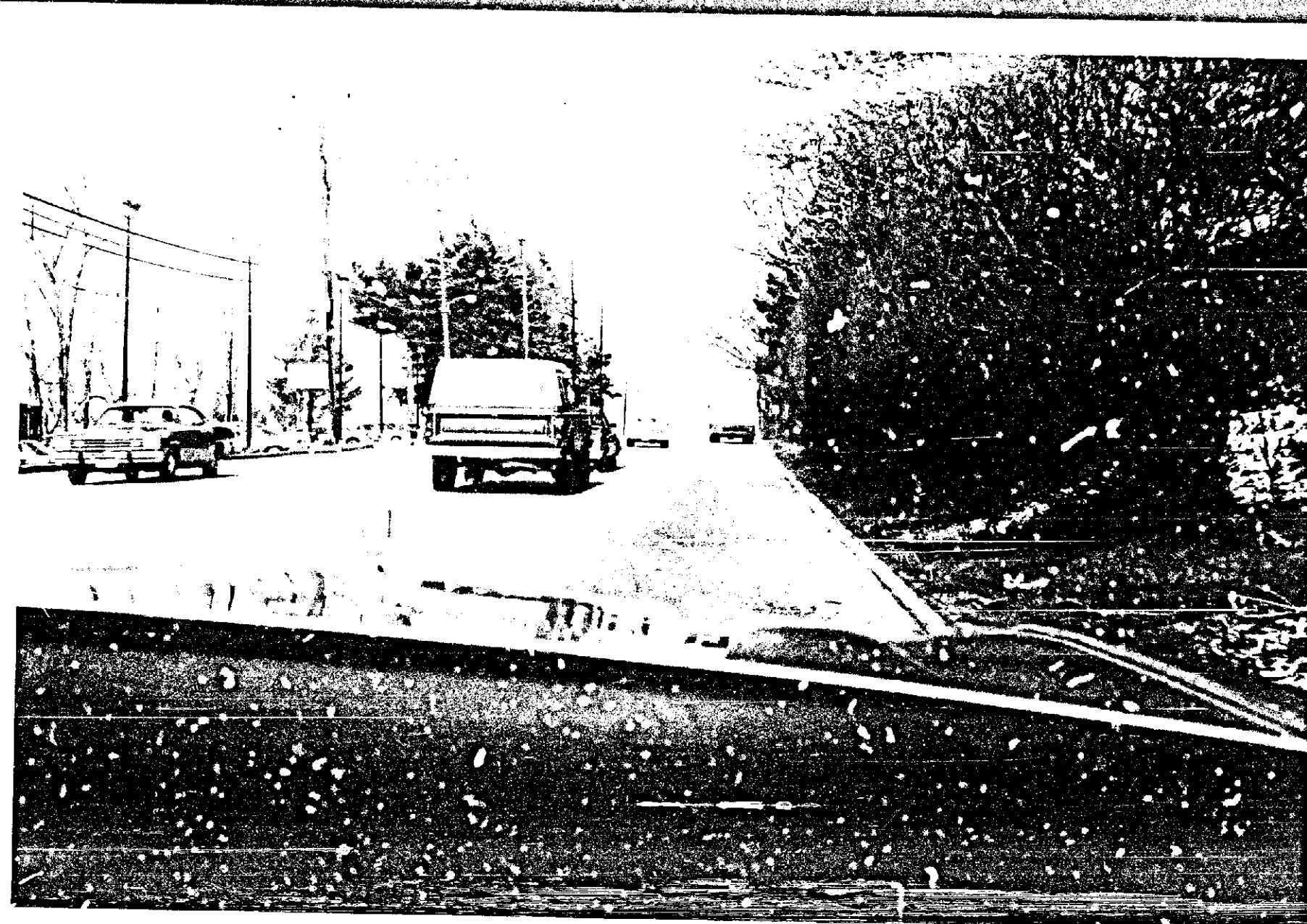
24



15



21



DRAWING WEST

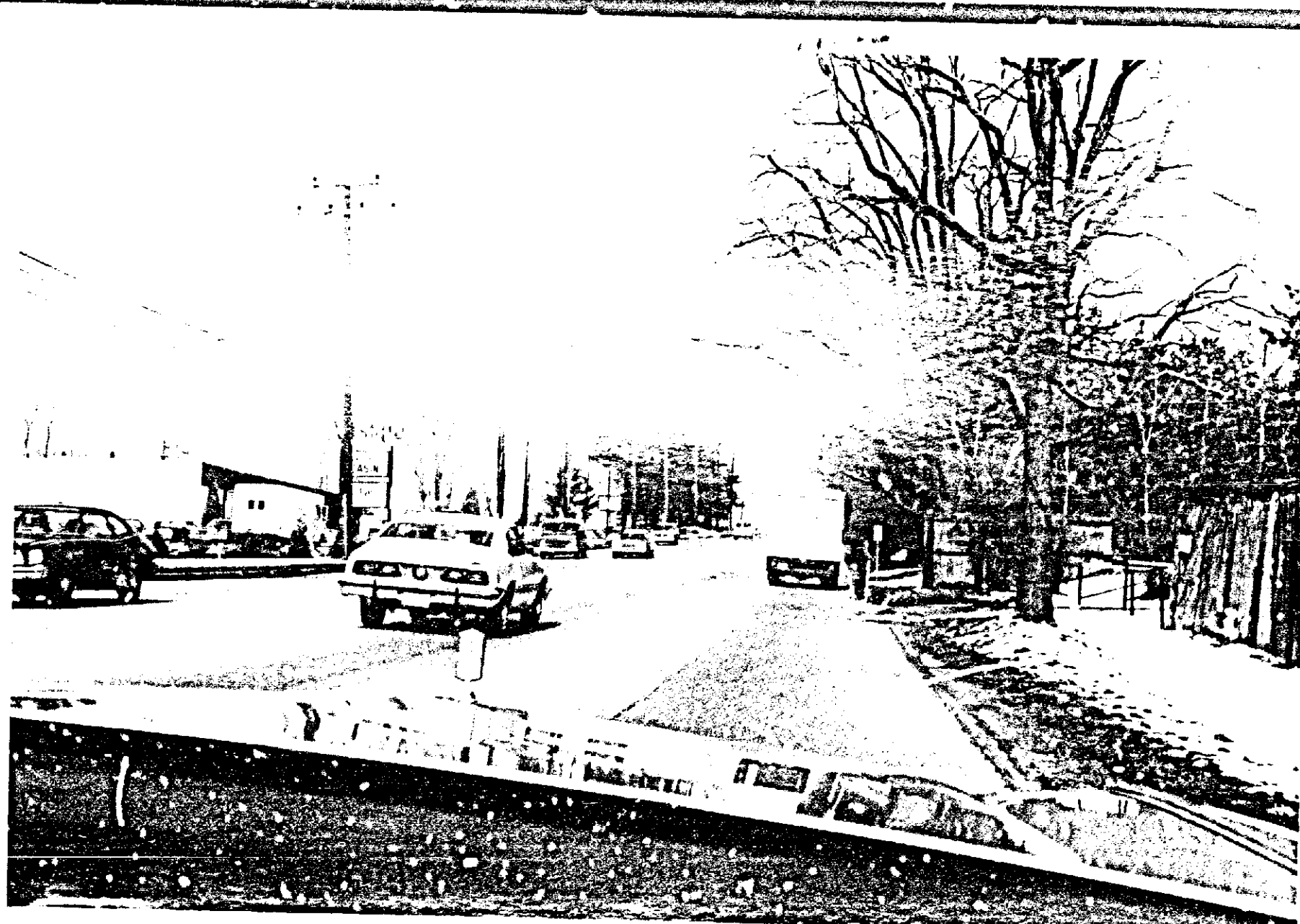
13



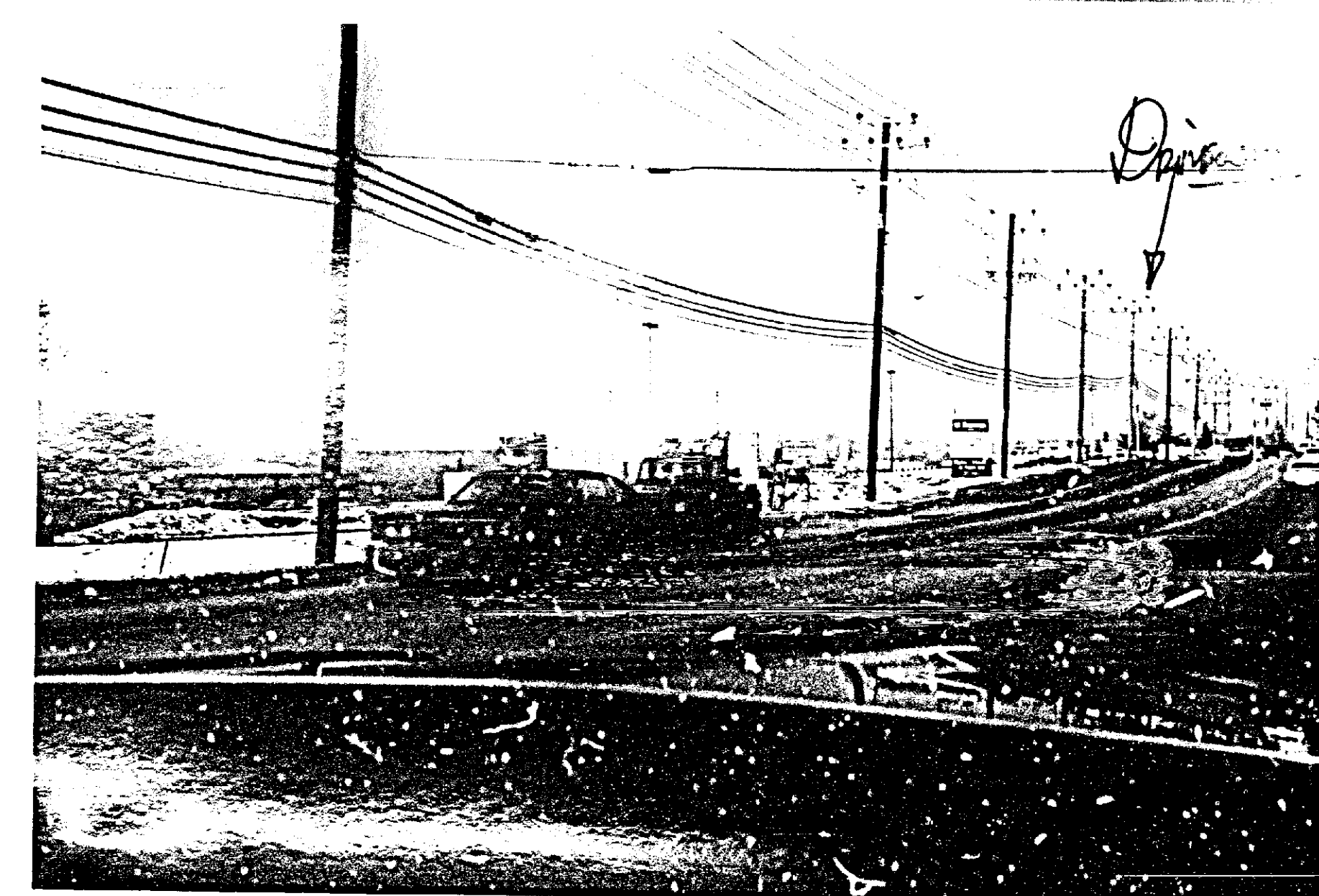
16



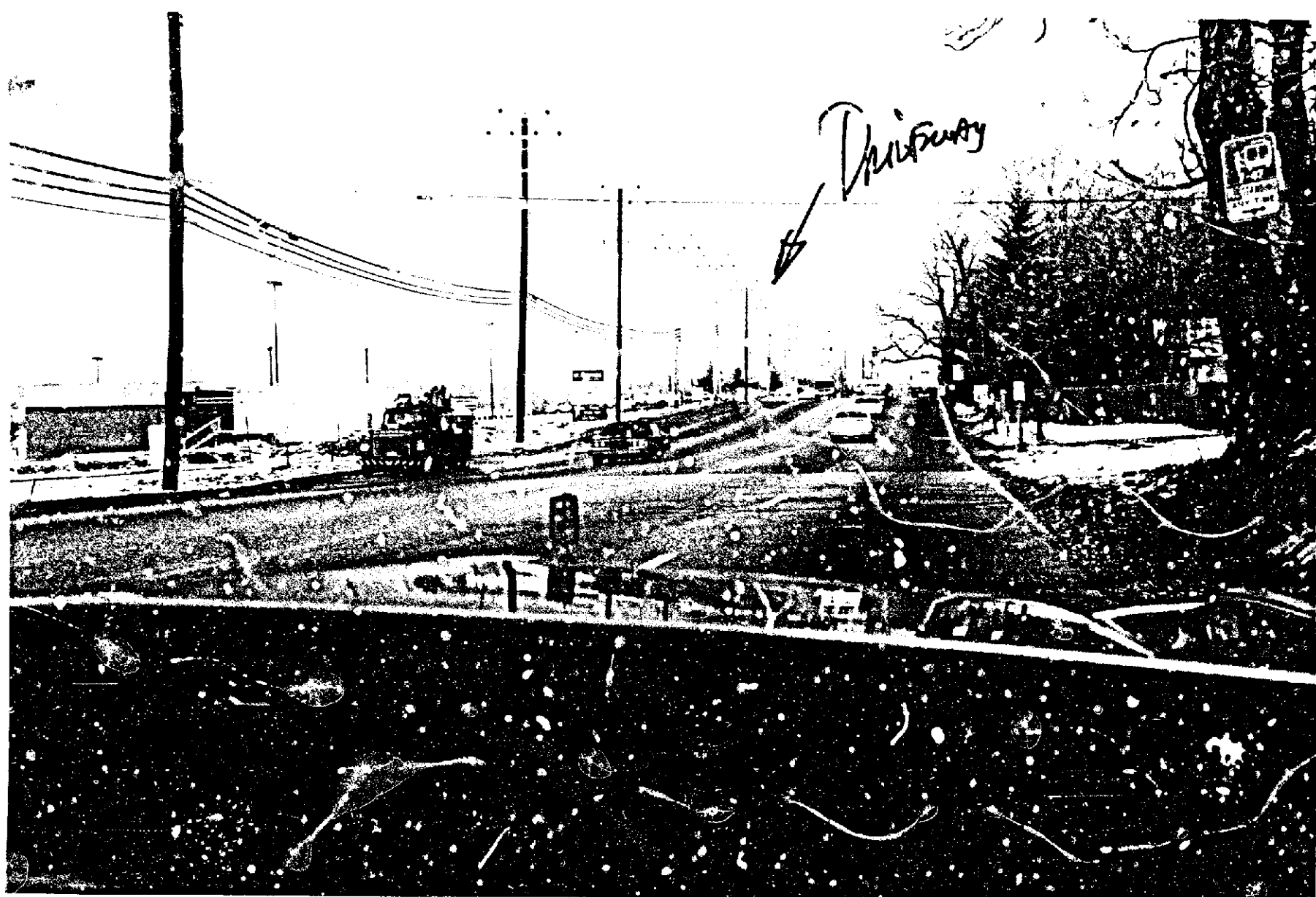
25



14



17



18



Driving FAST / side view hill 5



8



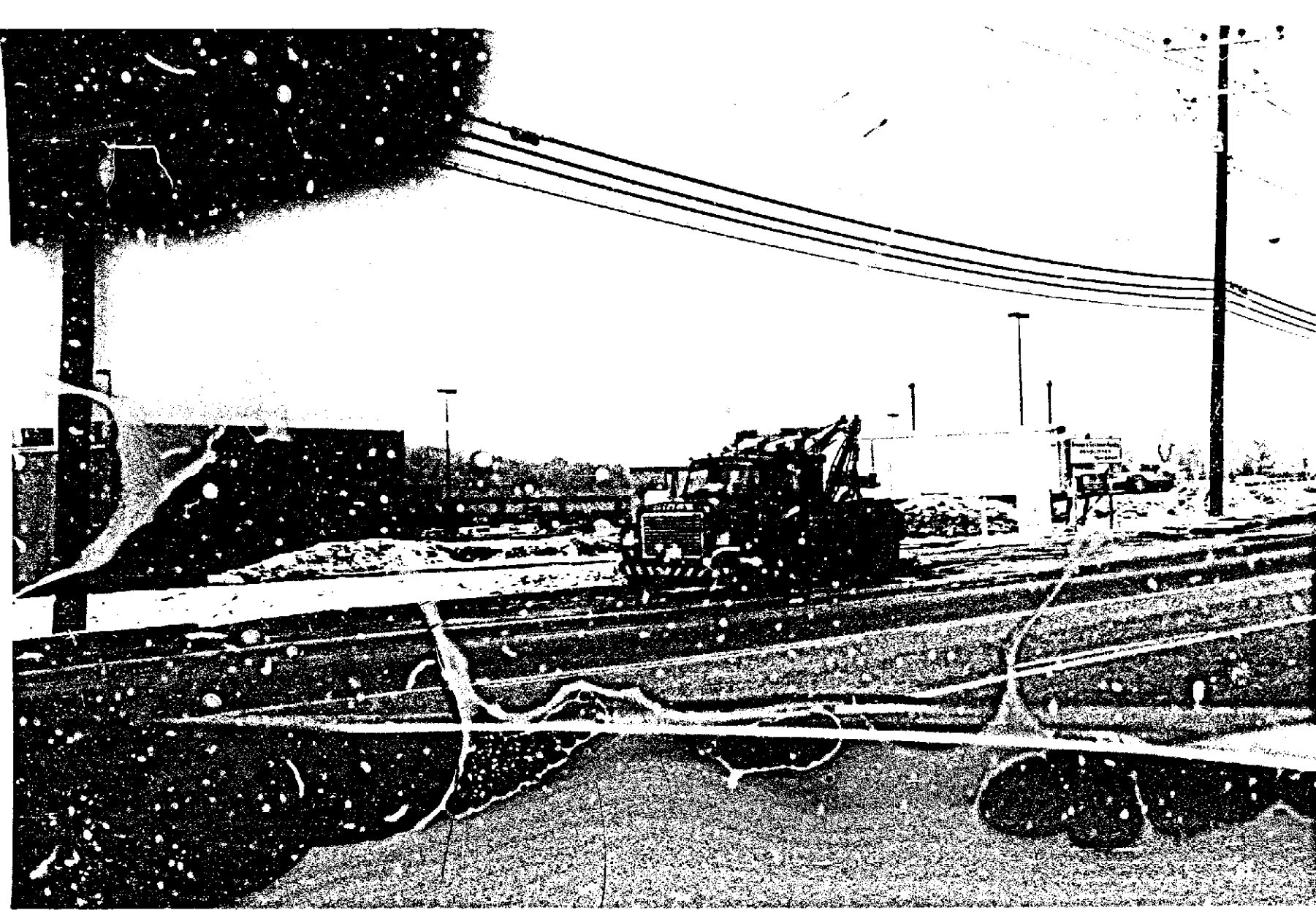
19



6



9



St. Thomas Center 20



7

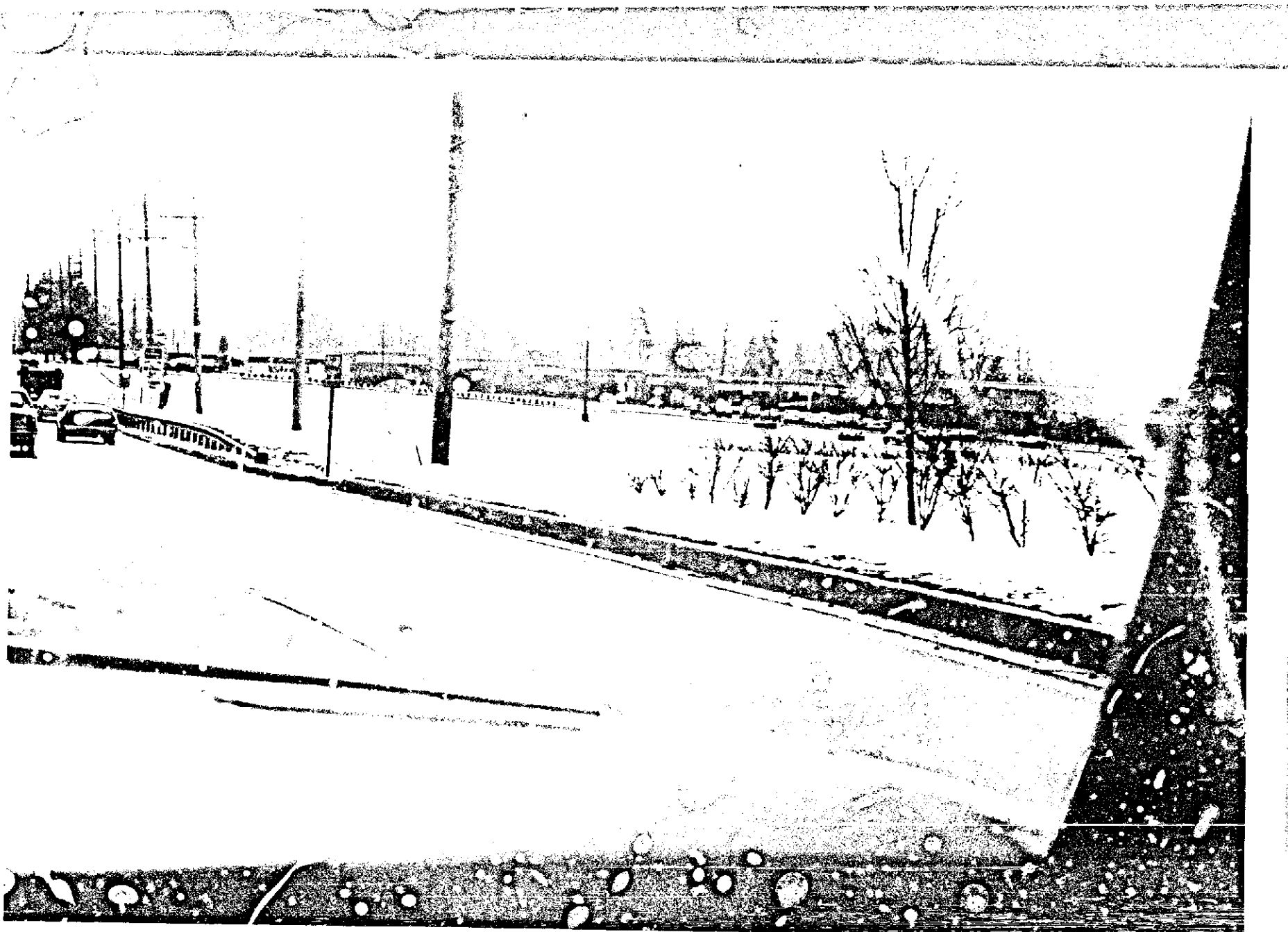


10



Dunbar

11

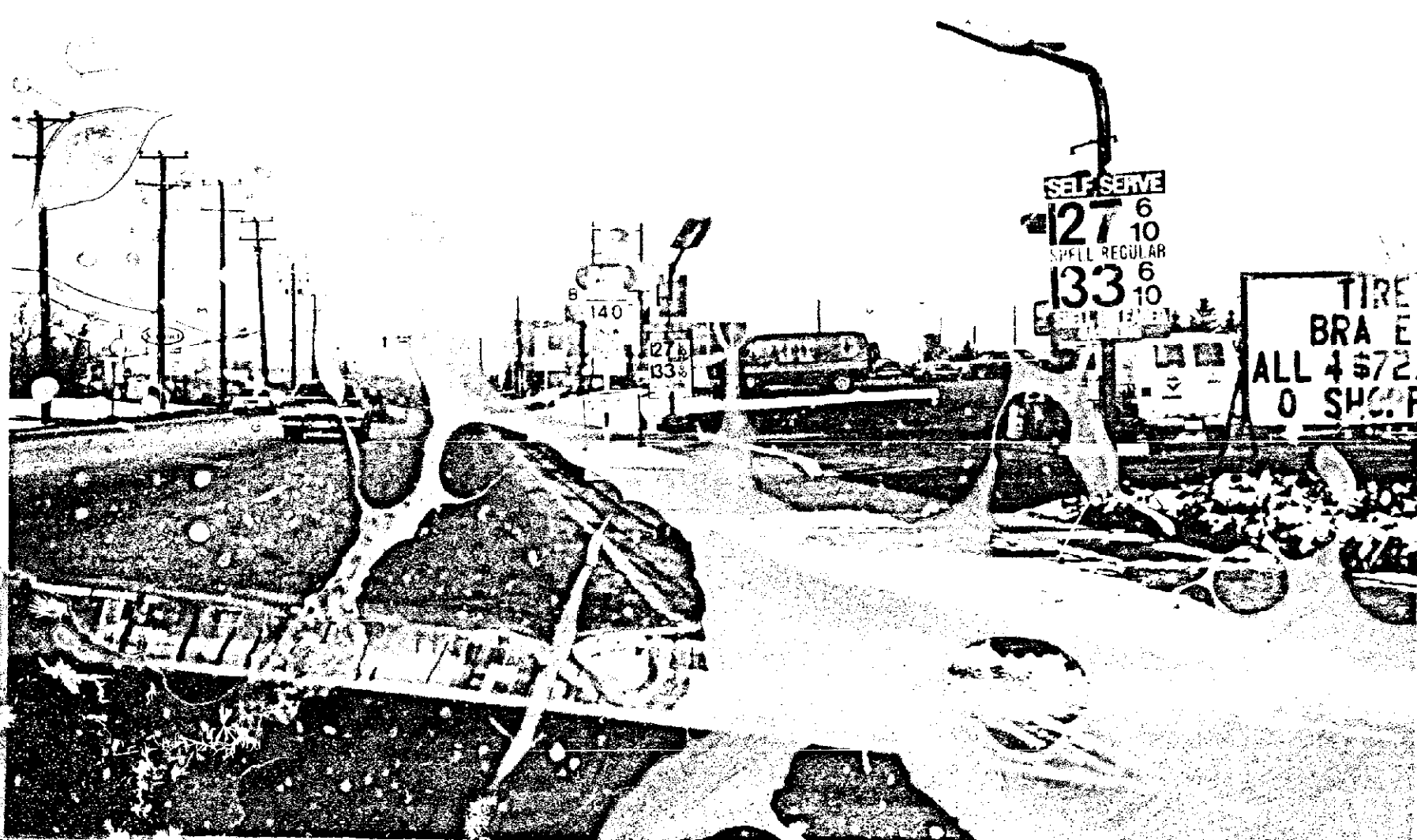


Site

12



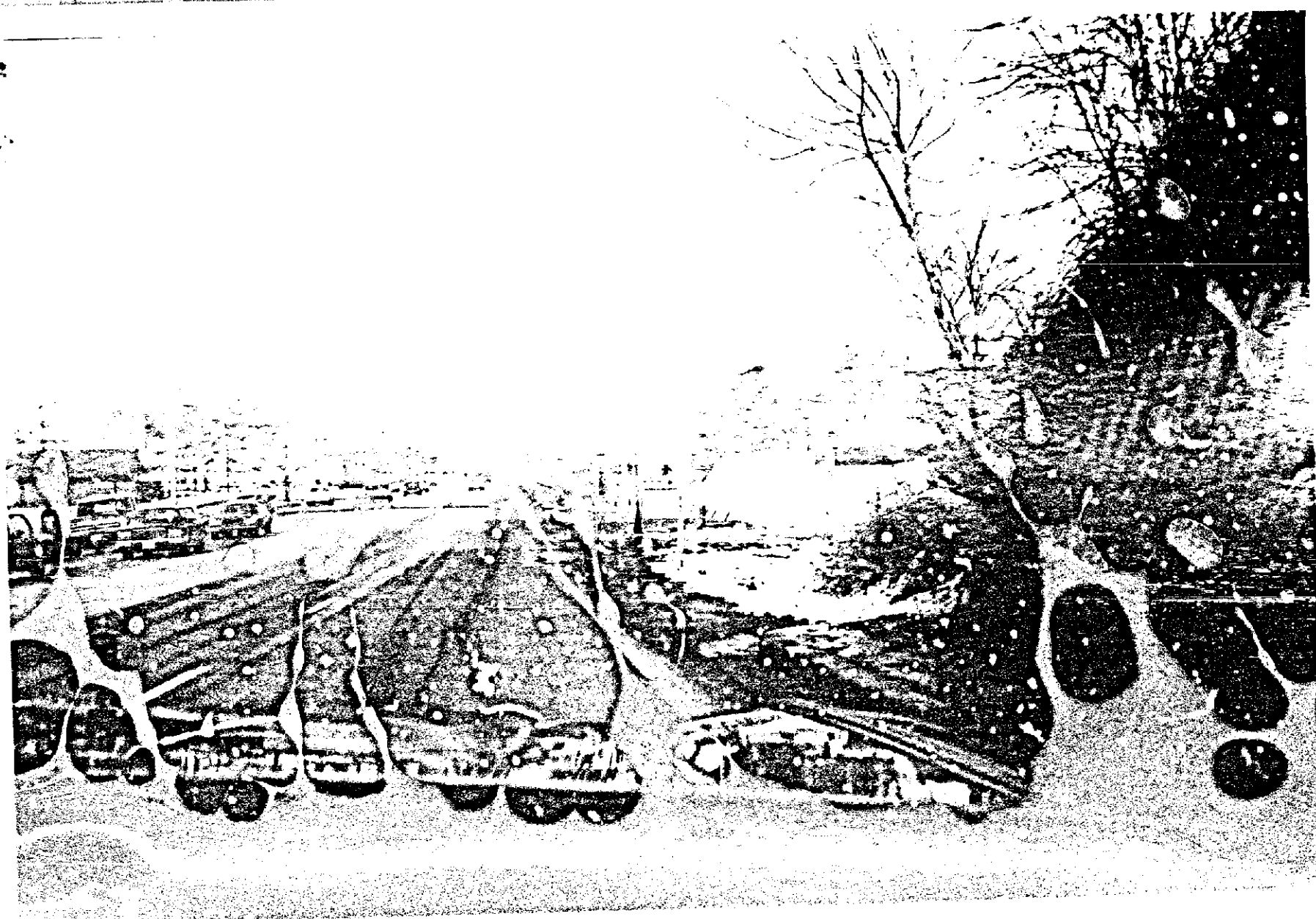
3



Photos taken 3/10

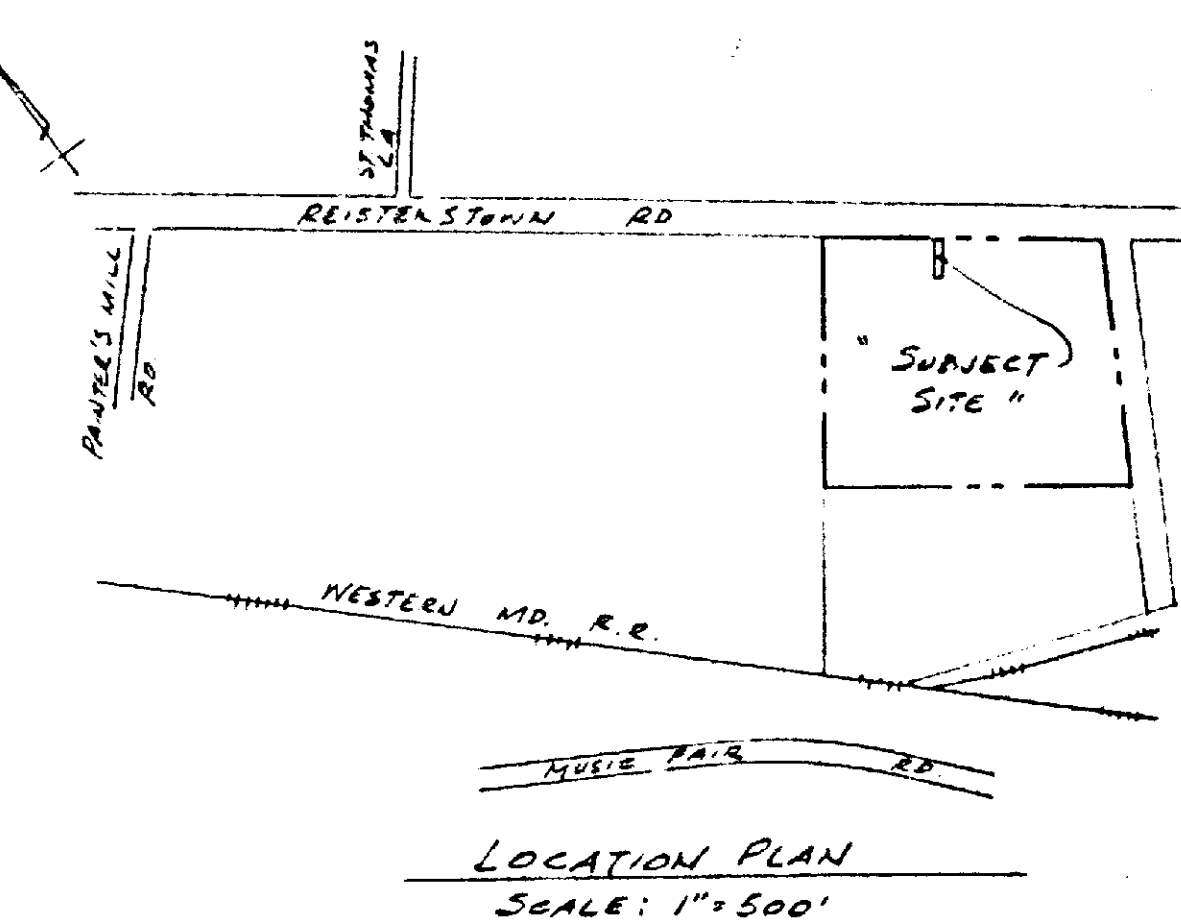
Don

1



4

EXIST. ZONING: "DR.3.5"
EXIST. USE: "RESIDENTIAL"



EXIST. ZONING: "MLR-1M"
EXIST. USE: "PARKING LOT"
(FUTURE WAREHOUSE)

EXIST. ZONING: "MLR-1M"
EXIST. USE: "WAREHOUSE"

GENERAL NOTES

1. TOTAL AREA OF PROPERTY = 11.3386 AC.
2. AREA OF SITE REQUESTING VARIANCE = 1045 SF. (0.02 AC.)
3. EXISTING ZONING OF PROPERTY = "DL"
4. EXISTING USE OF PROPERTY = "SHOPPING CENTER"
5. OFF-STREET PARKING DATA:
 - A. EXIST. RETAIL STORES = 97,537 SF @ 1/200 = 488
 - B. 12' NATIONAL BANK = 1,250 SF @ 1/300 = 7
 - C. FULTON SAVINGS & LOAN = 1,707.59 SF @ 1/300 = 6
 - D. REQUIRED PARKING = 501
 - E. PARKING SHOWN = 572
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2 (B) OF THE ZONING CODE TO PERMIT A BUSINESS SIGN OPPOSITE A RESIDENTIAL ZONE AND USE.

EXIST. ZONING: "ML-1M"
EXIST. USE: "WAREHOUSE"

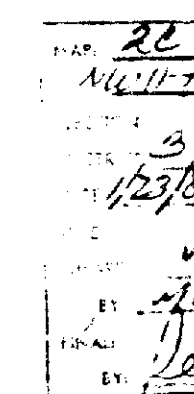
PLAT TO ACCOMPANY PETITION
FOR
SIGN VARIANCE

ST. THOMAS SHOPPING CENTER
(FORMERLY PAINTERS MILL MALL)

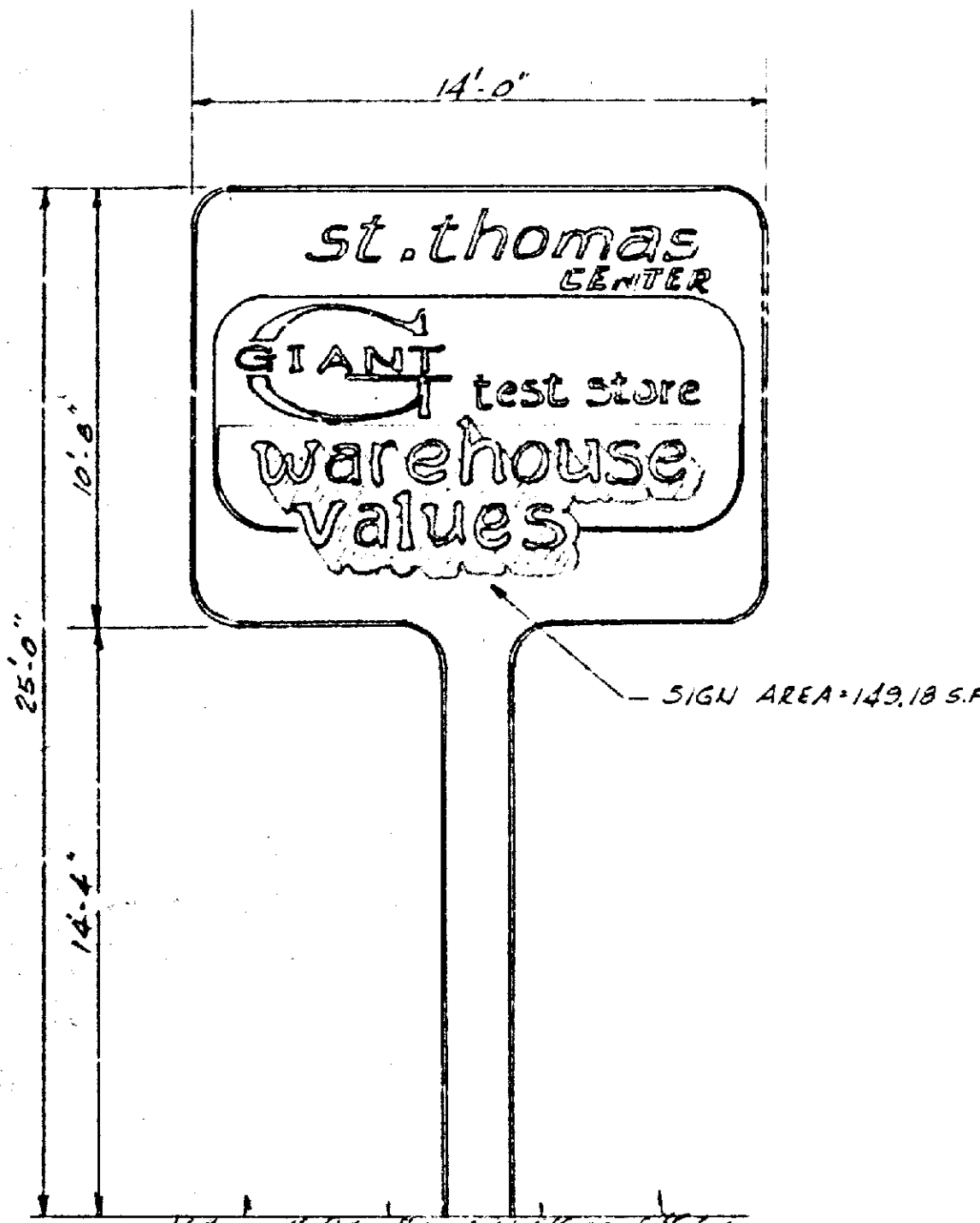
3RD SELECT DIST. BALTIMORE COUNTY, MD.

SCALE: 1"=50'

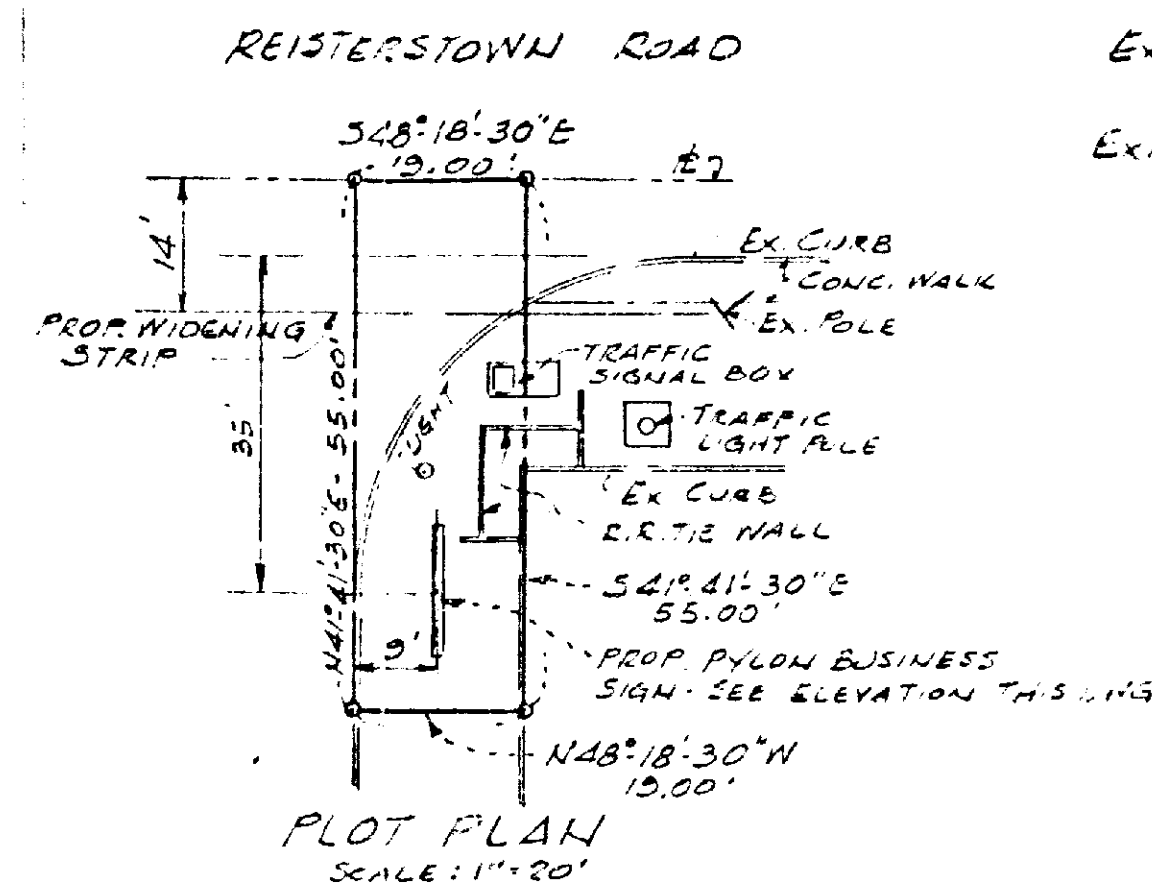
DEC. 17, 1980



St. Thomas Shopping Center
Baltimore, Maryland 21204

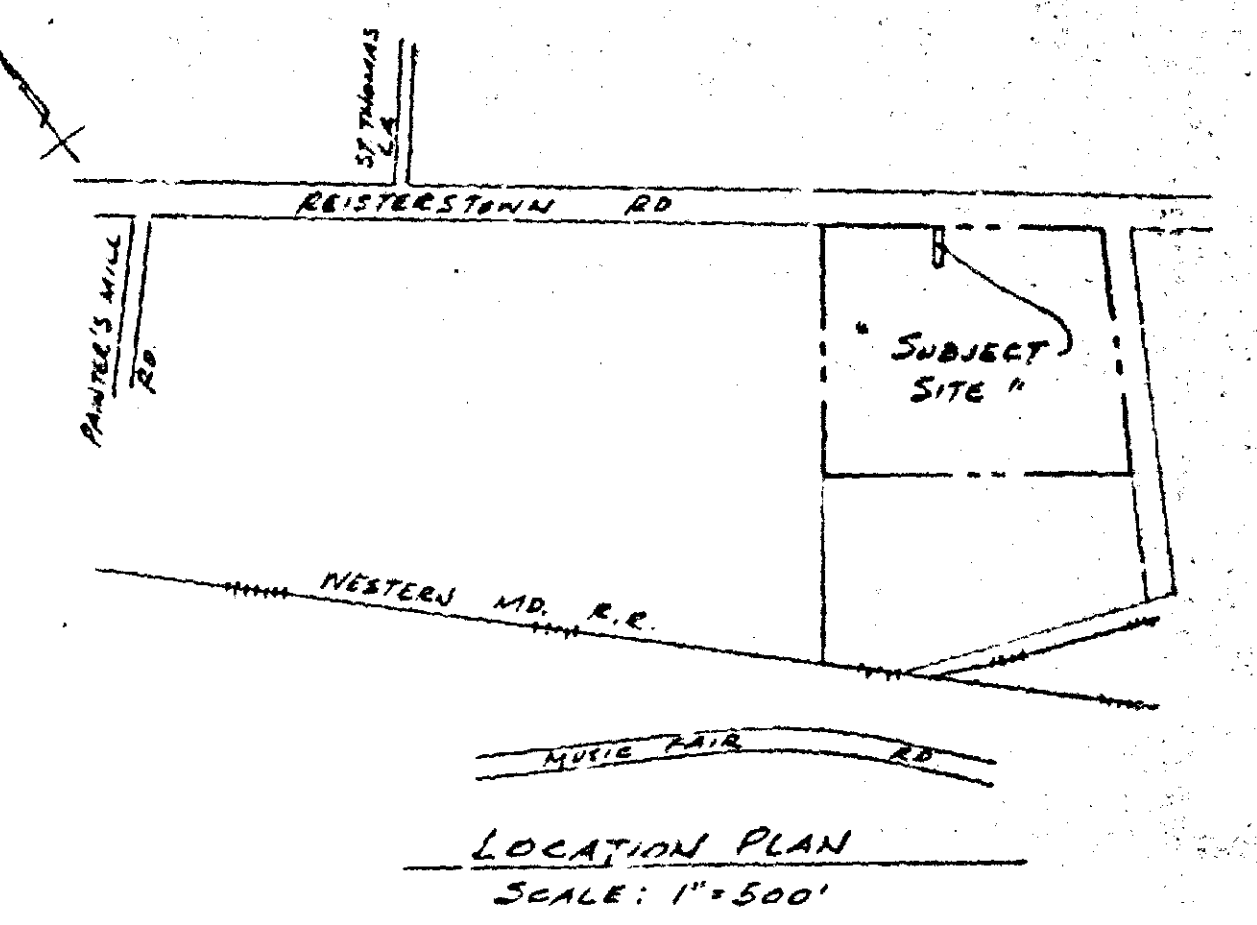


ELEVATION VIEW
PYLON BUSINESS SIGN
SCALE: 1/4"=1'-0"



PLOT PLAN
SCALE: 1"=20'

EXIST. ZONING: "DR.3.5"
EXIST. USE: "RESIDENTIAL"



EXIST. ZONING: "MLR-1M"
EXIST. USE: "PARKING LOT"
(FUTURE WAREHOUSE)

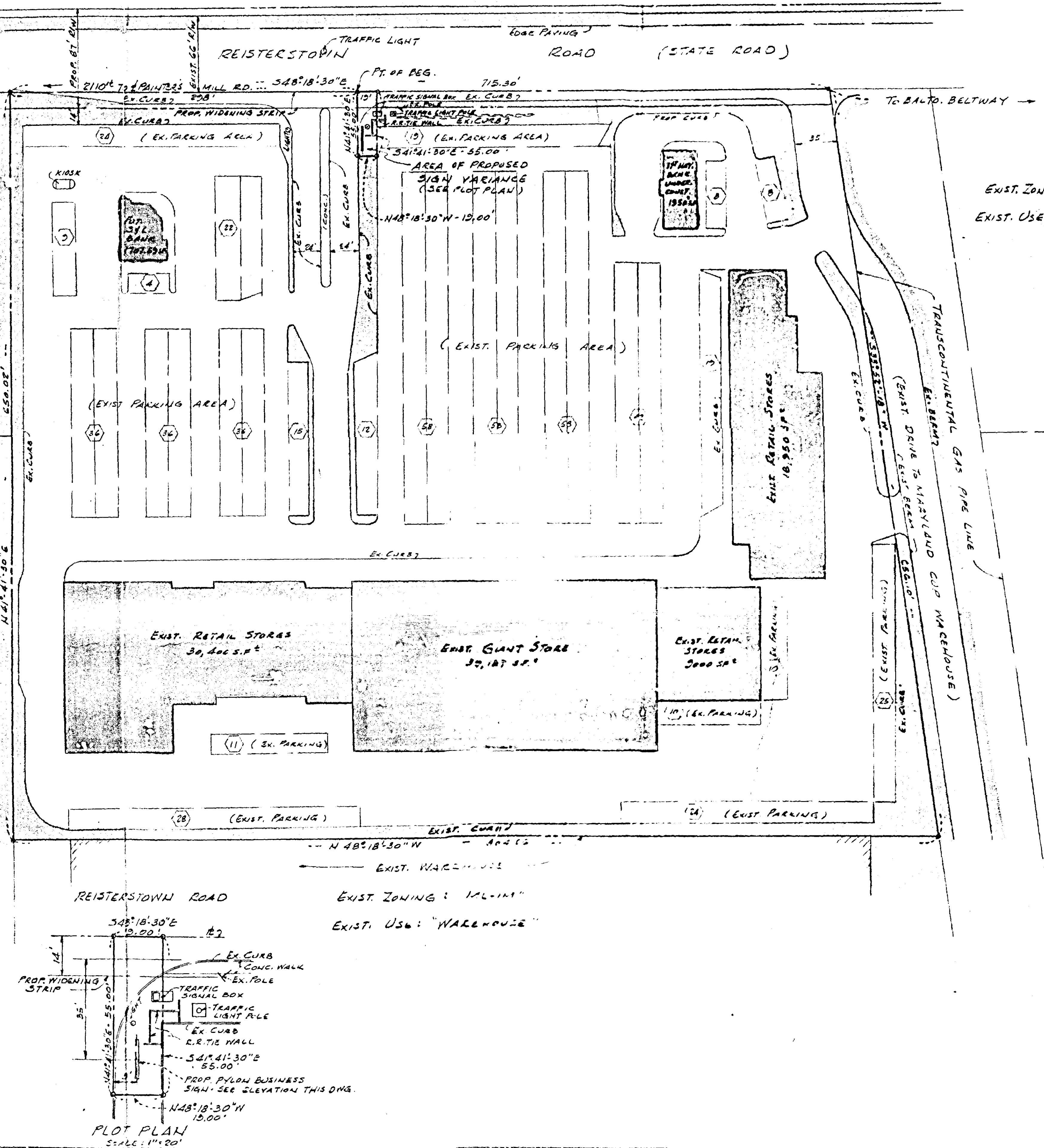
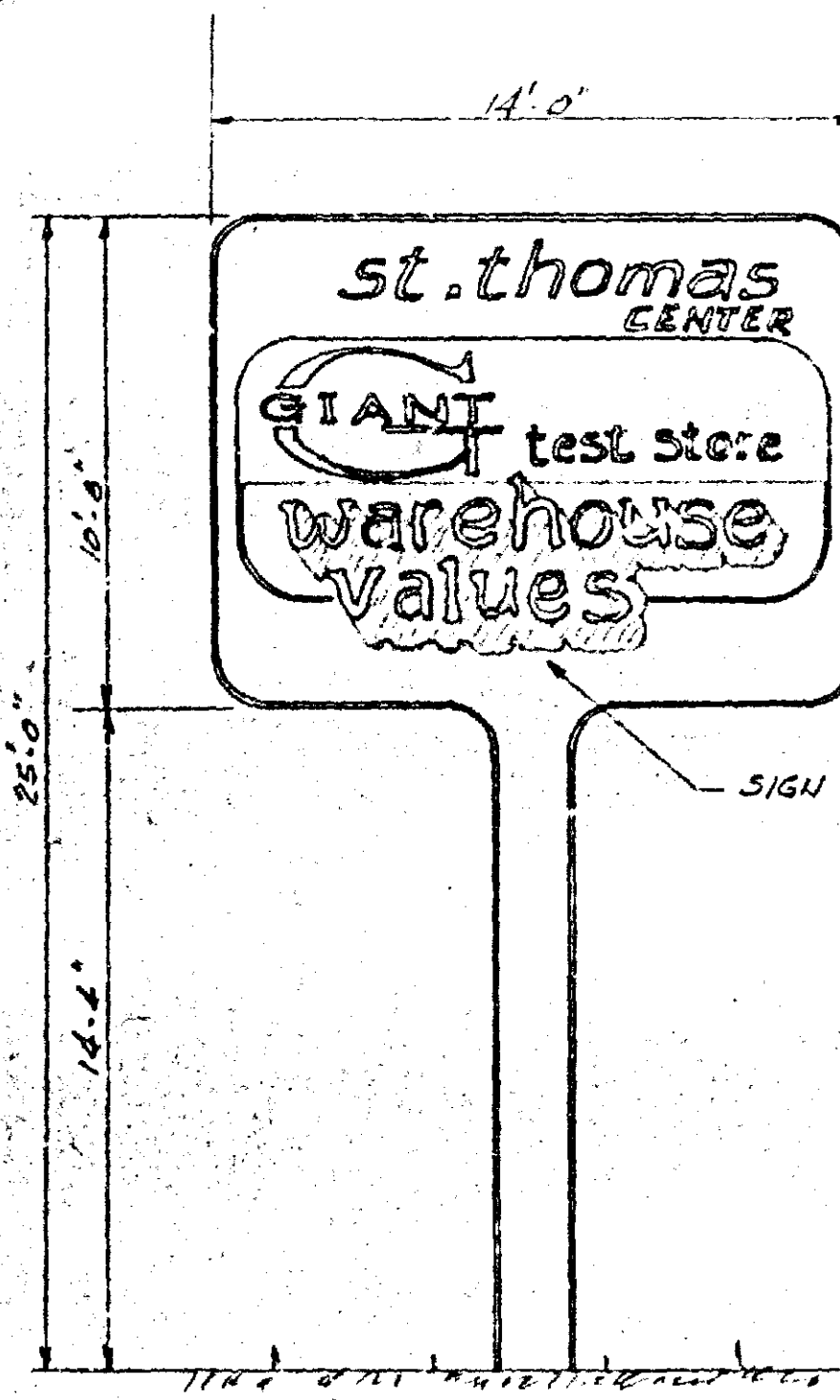
EXIST. ZONING: "MLR-1M"
EXIST. USE: "WAREHOUSE"

GENERAL NOTES

1. TOTAL AREA OF PROPERTY = 11.8396 AC.
2. AREA OF SITE REQUESTING VARIANCE = 1045 SF. (0.02 AC.)
3. EXISTING ZONING OF PROPERTY = "DL"
4. EXISTING USE OF PROPERTY = "SHOPPING CENTER"
5. OFF-STREET PARKING DATA:
 - A. EXIST. RETAIL STORES = 37,537 SF @ 200 = 488
 - B. 1ST NATIONAL BANK = 1,950 SF @ 100 = 7
 - C. FUT. SAVINGS/LOAN = 1,707.59 SF @ 100 = 6
 - D. REQUIRED PARKING = 501
 - E. PARKING SHOWN = 572
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2(C) OF THE ZONING CODE TO PERMIT A BUSINESS SIGN OPPOSITE A RESIDENTIAL ZONE AND USE.

EXIST. ZONING: "ML-1M"
EXIST. USE: "VACANT"
(FUTURE WAREHOUSE)

EXIST. ZONING: "ML-1M"
EXIST. USE: "WAREHOUSE"



PLAT TO ACCOMPANY PETITION
FOR
SIGN VARIANCE
ST. THOMAS SHOPPING CENTER
(FORMERLY PAINTERS MILL MALL)
3RD ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"=50' DEC. 17, 1980

Not Exhibit 2



Paul J. ...
361 W. Pennsylvania St.
Baltimore, Maryland 21201



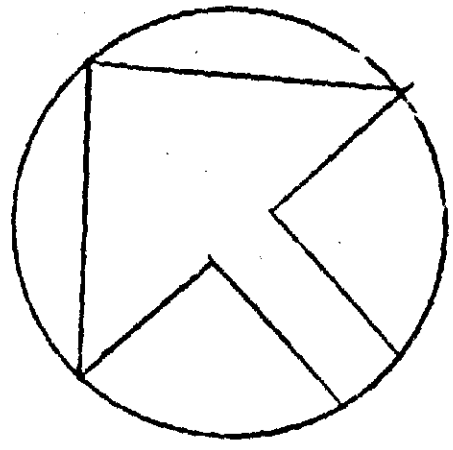
EXHIBIT 6

1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
CHAIRMAN, COUNTY COUNCIL

BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING

PIKESVILLE
BALTIMORE COUNTY BASE MAP SERIES

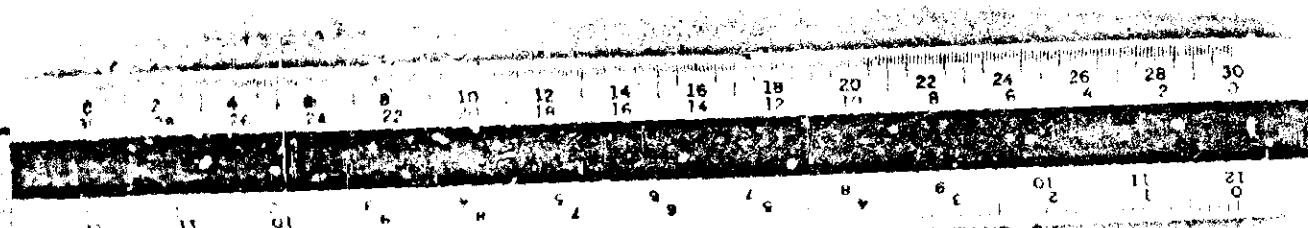
2C



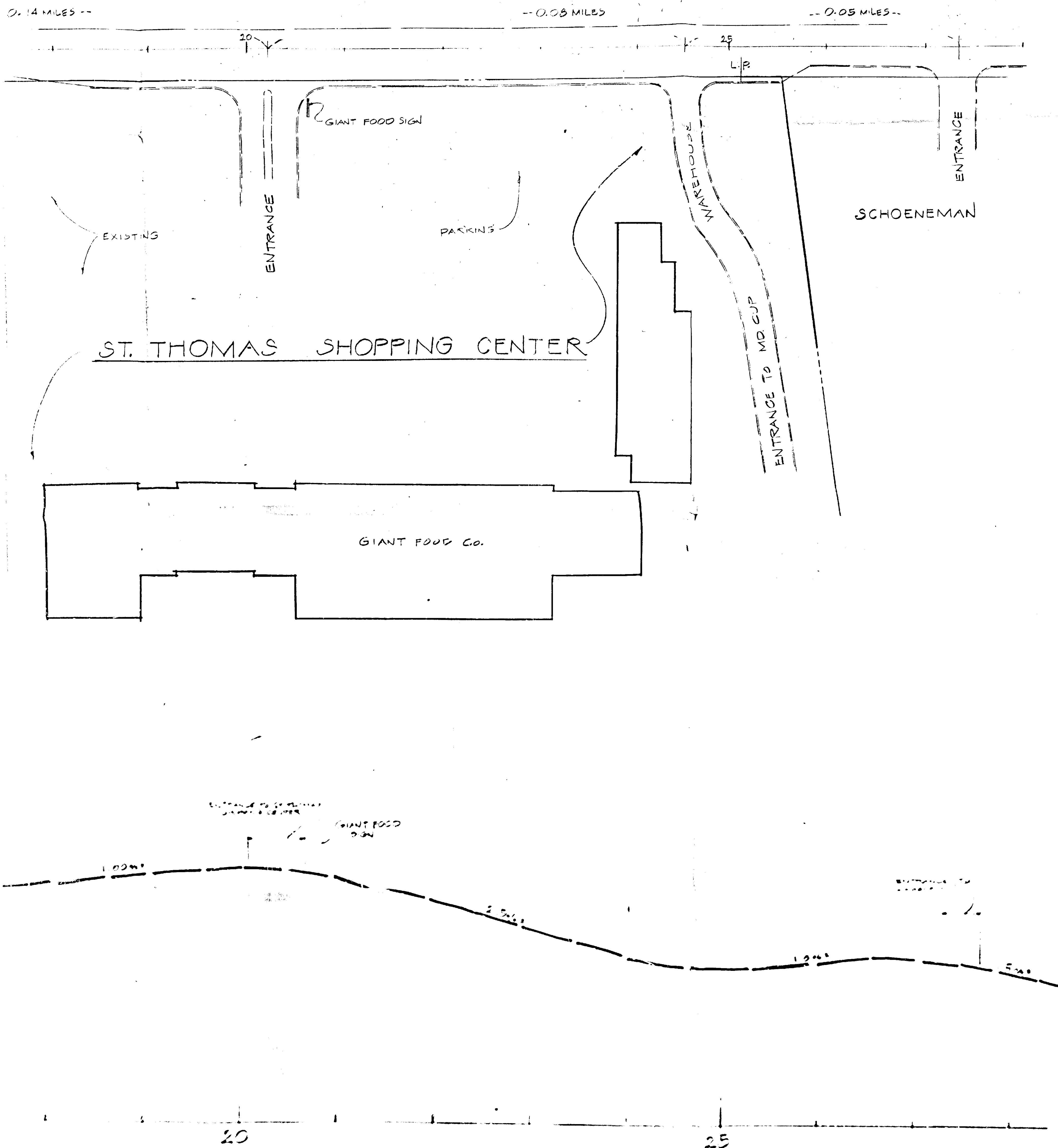
PLAN & PROFILE
EXISTING REISTERSTOWN ROAD
FROM PAINTERS MILL ROAD
TO
J. SCHOENEMAN, INC. ENTR.

EDDED OF APPEALS
J. SCHOENEMAN, INC.
EXHIBIT 1

SCALE: PLAN : 1"=50'
PROFILE : 1"=50' HOR.
1"=5' VERT.



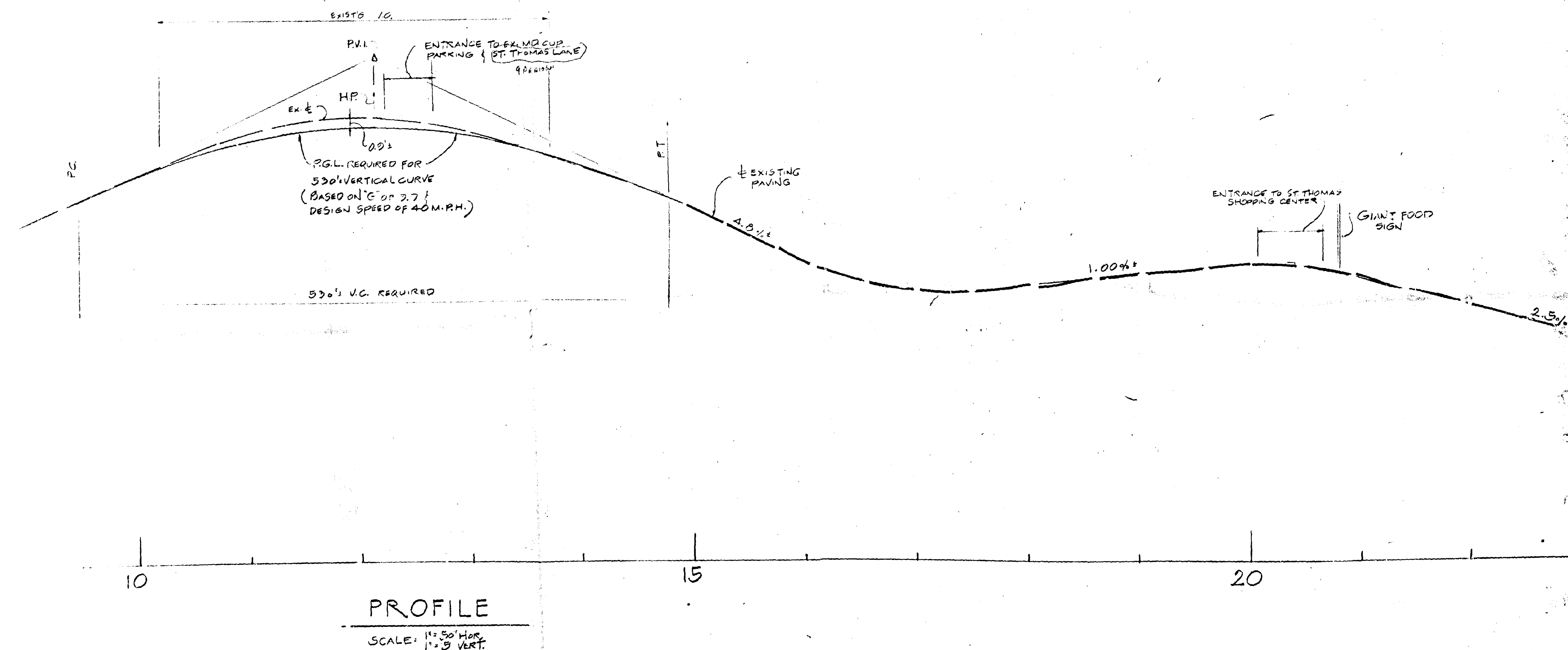
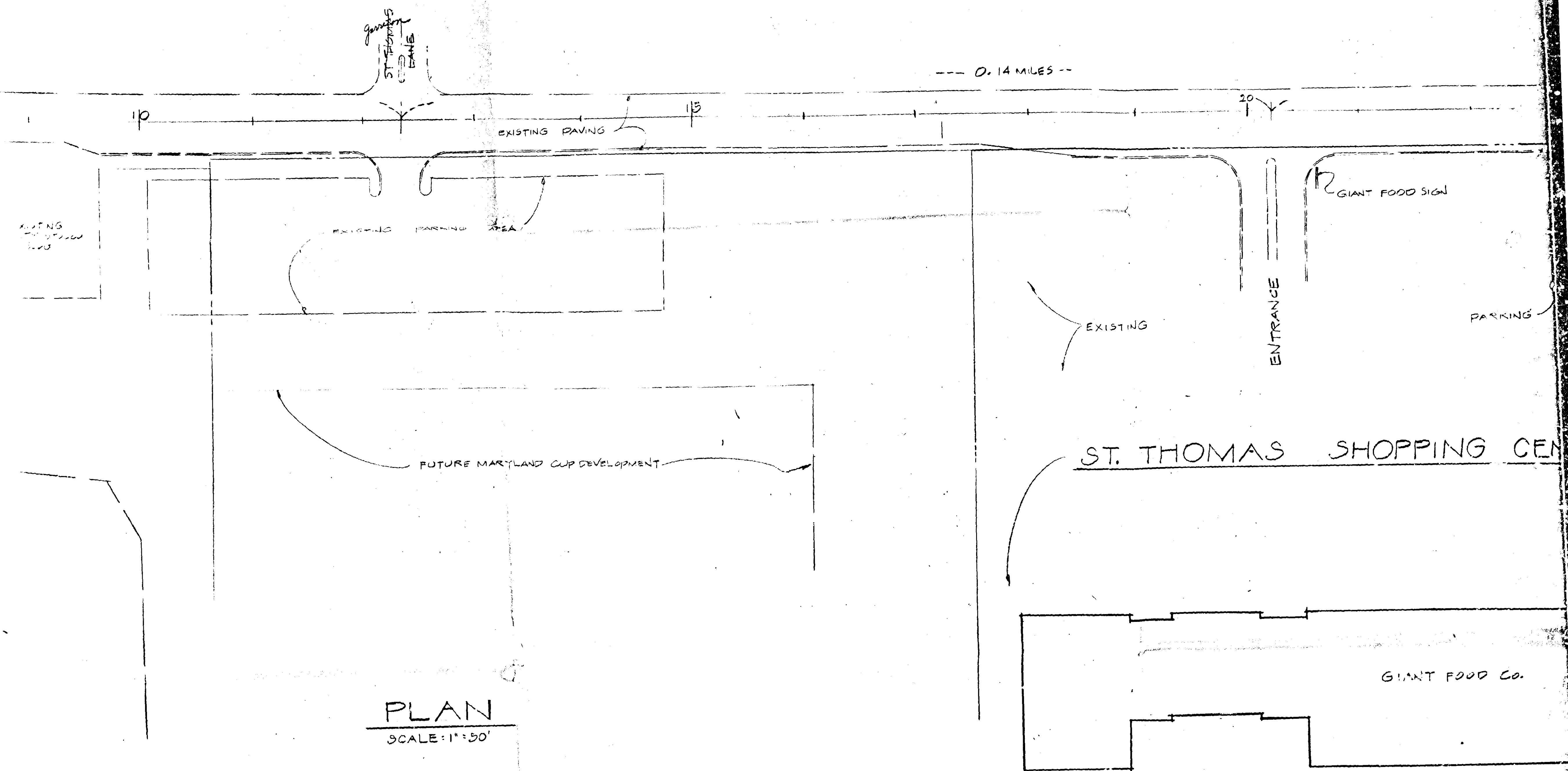
DAD



1000 OF APPEALS
FEDERAL'S
EXHIBIT 1

REISTERSTOWN

ROAD



REISTERSTOWN

St. Louis
0.23 MILES

PAINERS MILL ROAD

EXISTING PARKING AREA

EXISTING 1STY STUCCO BLDG

EXISTING

OFFICE OVER

EXISTING WAREHOUSE

PL
SCALE

530

520

510

500

490

PAINTERS MILL ROAD

EXISTING

P.V.I.

EX. E

P.G.L. REQUIRED

530' VERTICAL
(BASED ON 'E' OF
DESIGN SPEED)

530' V.C. R

ILE

OV

-RO

ENT

PF
SCALE