

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 409.2(b) to permit 1,810 parking spaces in lieu of the required 2,913 spaces on the Developer's Mall parcel, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908.

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

(See attached sheet)

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 of 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.

Ground Lessee
GORDON ROSS
WHITE MARSH MALL ASSOCIATES
WHITE MARSH MALL, INC. General Partner
Signature: *[Signature]*
Headquarters Building
Address: *[Address]*
City and State: *[City and State]*

Legal Owner(s):
NOTTINGHAM VILLAGE, INC.
(Type or Print Name)
Signature: *[Signature]*
P. Douglas Dollenberg
(Type or Print Name)
Signature: *[Signature]*
Campbell Building
100 W. Pennsylvania Ave. 825-0545
Address: *[Address]*
Towson, Maryland 21204
City and State: *[City and State]*

Attorney for Petitioner:
Morton P. Fisher, Jr.
(Type or Print Name)
Signature: *[Signature]*
1300 Mercantile Bank & Trust Bldg.
Two Hopkins Plaza
Address: *[Address]*
Baltimore, Maryland 21201
City and State: *[City and State]*

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
NOTTINGHAM VILLAGE, INC.
Name: *[Name]*
100 W. Pennsylvania Ave.
Towson, Maryland 21204 825-0545
Address: *[Address]*
City and State: *[City and State]*

Attorney's Telephone No.: 547-0500

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of August, 1981, at 10:00 o'clock.

RESCHEDULED TO:
September 17, 1981
at 10:30 A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE
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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 of Baltimore County.

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Campbell Building
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City and State: *[City and State]*

Attorney for Petitioner:
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(Type or Print Name)
Signature: *[Signature]*
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Two Hopkins Plaza
Address: *[Address]*
Baltimore, Maryland 21201
City and State: *[City and State]*

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
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Name: *[Name]*
100 W. Pennsylvania Ave.
Towson, Maryland 21204 825-0545
Address: *[Address]*
City and State: *[City and State]*

Attorney's Telephone No.: 547-0500

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RESCHEDULED TO:
September 17, 1981
at 10:30 A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

6. The requested variance to the parking requirements would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

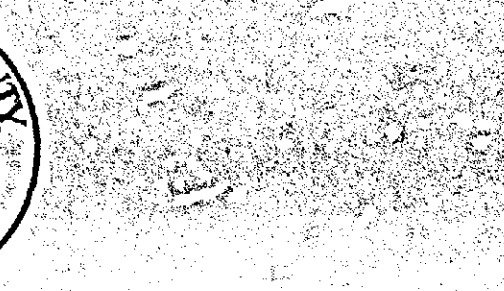
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of December, 1981, that the herein Petition for Variance to permit 1,810 parking spaces in lieu of the required 2,913 spaces on the developer's mall parcel of White Marsh Mall, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908, in accordance with Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

[Signature]
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date: July 27, 1981

Norman E. Gerber, Director
Office of Planning and Zoning

Petition No. 82-34-A Item 223

Petition for Variance
Northeast corner of Perry Hall and Honeygo Boulevards
Petitioner: Nottingham Village, Inc.

Fourteenth District

HEARING: Thursday, August 6, 1981 (10:00 A.M.)

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

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

NEG:JGH:ab

Morton P. Fisher, Jr., Esquire
1300 Mercantile Bank & Trust Bldg.
Two Hopkins Plaza
Baltimore, Md. 21201

cc: Whitman, Requardt & Associates
2315 St. Paul Street
Baltimore, Md. 21218

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 2nd day of June, 1981.

Petitioner: Nottingham Village, Inc.

Petitioner's Attorney: Morton P. Fisher, Jr., Esq.

[Signature]
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

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

cc: Nicholas B. 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

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

FC: Item No. 223
Petitioner - Nottingham Village, Inc.
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.

This hearing is required as a result of your clients' proposal to reduce the required number of parking spaces for the Whitmarsh Mall. Since certain parcels are owned by various department stores, which are providing the required parking for their proposed buildings, this variance only applies to the land owned by the developer. The end result will be that 5908 spaces will be provided in lieu of the required 7011 spaces for the entire site.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt 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,

[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENC: bcc

Enclosures

cc: Whitman, Requardt & Associates
2315 St. Paul Street
Baltimore, Md. 21218



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 7, 1981

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

Re: Item #223 (1980-1981)

Property Owner: Nottingham Village, Inc.

N/W 4540.77' from centerline of Perry Hall Blvd.

and Beaconsfield Drive

Acres: 28.1416 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 are not directly involved and are secured by Public Works Agreement 147604, executed in conjunction with the development of White Marsh Mall, see plat "Whitmarsh Mall, Sheets 1, 2 and 3 of 3", recorded E.H.K., Jr. 45, Folios 134, 135 and 136, respectively.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 223 (1980-1981).

Very truly yours,

[Signature]
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Winkley

Catherine Warfield

N-W, SE & SW Key Sheets

28-30 NE 26-30 Pos. Sheets

NE 7 & 9 H Topo

82 Tax Map

EDMUND J. HAMMOND FOR JUNE 15, 1981

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The herein petitioner requests a variance to permit 1,810 parking spaces in lieu of the required 2,913 spaces for the developer's mall parcel of White Marsh Mall, which would reduce the total number of required spaces within the shopping center from 7,011 to 5,908.
2. Testimony presented by and on behalf of the petitioner indicated:
 - a. Nationally recognized industry standards for regional shopping centers calculate the number of parking spaces needed using gross leasable square feet rather than total floor area, as required by the Baltimore County Zoning Regulations.
 - b. White Marsh Mall, zoned B.M.-C.T., is a key element in the concept of White Marsh as a town center with a detailed plan.
 - c. Denial of the variance would result in additional energy spent to pave large areas; additional impervious surfaces with accompanying runoff; additional maintenance and security; and unnecessary, unattractive, hard-surfaced areas that few persons would use for parking because of their location outside of the ring road and their distance from the enclosed mall.
 - d. Office uses are proposed for areas adjacent to the shopping center; residential uses are presently being developed nearby.
 - e. It is anticipated that some of the nearby residents and office employees will walk to the enclosed mall.
 - f. Reciprocal easements and/or lease arrangements allow customers, employers, and employees to use any of the parking areas within the shopping center. Several major department stores have expansion parcels outside of the ring road.
3. Sections 259.2.D and 409.2d and f of the Baltimore County Zoning Regulations, as well as Bill No. 210-80, address the intent of the district designation of a town center with a planned shopping center, modification of parking space requirements in town centers, and special parking standards consistent with a detailed plan.
4. No protestants appeared at the hearing in opposition to the petition.
5. As shown on the site plan prepared by Whitman, Reardon and Associates, dated May 8, 1981, Parcels A and F, located outside of the ring road of the shopping center, will not be needed for parking for users of the enclosed mall, would be conducive to misuse if paved for parking, and could be better used in the continuing development of White Marsh as a designated town center.

ORDER RECEIVED FOR FILING
DATE June 14, 1981
BY John P. Clark
ADMINISTRATIVE ASSISTANT

EDMUND J. HAMMOND FOR JUNE 15, 1981

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The herein petitioner requests a variance to permit 1,810 parking spaces in lieu of the required 2,913 spaces for the developer's mall parcel of White Marsh Mall, which would reduce the total number of required spaces within the shopping center from 7,011 to 5,908.
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

July 29, 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 #223, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Nottingham Village, Inc.
Location: N/W 4540.77' from centerline of Perry Hall Blvd and Beaconsfield Drive
Acres: 28.1416
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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

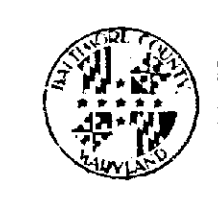
William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: June 15, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Jansen
- Item #211 - Crville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parks
- Item #215 - Fairgrounds Business Center Company
- Item #216 - James W. & Barbara H. Houck, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armond J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Geoffrey C. Auffarth, et al
- Item #229 - Maxine R. Hopkins
- Item #235 - Robert V. & Bessie M. Selby
- Item #237 - Evelyn G. Snedegar
- Item #238 - Earl S. & Charlene E. Oxley

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/ltb



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REMOKE
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: Nottingham Village, Inc.

Location: N/W 4540.77' from centerline of Perry Hall Blvd. & Beaconsfield Drive
Item No.: 223 Zoning Agenda: June 2, 1981

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: George M. Hegardt
Approved: George M. Hegardt
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALEMKA JR.
DIRECTOR

June 5, 1981

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

Dear Mr. Hammond:

Comments on Item # 223 Zoning Advisory Committee Meeting, June 2, 1981 are as follows:

Property Owner: Nottingham Village, Inc.
Location: N/W 4540.77' from centerline of Perry Hall Blvd & Beaconsfield Drive
Baiting Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit 1,810 parking spaces in lieu of the required 2,913 on the Developer's Mall parcel, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908.
Acres: 28.1416
District: 14th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
 - B. A building/ permit shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
 - D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 6' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the proposed construction classification of Table 214.
- X 1. Comments: A revision in the required number of spaces will directly affect the required number of handicapped spaces by reducing from 81 spaces to 61 spaces. All spaces shall be located so as not to require the handicapped to pass behind parked vehicles. Each space will require a conforming sign. It shall be not less than 12 feet wide and not more than 12 feet high. The comments reflect only on the information provided by the drawing and not more than be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #1227 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3150

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments regarding items number 218, 219, 220, 221, 222, 223, 224, 225, 227, and 228.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: May 27, 1981

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

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE
14th DISTRICT

ZONING: Petition for Variance
LOCATION: Northeast corner of Perry Hall and Honeygo Boulevards
DATE & TIME: Thursday, September 17, 1981 at 10:30 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 1,810 parking spaces in lieu of the required 2,913 spaces on the Developer's Mall parcel, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908

The Zoning Regulation to be excepted as follows:

Section 409.2(b) - Minimum required parking spaces in a B.M. -C. T. Zone

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

Being the property of Nottingham Village, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 17, 1981 at 10:30 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

EXHIBIT TO APPLICATION FOR VARIANCE

LEGAL DESCRIPTION:

The Parcel which is the subject of this Application consist or the following described parcels of land lying and being in Election District No. 14 of Baltimore County, Maryland.

PARCEL I

BEGINNING for the same at a point being North 0°35' West 4540.77 feet from the existing intersection center line of Perry Hall Boulevard and Beaconsfield Drive, said point being on the curved line having a radius of 347.00 feet, and a length of 176.88 feet, thence leaving said curved line and binding the following eighteen courses and distances, (1) North 47°27'20" East, 478.84 feet; (2) North 42°32'40" West, 72.50 feet; (3) North 47°27'20" East, 237.43 feet; (4) South 87°32'40" East, 15.32 feet; (5) North 47°27'20" East, 74.32 feet; (6) South 42°32'40" East, 60.50 feet; (7) North 47°27'20" East, 58.00 feet; (8) South 42°32'40" East, 133.00 feet; (9) South 47°27'20" West, 58.00 feet; (10) South 42°32'40" East, 160.00 feet; (11) North 47°27'20" East, 339.50 feet; (12) South 54°48'39" East, 47.07 feet; (13) North 79°00'00" East, 321.85 feet; (14) South 11°00'00" East, 355.00 feet; (15) South 79°00'00" West, 24.13 feet; (16) South 42°32'40" East, 346.41 feet; (17) Northeasterly along a curve to the left, having a radius of 332.00 feet, for a distance of 85.67 feet, being subtended by a Chord bearing and distance of North 18°19'43" East, 85.43 feet; (18) North 10°56'11" East, 260.46 feet; thence binding for the following twenty courses and distances, (19) Northwesterly along a curve to the left, having a radius of 632.00 feet, for a distance of 241.97 feet, being subtended by a Chord bearing and distance of North 00°01'55" West, 240.49 feet; (20) North 11°00'00" West, 423.25 feet; (21) Northwesterly along a curve to the left, having a radius of 932.00 feet, for a distance of 116.09 feet, being subtended by a Chord bearing and distance of North 14°34'06" West, 116.01 feet;

(22) South 79°00'00" West, 370.78 feet; (23) South 11°00'00" East, 189.00 feet; (24) South 79°00'00" West, 370.14 feet; (25) South 11°00'00" East, 25.00 feet; (26) South 79°00'00" West, 72.65 feet; (27) North 42°32'40" West, 139.93 feet; (28) South 47°27'20" West, 63.50 feet; (29) North 42°32'40" West 254.00 feet; (30) North 47°27'20" East, 63.50 feet; (31) North 42°32'40" West, 115.85 feet; (32) North 22°27'20" East, 707.35 feet; (33) North 73°59'25" West, 507.21 feet; (34) South 22°27'20" West, 206.73 feet; (35) South 67°32'40" East, 252.00 feet; (36) South 22°27'20" West, 326.17 feet; (37) South 42°32'40" East, 24.40 feet; (38) South 47°27'20" West, 381.50 feet; thence binding for the following fourteen courses and distances, (39) South 42°32'40" East, 50.00 feet; (40) North 47°27'20" East, 70.00 feet; (41) South 42°32'40" East, 48.42 feet; (42) North 47°27'20" East, 35.00 feet; (43) South 42°32'40" East, 256.16 feet; (44) South 47°27'20" West, 103.97 feet; (45) South 02°27'20" West, 9.00 feet; (46) South 47°27'20" West, 33.35 feet; (47) South 02°27'20" West, 49.09 feet; (48) South 47°27'20" West, 202.25 feet; (49) North 48°00'59" West, 9.53 feet; (50) South 47°27'20" West, 503.03 feet; (51) South 42°32'40" East 185.28 feet; (52) Southeasterly along a curve to the left, having a radius of 347.00 feet, for a distance of 132.96 feet, being subtended by a Chord bearing and distance of South 53°31'16" East, 132.14 feet to the point of BEGINNING.

Containing 1.9089 acres of land, more or less.

Said Parcel also being Lots One-A and One-B as shown on the Plats of "WHITEMARSH MALL, SHEET 2 of 3, REVISED", and on "WHITEMARSH MALL, SHEET 3 of 3, REVISED", recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46 at folios 62 and 63 respectively.

- 2 -

LIBRARY 135 PAGE 588

MPF, Jr./4-23-80
1031B

3. Residential:

- (a) Permanent - 1 1/2 Car Spaces per unit,
- (b) Transient - 1 Car Space per unit;

4. Recreational Facility - 1 Car Space per unit for each 3 seats;

5. Other uses or combined uses - As required by the Baltimore County Zoning Code.

Section 29.4. Easements for Fringe Parcels to Use Access Roads and the Ring Road

(a) Developer grants and reserves as to the Access Roads and as to those portions of the Ring Road on the Developer Parcel and Sears, Penney, Macy, Hutzlers and W&L each grant, as to those portions of the Ring Road on its respective Parcel, for the benefit of each Fringe Parcel a perpetual non-exclusive easement for use in common with others over the Access Roads and Ring Road for pedestrian and vehicular traffic subject to the provisions of subsection (b) hereof.

(b) Entrances to the Access Roads and the Ring Road from each Fringe Parcel, and to each Fringe Parcel from the Access Roads and Ring Road, shall be permitted only at those locations and in those design dimensions and only for vehicular movements in the directions shown on the Site Plan, with the right of any Fringe Parcel Owner to vary the locations of entrances to its respective Fringe Parcel, but not the vehicular movements, by up to twenty-five feet (25') in any direction. Nothing herein contained shall prohibit any Fringe Parcel Owner which is entitled to the use of an entrance to the Access Roads or Ring Road from granting easements over its own Fringe Parcel for the use of such entrance to any other Fringe Parcel.

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PARCEL II

BEGINNING for the same at a point being North 11°30'49" East 3468.45 feet from the existing intersection center line of Perry Hall Boulevard and Beaconsfield Drive, said point being at the southerly end of the curved line of a radius of 535.00 feet and 420.20 feet in length; thence binding on said line the following two courses and distances, (1) Northeasterly along a curve to the right, having a radius of 535.00 feet, for a distance of 420.20 feet, being subtended by a Chord bearing and distance of North 30°09'15" East, 439.48 feet; (2) North 52°39'16" East, 32.46 feet, thence leaving said line and binding the following two courses and distances, (3) South 03°53'24" West, 388.60 feet, (4) North 86°06'36" West, 205.61 feet to the point of BEGINNING.

Containing 1.2327 acres of land, more or less.

Being Lot J as shown on the Plat of "WHITEMARSH MALL, SHEET 1 of 3, REVISED" recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46 at folio 61.

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Section 29.5. Easements for Fringe Parcels to Use Common Utility Facilities

(a) Developer grants and reserves as to the Common Utility Facilities on the Developer Parcel and on the Off-Site Easement Areas, and Sears, Penney, Macy, Hutzlers and W&L each grant as to those portions of the Common Utility Facilities on its respective Parcel for the benefit of each Fringe Parcel perpetual non-exclusive easements for use in common with others for its respective intended purpose each Common Utility Facility System, subject to the provisions of this Section 29.5.

(b) Each Fringe Parcel shall be entitled to drain into the Drainage Easement Area, provided that any conduit or outlet for such drainage (x) shall not be located on the Parcel of a Major or on such Major's Expansion Parcel without such Major's consent and (y) shall not be connected to the storm drainage System on the Shopping Center Site without the consent of each Major.

(c) No other Common Utility Facility System (i.e., other than storm drainage) shall be utilized by any Fringe Parcel Owner until each of the following requirements has been satisfied:

(i) Consent shall first be obtained from each Major, any portion of whose Parcel or whose Expansion Parcel is sought to be utilized for the installation of any line, conduit or other connection,

(ii) Approval shall be obtained from each Major before connecting to any Common Utility Facility located on the Shopping Center Site in respect of each of the following:

(aa) Plans, reports and data showing the precise location of installation of any line, conduit or other facilities and setting forth adequate data as to the capacity required by any improvement to be connected thereto to evidence

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ARTICLE 29. DEVELOPER FRINGE PARCELS

Section 29.1. Developer Fringe Parcels Separate from Shopping Center Site

The Developer Fringe Parcels (each such individual Developer Fringe Parcel or separately owned portion thereof is herein referred to individually as a "Fringe Parcel" and collectively as the "Fringe Parcels" and the owner thereof and any ground lessee, including Developer, of all or any portion of a Fringe Parcel is herein referred to as a "Fringe Parcel Owner" or "Fringe Parcel Owners") shall be treated for all purposes of this REA as separate and apart from the Shopping Center Site, and the Fringe Parcels shall not be subject to, or restricted by, any provision of this REA except as provided in this Article 29. The definitions contained in Article 1 of the REA (including those definitions referred to in the Index of Additional Defined Terms) and the provisions of Article 27 are incorporated herein by reference for convenience.

Section 29.2. Use Restrictions on Fringe Parcels

The Developer Fringe Parcels shall not be used for any use which would be prohibited on the Shopping Center under Section 16.2 of this REA. A Major which is using its own Parcel for any use which is in violation of Section 16.2 of the REA shall not be entitled to object to such use.

Section 29.3. Parking Requirements for Fringe Parcels

Each Fringe Parcel Owner shall be required, prior to opening for business or commencing any other use and at all times, to construct and thereafter to maintain at all times that number of Car Spaces set forth below for the indicated use:

1. Retail - 5.5 Car Spaces for each 1,000 square feet of Floor Area;
2. Office - 3 Car Spaces for each 1,000 square feet of Floor Area;

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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MD. PLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 21, 1981

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

RE: Petition for Variance
NE/corner of Perry Hall & Honeygo
Boulevards - 14th Election District
Nottingham Village, Inc. - Petitioner
NO. 82-34-A (Item No. 223)

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: Nottingham Village, Inc.
100 West Pennsylvania Avenue
Towson, Maryland 21204

W. Lee Thomas, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204

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

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that sufficient capacity exists in such System and that all lines and conduits are adequately sized to service the Fringe Parcel in question and any improvement contemplated thereon, taking into account any expansion by a Major as permitted under this REA;

(bb) Preliminary development plans and a schedule for connection to any such System evidencing that no interruption to business operations of any Party will occur and that all construction in connection with such installation shall meet all construction requirements set forth in Article 5 of this REA;

(iii) Such other plans, data and documents as any Major shall reasonably request shall be provided in order to assure such Major that its Parcel will not be damaged or its business operations impaired, temporarily or permanently, by the installation, connection to or use of any such facilities;

(iv) An indemnity agreement shall be submitted to each Major pursuant to which the Fringe Parcel Owner agrees to indemnify and hold harmless each Major against any loss or damage resulting from interruption of its business as a result of installation or connection and, in the case of any Major whose Parcel is directly affected, against injury to any person or damage to any property thereon;

Any consent or approval requested under this subsection (c) shall not be unreasonably withheld.

(d) Any party on whose Parcel any installation of, connection to or other use of Common Utility Facilities is made by any Fringe Parcel Owner pursuant to this Section 29.5 shall be entitled to relocate in the same manner as is provided in Section 10.4(b) of this REA.

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ARTICLE 16

GENERAL COVENANTS

Section 16.1. Height Limitation

No Building or other Improvement shall be constructed on the Shopping Center Site which contains more than three (3) levels or which exceeds a height of sixty (60) feet above the finished floor elevation of the ground floor level of the Enclosed Mall. Mechanical equipment, parapets, antennas, mechanical or building equipment penthouses and screening to hide the mechanical equipment on buildings may exceed the aforesaid maximum height limitations.

Section 16.2. Limitation on Detrimental Characteristics

Until the Termination Date, or in the event of the Exclusion of a Major's Parcel, until the exclusion of the Parcel in question, no use, operation or occupancy will be made, conducted or permitted on any part of the Shopping Center Site which use or operation is obviously detrimental to the operation of the Shopping Center. Included among the uses or operations which shall be prohibited because of their obvious detriment to a balanced and diversified grouping of retail stores, merchandise and services of the sorts usually found in a retail center, as well as their obvious detrimental effect upon the general appearance of the Shopping Center, and because they would conflict with the reasonable standards of appearance, maintenance and housekeeping required by this REA, are uses or operations which produce or are accompanied by characteristics such as, but not limited to, the following:

(a) Any noise, litter, odor or other activity which may constitute a public or private nuisance;

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(c) Following installation of any facility pursuant to this Section, the Fringe Parcel Owner in question shall submit to each Major an as-built survey showing the precise location thereof.

Section 29.6. Height and Sign Limitations on Fringe Parcels

(a) No building on any Fringe Parcel shall exceed sixty feet (60') in height above mean ground level without the approval of each Major whose visibility might be obstructed from any adjoining roadway.

(b) No sign on any Fringe Parcel shall be in violation of the following criteria:

(i) There shall be no exterior flashing, rotating or moving signs or markers of any type.

(ii) There shall be no roof-top signs.

(iii) There shall be no pylon signs which exceed the height limits under subsection (a) above.

Section 29.7. Developer Election to Include Expansion Parcels as Fringe Parcels

Following the recordation of a declaration entered into by Developer and Macy as to the Macy Expansion Parcel, Sears as to the Sears Expansion Parcel or Hutzlers as to the Hutzlers Expansion Parcel, as the case may be, that the Major in question no longer has any right to acquire its respective Expansion Parcel, as provided in its respective separate agreement with Developer, such Expansion Parcel shall, at the option of Developer as set forth in such declaration or thereafter in a separately recorded declaration, thereupon cease to be part of the Developer Parcel and the Shopping Center Site and thereupon become a Fringe Parcel, following which this Article 29 shall apply to any such Fringe Parcel.

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(b) Any storage or production of explosives or other unusually hazardous materials;

(c) Any assembly or manufacturing operation which would be permitted only in a heavy manufacturing or industrial zone, or any distillation, refining, smelting, industrial or mining operation;

(d) Any trailer court, mobile home park, lot for sale of used motor vehicles, except as may be strictly ancillary to the operation of a retail facility, junk yard, stock yard or animal raising (other than pet shops and veterinarians);

(e) Any dumping, disposal, incineration or reduction of garbage or refuse other than handling or reducing such waste if produced on the Shopping Center Site from permitted uses and if handled in a reasonably clean and sanitary manner.

No Party shall have the right to object to a use or operation on another Party's Parcel solely on the ground that the use objected to is then being carried on by the objecting Party.

Section 16.3. Theatre Location

Any Floor Area used for any Recreational Facility shall be located only in an area approved by each Major.

Section 16.4. Non-Interference with Permittee Circulation

(a) So as not to interfere with efficient pedestrian traffic flow in the Enclosed Mall, no selling or rental activity or special events or exhibitions shall be conducted in the Enclosed Mall other than (i) in non-movable kiosk structures located in areas therefor as shown on the Plans approved by each Major, provided, however, that the exterior walls of any such kiosk shall be located at least twelve (12) feet (which figure shall be reduced to ten (10) feet in those cases in which an additional four (4) feet is added to the Floor Area as

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Section 29.8. Contributions by Fringe Parcel Owners to Basic Common Area

Although no provision is made herein for contribution by Fringe Parcel Owners towards the cost of Management of Basic Common Area, Developer intends to file a separate declaration imposing upon each Fringe Parcel Owner the obligation to contribute thereto on a pro rata basis, based upon the acreage of its respective Fringe Parcel and if such separate declaration provides, as is contemplated, that such Fringe Parcel Owner shall make such contribution directly to the Person Managing the Basic Common Area, the Majors shall, as provided in such separate declaration, be entitled to collect the contribution to be made by such Fringe Parcel Owner in the event of a Take-over of Management of Basic Common Area as provided in Section 14.11 hereof and in such event Developer hereby assigns to such Majors the right to collect the same.

Section 29.9. Enforcement of Restrictions by Developer

Developer covenants and agrees to enforce the restrictions contained in this Article 29 against each Fringe Parcel Owner and, upon request of any Major, shall institute legal proceedings for the enforcement thereof.

Section 29.10. Majors to be Third Party Beneficiaries of Restrictions

The restrictions imposed under this Article 29 shall be deemed to benefit the Parcel of each Major, as well as the Developer Parcel, and each Major shall be deemed to be a third party beneficiary as to the restrictions imposed hereunder with respect to its respective Parcel and shall be entitled to enforce directly the restrictions imposed hereunder.

Section 29.11. Future Dedication Parcel

The Developer Future Dedication Parcel shall for all purposes of this REA be deemed to be a Fringe Parcel, unless

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and until dedicated and accepted, but no use shall be made of any portion thereof except for access improvements and the use thereof until the total road network for the Shopping Center and the extension of White Marsh Boulevard shall have been completed and until it shall be manifestly clear that any portion thereof so intended for other use shall not be required for such access improvements and Developer shall have given sixty (60) days prior written notice to each Major of intention to use such portion thereof for another use.

Section 29.12. Termination

The provisions of this Article 29 shall, except for Sections 29.4, 29.5 and 29.8, 29.9 and 29.10 which shall survive the Termination Date and continue in effect in perpetuity, be effective until the Termination Date.

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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>UCR</u>	Revised Plans: Change in outline or description <u>Yes</u> ☐ <u>No</u> ☐									
Previous case: _____	Map # <u>4C</u> OFFICE COPY <u>No</u>									

Item # 223

8-2804

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
408 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
296-6777

September 25, 1981

William E. Hammond
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Nottingham Village, Inc.
(White Marsh Mall Zoning Variance 82-34 A)

Dear Mr. Hammond:

Please list me as a person interested in the captioned case, and provide me with notice of any hearings, rulings, orders, etc.

Thank you in advance for your cooperation in this matter

Very truly yours,
W. Lee Thomas
W. Lee Thomas

WLT:cpk

SEP 28 1981 AM

By _____

Norton F. Fisher, Jr., Secretary
1300 Reservoir Road & Trust Co. Bldg.
Two Empire Plaza
Baltimore, Md. 21201

W. Lee Thomas, Esq. & Associates
2715 St. 11 Street
Baltimore, Md. 21218

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 Nottingham Village, Inc.

Petitioner's Attorney Norton F. Fisher, Jr., Esq. Reviewed by *Nicholas E. Commodari*
Chairman, Zoning Plans
Advisory Committee

JAN 25 1982

NORMAN E. GERDER
DIRECTOR

July 29, 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 #223, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Nottingham Village, Inc.
Location: N/W 4540.77' from centerline of Perry Hall Blvd and Beaconsfield Drive
Acres: 28.1416
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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

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

ofo
Nicholas B. Commodari
Chairman

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

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

RE: Item No. 223
Petitioner - Nottingham Village, Inc.
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.

This hearing is required as a result of your clients' proposal to reduce the required number of parking spaces for the Whitmarsh Mall. Since certain parcels are owned by various department stores, which are providing the required parking for their proposed buildings, this variance only applies to the land owned by the developer. The end result will be that 5908 spaces will be provided in lieu of the required 7011 spaces for the entire site.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

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
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bso

Enclosures

cc: Whitman, Requardt & Associates
2315 St. Paul Street
Baltimore, Md. 21218

HARRY J. DISTEL P.E.
DIRECTOR

July 7, 1981

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

RE: Item #223 (1980-1981)
Property Owner: Nottingham Village, Inc.
N/W 4540.77' from centerline of Perry Hall Blvd.
and Beaconsfield Drive
Acres: 28.1416 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 are not directly involved and are secured by Public Works Agreement 147604, executed in conjunction with the development of White Marsh Mall, see plats "Whitmarsh Mall, Sheets 1, 2 and 3 of 3", recorded E.H.K., Jr. 45, Folios 134, 135 and 136, respectively.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 223 (1980-1981).

Very truly yours,

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

RAM:EAM:PWR:ss

cc: Jack Wimbley
Catherin. Warfield

M-W, SE & SW Key Sheets
28-30 NE 26-30 Pos. Sheets
NE 7 & 8 H Topo
82 Tax Map

PAUL H. REINCKE
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: Nottingham Village, Inc.

Location: N/W 4540.77' from centerline of Perry Hall Blvd. & Beaconsfield Drive

Item No.: 223 Zoning Agenda: Jun 2, 1981

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of 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.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Wagonett* Noted and Approved: *George M. Wagonett*
Planning Group Fire Prevention Bureau
Special Inspection Division

/ab

TED ZALESKI JR.
DIRECTOR

June 5, 1981

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

Dear Mr. Hammond:

Comments on Item #223, Zoning Advisory Committee Meeting, June 2, 1981
are as follows:

Property Owner: Nottingham Village, Inc.
Location: N/W 4540.77' from centerline of Perry Hall Blvd & Beaconsfield Drive
Existing Zoning: M-W
Proposed Zoning: Variance to permit 1,810 parking spaces in lieu of the required 2,913 on the Developer's Mall parcel, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908.
Acres: 28.1416
District: 14th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: A revision in the required number of spaces will directly affect the required number of handicapped spaces by reducing from 81 spaces to 61 spaces. All spaces shall be located so as not to require the handicapped to pass behind parked vehicles. Each space will require a conforming sign. It shall be not less than 12 feet wide and not more than 12 feet wide. These comments reflect only on the information provided by the drawings and not more than submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #223 Grade. (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

EXHIBIT TO APPLICATION FOR VARIANCE
LEGAL DESCRIPTION:

The Parcel which is the subject of this Application consists of the following described parcels of land lying and being in Election District No. 14 of Baltimore County, Maryland.

PARCEL I

BEGINNING for the same at a point being North 0°35' West 4540.77 feet from the existing intersection center line of Perry Hall Boulevard and Beaconsfield Drive, said point being on the curved line having a radius of 347.00 feet, and a length of 176.88 feet, thence leaving said curved line and binding the following eighteen courses and distances, (1) North 47°27'20" East, 479.84 feet; (2) North 42°32'40" West, 72.50 feet; (3) North 47°27'20" East, 237.43 feet; (4) South 87°32'40" East, 15.32 feet; (5) North 47°27'20" East, 74.32 feet; (6) South 42°32'40" East, 60.50 feet; (7) North 47°27'20" East, 58.00 feet; (8) South 42°32'40" East, 133.00 feet; (9) South 47°27'20" West, 58.00 feet; (10) South 42°32'40" East, 160.00 feet; (11) North 47°27'20" East, 339.50 feet; (12) South 54°48'39" East, 47.07 feet; (13) North 79°00'00" East, 321.85 feet; (14) South 11°00'00" East, 355.00 feet; (15) South 79°00'00" West, 24.13 feet; (16) South 42°32'40" East, 346.41 feet; (17) Northeasterly along a curve to the left, having a radius of 332.00 feet, for a distance of 85.67 feet, being subtended by a Chord bearing and distance of North 18°19'43" East, 85.43 feet; (18) North 10°56'11" East, 260.46 feet; thence binding for the following twenty courses and distances, (19) Northwesterly along a curve to the left, having a radius of 632.00 feet, for a distance of 241.97 feet, being subtended by a Chord bearing and distance of North 00°01'55" West, 240.49 feet; (20) North 11°00'00" West, 423.25 feet; (21) Northwest-erly along a curve to the left, having a radius of 932.00 feet, for a distance of 116.09 feet, being subtended by a Chord bearing and distance of North 14°34'06" West, 116.01 feet;

OFFICE COPY

(22) South 79°00'00" West, 370.78 feet; (23) South 11°00'00" East, 189.00 feet; (24) South 79°00'00" West, 370.14 feet; (25) South 11°00'00" East, 25.00 feet; (26) South 79°00'00" West, 72.65 feet; (27) North 42°32'40" West, 132.93 feet; (28) South 47°27'20" West, 63.50 feet; (29) North 42°32'40" West 254.00 feet; (30) North 47°27'20" East, 63.50 feet; (31) North 42°32'40" West, 115.85 feet; (32) North 22°27'20" East, 707.35 feet; (33) North 73°59'25" West, 507.21 feet; (34) South 22°27'20" West, 206.73 feet; (35) South 67°32'40" East, 252.00 feet; (36) South 22°27'20" West, 326.17 feet; (37) South 42°32'40" East, 24.40 feet; (38) South 47°27'20" West, 381.50 feet; thence binding for the following fourteen courses and distances, (39) South 42°32'40" East, 50.00 feet; (40) North 47°27'20" East, 70.00 feet; (41) South 42°32'40" East, 48.42 feet; (42) North 47°27'20" East, 35.00 feet; (43) South 42°32'40" East, 256.16 feet; (44) South 47°27'20" West, 103.97 feet; (45) South 02°27'20" West, 9.00 feet; (46) South 47°27'20" West, 33.35 feet; (47) South 02°27'20" West, 49.09 feet; (48) South 47°27'20" West, 202.25 feet; (49) North 48°00'58" West, 9.53 feet; (50) South 47°27'20" West, 503.03 feet; (51) South 42°32'40" East 185.28 feet; (52) Southeasterly along a curve to the left, having a radius of 347.00 feet, for a distance of 132.96 feet, being subtended by a Chord bearing and distance of South 53°31'16" East, 132.14 feet to the point of BEGINNING.

Containing 26.9089 acres of land, more or less.

Said Parcel also being Lots One-A and One-B as shown on the Plats of "WHITEMARSH MALL, SHEET 2 of 3, REVISED", and on "WHITEMARSH MALL, SHEET 3 of 3, REVISED", recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46 at folios 62 and 63 respectively.

- 2 -

PARCEL II

BEGINNING for the same at a point being North 11°30'49" East 3468.45 feet from the existing intersection center line of Perry Hall Boulevard and Beaconsfield Drive, said point being at the southerly end of the curved line of a radius of 535.00 feet and 420.20 feet in length; thence binding on said line the following two courses and distances, (1) Northeasterly along a curve to the right, having a radius of 535.00 feet, for a distance of 420.20 feet, being subtended by a Chord bearing and distance of North 30°09'15" East, 409.48 feet; (2) North 52°39'16" East, 32.46 feet, thence leaving said line and binding the following two courses and distances, (3) South 03°53'24" West, 388.60 feet, (4) North 86°06'36" West, 205.61 feet to the point of BEGINNING.

Containing 1.2327 acres of land, more or less.

Being Lot J as shown on the Plat of "WHITEMARSH MALL, SHEET 1 of 3, REVISED" recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46 at folio 61.

- 3 -

EXHIBIT TO APPLICATION FOR VARIANCE

LEGAL DESCRIPTION:

The Parcel which is the subject of this Application consists of the following described parcels of land lying and being in Election District No. 14 of Baltimore County, Maryland.

PARCEL I

BEGINNING for the same at a point being North 0°35' West 4540.77 feet from the existing intersection center line of Perry Hall Boulevard and Beaconsfield Drive, said point being on the curved line having a radius of 347.00 feet, and a length of 176.88 feet, thence leaving said curved line and binding the following eighteen courses and distances, (1) North 47°27'20" East, 478.84 feet; (2) North 42°32'40" West, 72.50 feet; (3) North 47°27'20" East, 237.43 feet; (4) South 87°32'40" East, 15.32 feet; (5) North 47°27'20" East, 74.32 feet; (6) South 42°32'40" East, 60.50 feet; (7) North 47°27'20" East, 58.00 feet; (8) South 42°32'40" East, 133.00 feet; (9) South 47°27'20" West, 58.00 feet; (10) South 42°32'40" East, 160.00 feet; (11) North 47°27'20" East, 339.50 feet; (12) South 54°48'39" East, 47.07 feet; (13) North 79°00'00" East, 321.85 feet; (14) South 11°00'00" East, 355.00 feet; (15) South 79°00'00" West, 24.13 feet; (16) South 42°32'40" East, 346.41 feet; (17) Northeastly along a curve to the left, having a radius of 332.00 feet, for a distance of 85.67 feet, being subtended by a Chord bearing and distance of North 18°19'43" East, 85.43 feet; (18) North 10°56'11" East, 260.46 feet; thence binding for the following twenty courses and distances, (19) Northwestly along a curve to the left, having a radius of 632.00 feet, for a distance of 241.97 feet, being subtended by a Chord bearing and distance of North 00°01'55" West, 240.49 feet; (20) North 11°00'00" West, 423.25 feet; (21) Northwestly along a curve to the left, having a radius of 932.00 feet, for a distance of 116.09 feet, being subtended by a Chord bearing and distance of North 14°34'06" West, 116.01 feet;

MICROFILMED

(22) South 79°00'00" West, 370.78 feet; (23) South 11°00'00" East, 183.00 feet; (24) South 79°00'00" West, 370.14 feet; (25) South 11°00'00" East, 25.00 feet; (26) South 79°00'00" West, 72.65 feet; (27) North 42°32'40" West, 139.93 feet; (28) South 47°27'20" West, 63.50 feet; (29) North 42°32'40" West 254.00 feet; (30) North 47°27'20" East, 63.50 feet; (31) North 42°32'40" West, 115.85 feet; (32) North 22°27'20" East, 707.35 feet; (33) North 73°59'25" West, 507.21 feet; (34) South 22°27'20" West, 206.73 feet; (35) South 67°32'40" East, 252.00 feet; (36) South 22°27'20" West, 326.17 feet; (37) South 42°32'40" East, 24.40 feet; (38) South 47°27'20" West, 381.50 feet; thence binding for the following fourteen courses and distances, (39) South 42°32'40" East, 50.00 feet; (40) North 47°27'20" East, 70.00 feet; (41) South 42°32'40" East, 48.42 feet; (42) North 47°27'20" East, 35.00 feet; (43) South 42°32'40" East, 256.16 feet; (44) South 47°27'20" West, 103.97 feet; (45) South 02°27'20" West, 9.00 feet; (46) South 47°27'20" West, 33.35 feet; (47) South 02°27'20" West, 49.09 feet; (48) South 47°27'20" West, 202.25 feet; (49) North 48°00'58" West, 9.53 feet; (50) South 47°27'20" West, 503.03 feet; (51) South 42°32'40" East 185.28 feet; (52) Southeastly along a curve to the left, having a radius of 347.00 feet, for a distance of 132.96 feet, being subtended by a Chord bearing and distance of South 53°31'16" East, 132.14 feet to the point of BEGINNING.

Containing 26.9089 acres of land, more or less.

Said Parcel also being Lots One-A and One-B as shown on the Plats of "WHITEMARSH MALL, SHEET 2 of 3, REVISED", and on "WHITEMARSH MALL, SHEET 3 of 3, REVISED", recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46 at folios 62 and 63 respectively.

- 2 -

PARCEL II

BEGINNING for the same at a point being North 11°30'49" East 3468.45 feet from the existing intersection center line of Perry Hall Boulevard and Beaconsfield Drive, said point being at the southerly end of the curved line of a radius of 535.00 feet and 420.20 feet in length; thence binding on said line the following two courses and distances, (1) Northeastly along a curve to the right, having a radius of 535.00 feet, for a distance of 420.20 feet, being subtended by a Chord bearing and distance of North 30°09'15" East, 409.48 feet; (2) North 52°39'16" East, 32.46 feet, thence leaving said line and binding the following two courses and distances, (3) South 03°53'24" West, 388.60 feet, (4) North 86°06'36" West, 205.61 feet to the point of BEGINNING.

Containing 1.2327 acres of land, more or less.

Being Lot J as shown on the Plat of "WHITEMARSH MALL, SHEET 1 of 3, REVISED" recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46 at folio 61.

- 3 -

6. The requested variance to the parking regulations would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of December, 1981, that the herein Petition for Variance to permit 1,810 parking spaces in lieu of the required 2,913 spaces on the developer's mall parcel of White Marsh Mall, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908, in accordance with Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 12/21/81
BY [Signature]

PETITIONERS EXHIBIT 2

TABLE 2

Parking Space Requirements Under Baltimore County Zoning Regulations

	Square Footage	Zoning Requirements	Total Spaces
(Total Floor Area)			
MALL			
Retail & Other	480,450	5.0/1,000 s.f.	2,403
Restaurant	25,000	20.0/1,000 s.f.	500
Office	2,750	3.3/1,000 s.f.	9
	<u>508,200</u>		<u>2,912</u>
DEPARTMENT STORES			
Retail	782,000	5.0/1,000 s.f.	3,910
Restaurant	9,419	20.0/1,000 s.f.	189
			<u>4,099</u>
TOTAL FOR CENTER			<u>7,011</u>

PETITIONERS EXHIBIT 3

TABLE 1

Distribution of Space in White Marsh Regional Center

Mall	Total Space
Gross Leasable Area	363,580
Management Offices	2,750
Mall Area, Services and Storage Area	<u>141,870</u>
TOTAL FLOOR AREA	508,200
Department Stores	
TOTAL FLOOR AREA	791,419
TOTAL FLOOR AREA FOR REGIONAL CENTER	1,299,619

PETITIONERS EXHIBIT 5

TABLE 3

Peak Parking Demand Observed at a Comparable Baltimore County Regional Center

GLA ^a	Parking Spaces Used ^b	Parking Demand /1,000 s.f. GLA
1,100,000	5,166	4.7

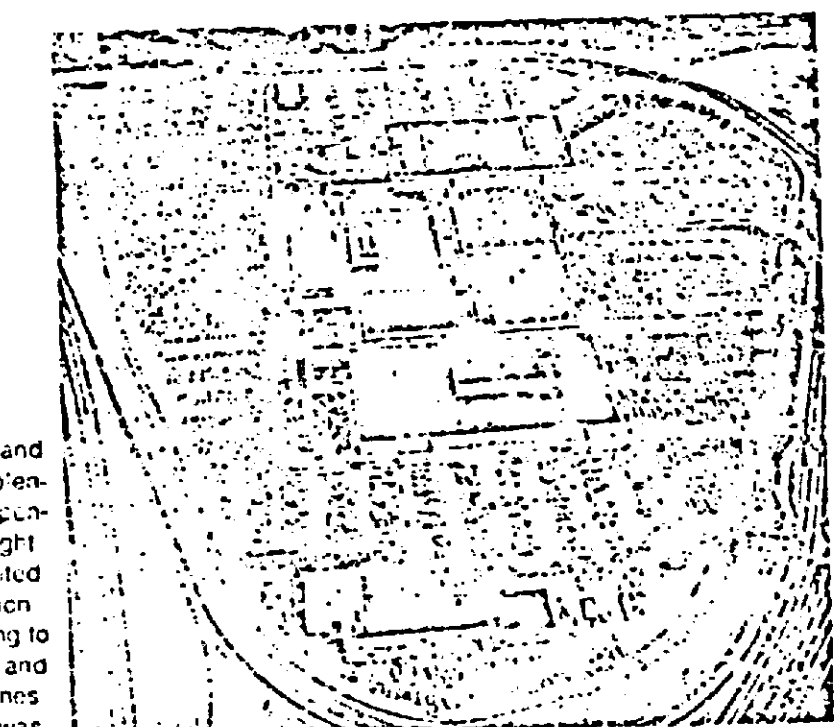
Sources:

- Based on telephone conversations with mall manager. Includes department stores.
- Gorove/Slade Associates counts based on aerial photographs flown November 29, 1980.

EXHIBIT 6

Barton-Aschman Associates, Inc.

Parking Demand at the Regionals



In the past, available land for development was plentiful and relatively inexpensive. Energy was thought of as a virtually unlimited resource. The population was steadily increasing to open up new markets and expand established ones and the environment was thought of as trees, flowers, rustic forests, and the like—more of an amenity than anything else. Today the emphasis has changed dramatically. All forms of development, including shopping centers, are entering a new era for which the ethic will be conservation.

On that basis, therefore, it is incumbent upon all of us, when formulating new plans, to maximize the efficiency with which our present resources are utilized and, where possible, replaced. For example, local governments throughout the United States should re-examine their zoning ordinances and shopping center parking requirements with an eye toward achieving the goals of conserving land, energy, and human resources. In order to be effective, however, any recommendations that are advanced must be implemented by conventional zoning and subdivision tools, and by securing public recognition and support.

This research study indicates one way in which the conservation ethic can be achieved within the shopping center industry. The purpose of the study was to investigate peak parking accumulations at regional shopping centers in excess of 600,000 square feet of occupied gross leasable area (GLA). These parking characteristics were evaluated during pre-Christmas peaks in an attempt to update the parking requirements for both new centers, and existing ones for which upgrading, expansion or modernization is contemplated.

Background
Because of the sheer magnitude of regional centers, their proposals have nearly always undergone some type of transportation impact analysis. Transportation impact is evaluated in terms of the potential impact not only adjacent to the shopping center site, but also upon the entire transportation system serving the community or region. Also, because of their size, regional shopping centers have historically been subjected to the scrutiny of environmentalists, municipal and state officials, and concerned neighbors. The two transportation aspects of

ATTACHMENT TO PETITION FOR ZONING VARIANCE

NOTTINGHAM VILLAGE, INC.
and
WHITE MARSH MALL ASSOCIATES

For the petitioners to be required to provide parking spaces for building area contained within the enclosed mall and other interior common areas not intended for lease or occupancy will create hardship and practical difficulty for the following reasons:

(1) It will necessitate surrounding the Shopping Center, which is the core of the White Marsh Town Center, with an additional approximate eight (8) acres of parking which are, as will be shown at the hearing, unnecessary to the functioning of the Shopping Center, not needed to accommodate customers and employees of the Shopping Center, and will not be in accordance with good shopping center practices as accepted in the industry.

(2) To provide more than the number of spaces required by accepted shopping center practices will or may:

- (a) detract from the aesthetics of the Town Center; and
- (b) require additional electric power for lighting and energy for maintenance and security; and
- (c) unnecessarily increase the cost of maintenance and repair.

(3) The provision of the additional parking will restrict comprehensively planned peripheral development of the core of the White Marsh Town Center and will detract from the County's overall planning objectives.

(4) For such other reasons as may be advanced at the hearing.

ATTACHMENT TO PETITION FOR ZONING VARIANCE

NOTTINGHAM VILLAGE, INC.
and
WHITE MARSH MALL ASSOCIATES

For the petitioners to be required to provide parking spaces for building area contained within the enclosed mall and other interior common areas not intended for lease or occupancy will create hardship and practical difficulty for the following reasons:

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(2) To provide more than the number of spaces required by accepted shopping center practices will or may:

- (a) detract from the aesthetics of the Town Center; and
- (b) require additional electric power for lighting and energy for maintenance and security; and
- (c) unnecessarily increase the cost of maintenance and repair.

(3) The provision of the additional parking will restrict comprehensively planned peripheral development of the core of the White Marsh Town Center and will detract from the County's overall planning objectives.

(4) For such other reasons as may be advanced at the hearing.

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

August 26, 1981

NOTICE OF HEARING

RE: Petition for Variance
NE corner of Perry Hall & Honeygo Boulevards
Nottingham Village, Inc. - Petitioner
Case #82-34-A

TIME: 10:30 A.M.

DATE: Thursday, September 17, 1981

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

ZONING COMMISSIONER OF
BALTIMORE COUNTY

/s/

cc: White Marsh Mall Associates
Nottingham Village, Inc.

LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN

1300 MERCANTILE BANK & TRUST BUILDING

2 HOPKINS PLAZA

BALTIMORE, MARYLAND 21201

(301) 547-0500

CABLE ADDRESS

FRASROP

MORTON P. FISHER, JR.

HAND DELIVER

July 24, 1981

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

NOTTINGHAM VILLAGES, INC.
Re: Petition for Variance N/E Corner
of Perry Hall and Honeygo Boulevards
Case No. 82-34-A

Dear Mr. Hammond:

The above-captioned Petition for Variance has been scheduled for hearing on August 6, 1981. We hereby request that the hearing be postponed until the first available hearing date after September 15, 1981.

The grand opening for White Marsh Mall is scheduled for August 12, 1981. As a result, many of the individuals that the Ground Lessor will need to testify at the hearing will be working around the clock to make the grand opening. In addition, the collective efforts of the Ground Lessor's legal team will be devoted prior to the opening to resolving the last minute legal and financing problems that always seem to arise immediately before a center opens.

I would appreciate it if you could advise me at your earliest convenience whether our request for postponement will be granted. We are, of course, willing to pay all additional advertising and posting costs incurred as a result of the postponement.

Thank you for your attention to this matter.

Very truly yours,

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

MPF:jh

cc: John W. Hessian, III, Esq.

PETITION FOR VARIANCE

14th DISTRICT

ZONING: Petition for Variance
LOCATION: Northeast corner of Perry Hall and Honeygo Boulevards
DATE & TIME: Thursday, August 6, 1981 at 10:00 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 1,810 parking spaces in lieu of the required 2,913 spaces on the Developer's Mall parcel, thereby reducing the total required number of spaces within the shopping center from 7,011 to 5,908.

The Zoning Regulation to be excepted as follows:

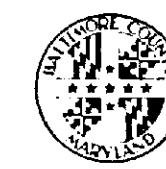
Section 409.2(b) - Minimum required parking spaces in a B.M. -C.T. Zone

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

Being the property of Nottingham Village, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 6, 1981, at 10:00 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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 10, 1981

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

RE: Petition for Variance
Northeast corner of Perry Hall & Honeygo Blvds.
Nottingham Village, Inc. - Petitioner
Case #82-34-A

Dear Mr. Fisher:

This is to advise you that \$163.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 101622

DATE 9/17/81 ACCOUNT 01-662

AMOUNT \$163.50

RECEIVED FROM Frank, Bernstein, Conaway & Goldman

FOR Posting & Advertising of Case #82-34-A (Nottingham)

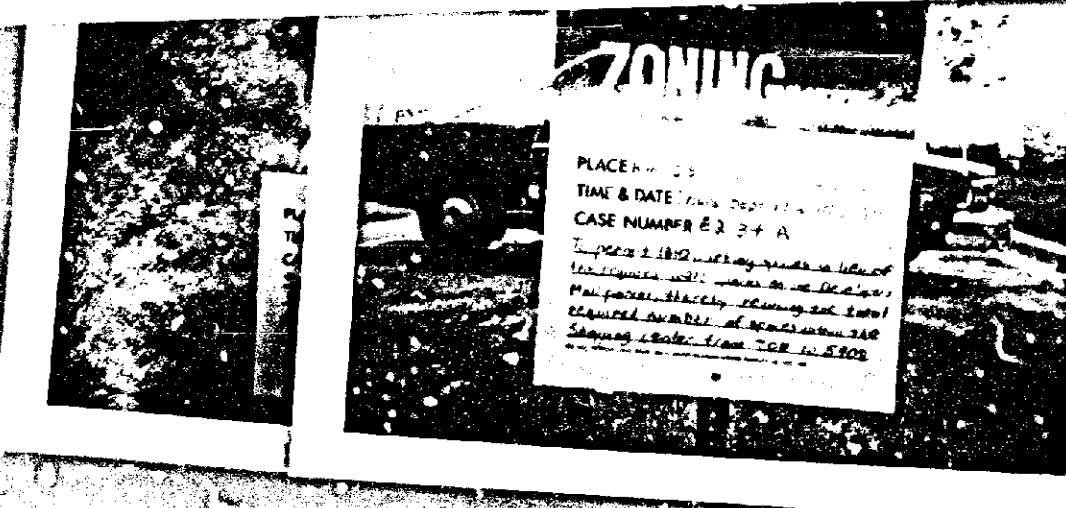
30 17

1635006

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 9/30/81
Posted for Petition for Variance
Petitioner Nottingham Village, Inc.
Location of property N/E corner Perry Hall & Honeygo
Blvds.
Location of Signs Located facing intersection of Perry Hall
& Honeygo Boulevards, facing Perry Hall Blvd.
Remarks opposite pump house
Posted by Frank J. Goldman Date of return 8/31/81
Number of Signs 12



LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN

1300 MERCANTILE BANK & TRUST BUILDING

2 HOPKINS PLAZA

BALTIMORE, MARYLAND 21201

(301) 547-0500

CABLE ADDRESS

FRASROP

MORTON P. FISHER, JR.

August 14, 1981

Baltimore County Office of
Planning and Zoning
Court House - Room 406
401 Bosley Avenue
Towson, Maryland 21204

Attention: Ms. Karen Riegel

RE: Petition for Variance -
N/E corner Perry Hall and
Honeygo Boulevards, Nottingham
Village, Inc. - Petitioner
Case No. 82-34-A

Gentlemen:

Please find enclosed herewith our check in the amount of \$155.90 for advertising and posting of the above property. Please let me know as soon as possible as to the date in September to which the hearing has been postponed.

Many thanks.

Very sincerely yours,
Morton P. Fisher, Jr.
Morton P. Fisher, Jr.

MPF, Jr./mb
Enclosure

cc: Mr. John J. Hannigan

Petition for Variance

14TH DISTRICT

LOCATION: Northeast corner of Perry Hall and Honeygo Boulevards.
DATE & TIME: Thursday, September 17, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations, will hold a public hearing on the following petition for variance to the Zoning Ordinance of Baltimore County, Maryland, to be held on the date and at the time specified above.

Section 409.3(b) - Minimum required parking spaces in a B.M.C.T. Zone.

ALL THAT PARCEL OF LAND in the Fourteenth District of Baltimore County, Maryland, being the same as shown on plat filed with the Zoning Department of Baltimore County, Maryland, as shown on the Plat of "Whitemarsh Mall, Sheet 2 of 3, Revised," recorded among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 46 at folio 42 and 43 respectively.

BEING the same as shown on the Plat of "Whitemarsh Mall, Sheet 2 of 3, Revised," recorded among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 46 at folio 42 and 43 respectively.

Containing 1.237 acres of land, more or less, being Lot 2 as shown on the Plat of "Whitemarsh Mall, Sheet 2 of 3, Revised," recorded among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 46 at folio 42 and 43 respectively.

Containing 1.237 acres of land, more or less, being Lot 2 as shown on the Plat of "Whitemarsh Mall, Sheet 2 of 3, Revised," recorded among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 46 at folio 42 and 43 respectively.

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The Times

19 81

This is to Certify, That the annexed Notice

inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 19 81

of _____ Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 27, 19 81

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 day of _____, 19 81, the first publication appearing on the _____ day of _____, 19 81.

THE JEFFERSONIAN,
S. Frank Shuster
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 27, 19 81

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 day of _____, 19 81, the first publication appearing on the _____ day of _____, 19 81.

THE JEFFERSONIAN,
S. Frank Shuster
Manager.

Cost of Advertisement, \$ _____

The Essex Times

Essex, Md., July 16, 19 81

This is to Certify, That the annexed Notice

inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 19 81

of _____ Publisher.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Morton P. Fisher, Jr., Esquire
1200 Mercantile Bank & Trust Bldg.
Two Hopkins Plaza
Baltimore, Maryland

RE: Petition for Variance
N.Y./cor. Perry Hall & Honeygo Bldgs.
Nottingham Village, Inc. - Petitioner
Case #82-34-A

Dear Mr. Fisher:

This is to advise you that \$155.90 (last billing) due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Petition No. 82-34-A Item 223

Petition for Variance
Northeast corner of Perry Hall and Honeygo Boulevards
Petitioner- Nottingham Village, Inc.

Fourteenth District
HEARING: Thursday, August 6, 1981 (10:00 A.M.)

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

NEG:JGH:ab

Norman E. Gerber, Director
Office of Planning and Zoning

Petition for Variance
14TH DISTRICT
LOCATION: Northeast corner of Perry Hall and Honeygo Boulevards.
DATE & TIME: Thursday, September 17, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations, will hold a public hearing on the following petition for variance to the Zoning Ordinance of Baltimore County, Maryland, to be held on the date and at the time specified above.

Section 409.3(b) - Minimum required parking spaces in a B.M.C.T. Zone.

ALL THAT PARCEL OF LAND in the Fourteenth District of Baltimore County, Maryland, being the same as shown on plat filed with the Zoning Department of Baltimore County, Maryland, as shown on the Plat of "Whitemarsh Mall, Sheet 2 of 3, Revised," recorded among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 46 at folio 42 and 43 respectively.

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14
Posted for Variance
Petitioner: Nottingham Village, Inc.
Location of property: NE corner Perry Hall & Honeygo Bldgs.

Location of Signs: Opposite Perry Hall Blvd. opposite intersection with Honeygo Blvd. at location of parking area.

Remarks: Petitioner's location sign has been posted.

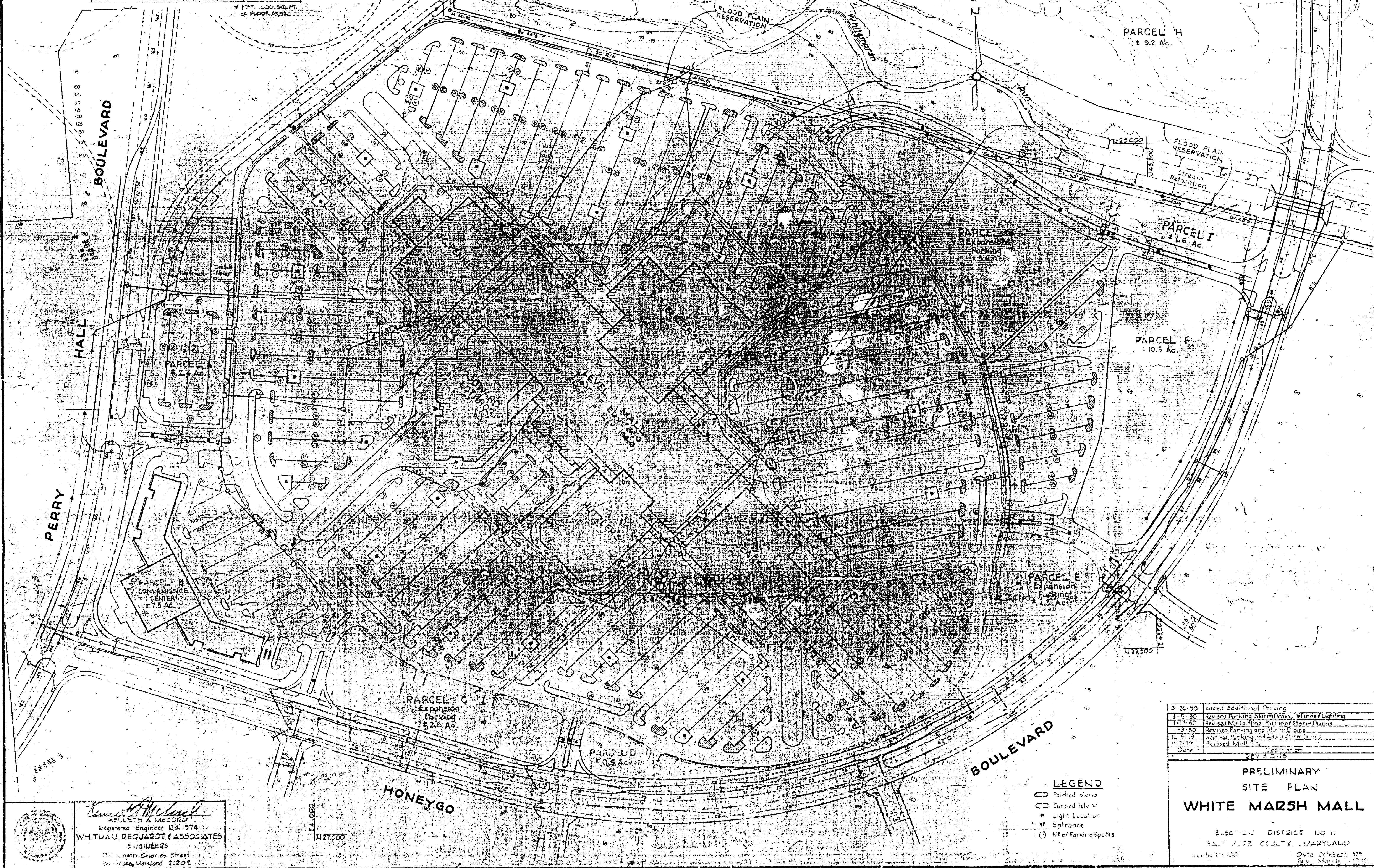
Posted by: Karen Riegel
Date of return: 7/13/81

 VERIFICATION OR SIGNATURE OF CASHIER

PETITIONER'S
EXHIBIT A

EXISTING	PROPOSED
195,000 SF @ 1.0	955 Cars
3,117 SF Restaurant @ 20.0	60 Cars (10%)
127,000 SF @ 5.0	335 Cars
149,000 SF @ 5.0	140 Cars
157,000 SF @ 5.0	185 Cars
3,000 SF Restaurant @ 20.0	60 Cars (845)
117,000 SF @ 5.0	1 Cars
7,000 SF Restaurant @ 20.0	63 Cars (645)
280,000 SF @ 5.0	2,400 Cars
25,000 SF Restaurant @ 20.0	500 Cars
1,750 SF Offices @ 3.3	10 Car
TOTAL REQ.	770 Cars
TOTAL PROVIDED	3,281 Cars

* P.P.P. 200 SQ. FT.
OF FLOOR AREA



LEGEND

- Painted Island
- Curbed Island
- Light Location
- Entrance
- NE of Parking Spaces

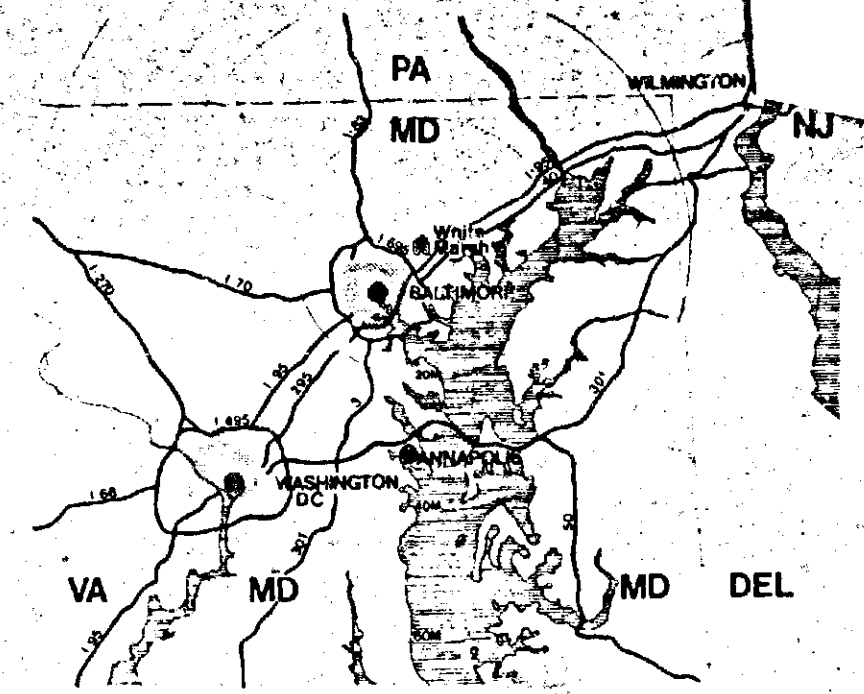
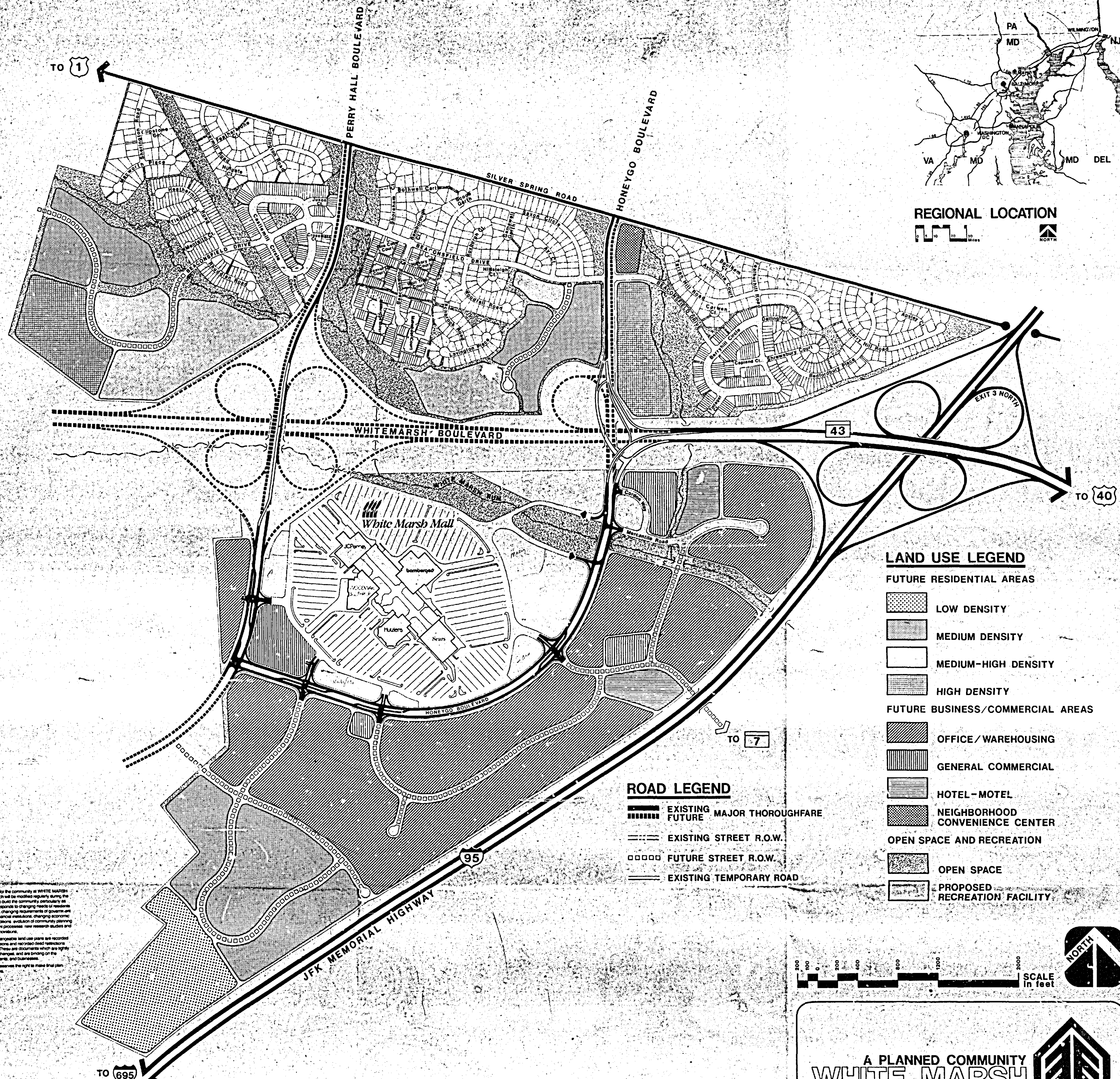
3-26-90	Added Additional Parking
3-15-90	Revised Parking, Storm Drain, Islands/Lighting
1-17-90	Revised Mullowney, Parking/Storm Drains
1-3-90	Revised Parking and Storm Drains
10-6-89	Revised Parking and Storm Drains
11-7-89	Revised Mull Site
Date	Revised on
	REVISED

PRELIMINARY
SITE PLAN
WHITE MARSH MALL

ELECTION DISTRICT NO. 11
SALT AND COUNTY, MARYLAND
Scale 1"=100' Date October 1990
Rev. March 1990



Kenneth A. McCord
KENNETH A. MCCORD
Registered Engineer No. 1574
WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
111 Coon Charles Street
Baltimore, Maryland 21202



REGIONAL LOCATION

- LAND USE LEGEND**
- FUTURE RESIDENTIAL AREAS**
- LOW DENSITY
 - MEDIUM DENSITY
 - MEDIUM-HIGH DENSITY
 - HIGH DENSITY
- FUTURE BUSINESS/COMMERCIAL AREAS**
- OFFICE/WAREHOUSING
 - GENERAL COMMERCIAL
 - HOTEL-MOTEL
 - NEIGHBORHOOD CONVENIENCE CENTER
- OPEN SPACE AND RECREATION**
- OPEN SPACE
 - PROPOSED RECREATION FACILITY

- ROAD LEGEND**
- EXISTING MAJOR THOROUGHFARE
 - FUTURE MAJOR THOROUGHFARE
 - EXISTING STREET R.O.W.
 - FUTURE STREET R.O.W.
 - EXISTING TEMPORARY ROAD

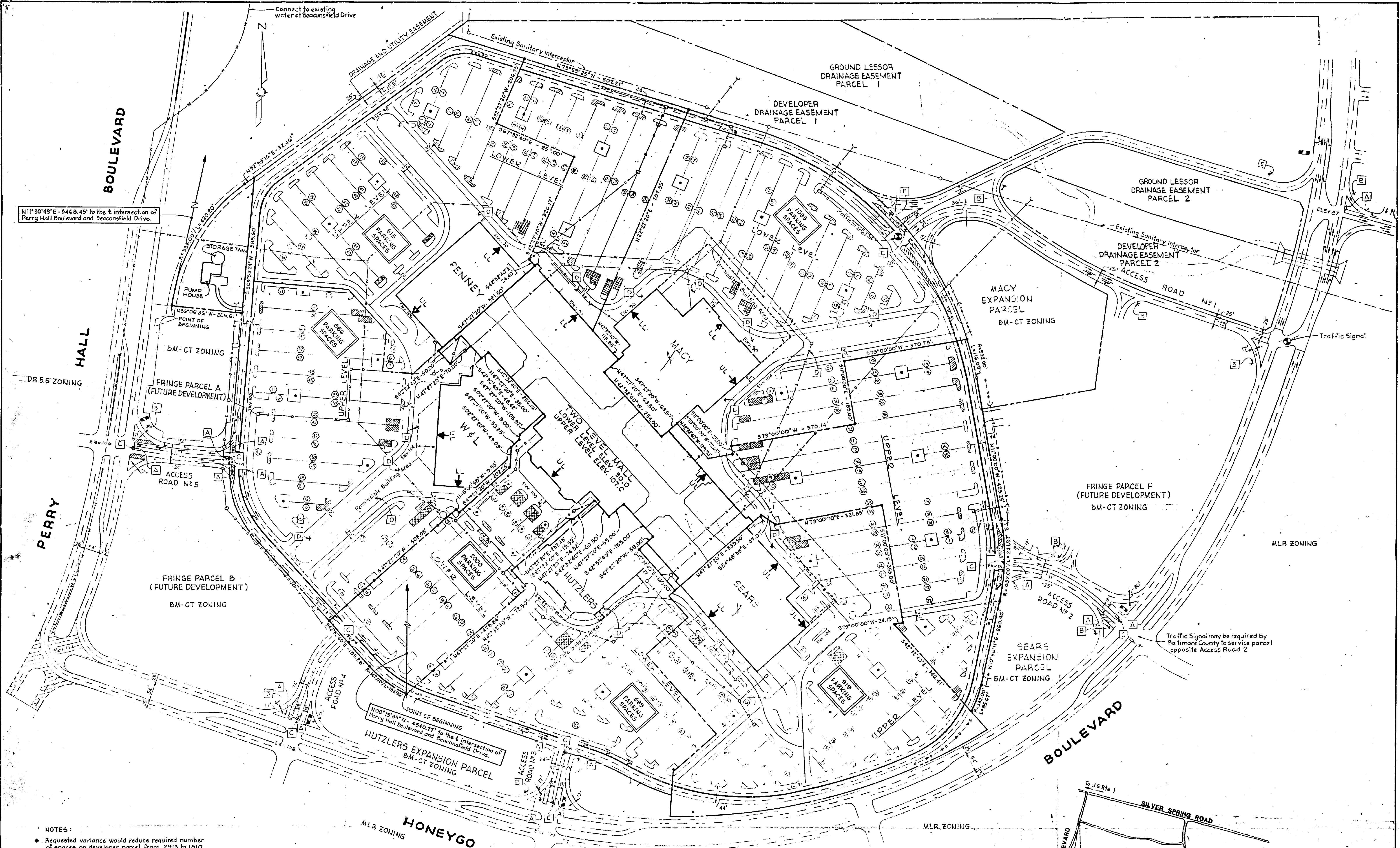
MASTER DEVELOPER:
NOTTINGHAM PROPERTIES, INC.
100 West Pennsylvania Ave.
Towson, Maryland 21204

LAND PLANNERS:
RTKL ASSOCIATES, INC.
Village of Cross Keys
Baltimore, Maryland 21210

ENGINEERS:
WHITMAN REQUARDT & ASSOCIATES
1111 North Charles Street
Baltimore, Maryland 21202

REVISED: APRIL 1, 1981

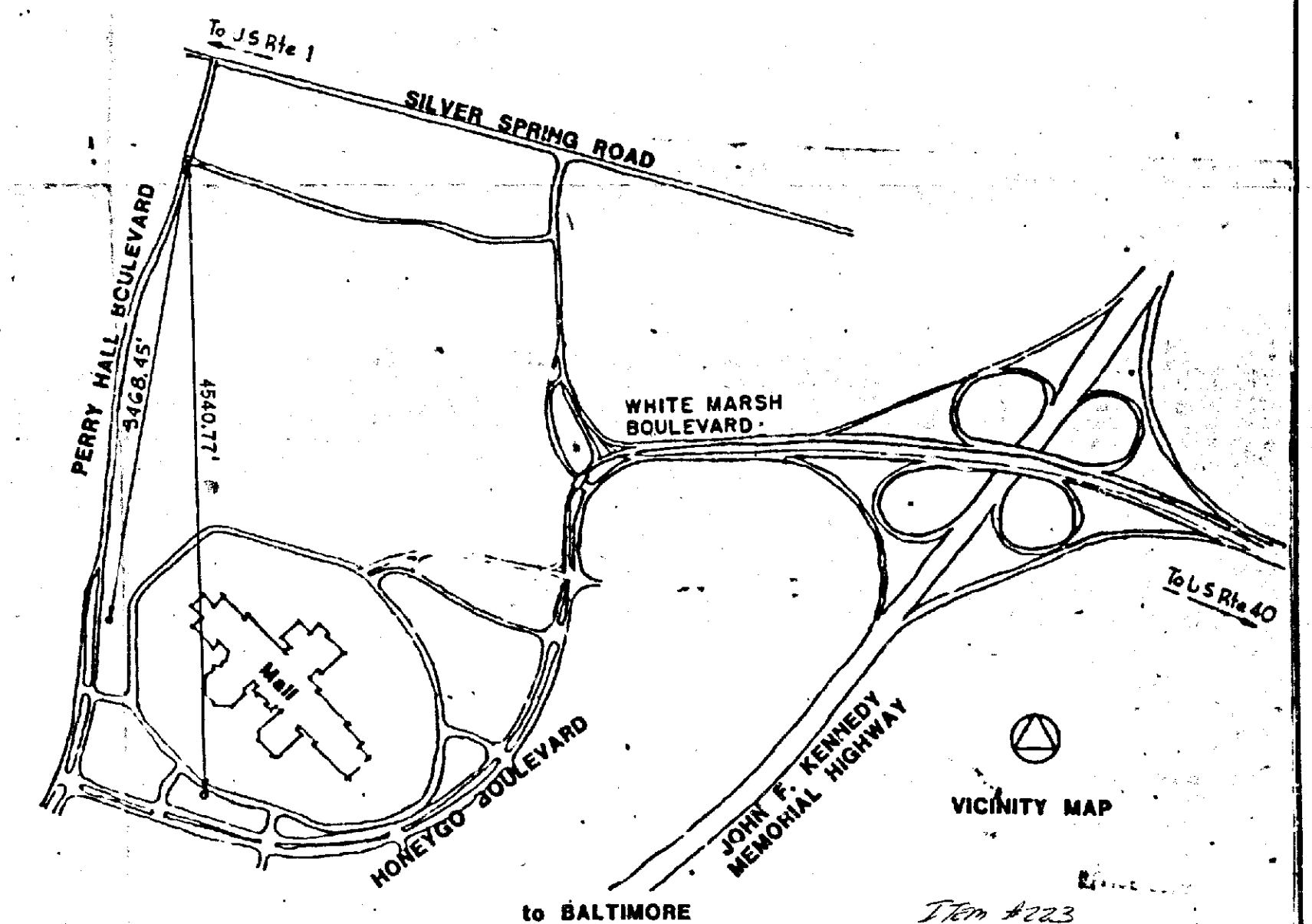
A PLANNED COMMUNITY
WHITE MARSH
BALTIMORE COUNTY · MARYLAND



NOTES :

- * Requested variance would reduce required number of spaces on developer parcel from 2913 to 1810, thereby decreasing spaces for the shopping center from 7011 to 5908.
- ** Plan spaces shown in excess of requirement are contingent spaces to accommodate final computation by Baltimore County for structure as-built floor area, structure as-built uses, and parking as-built.

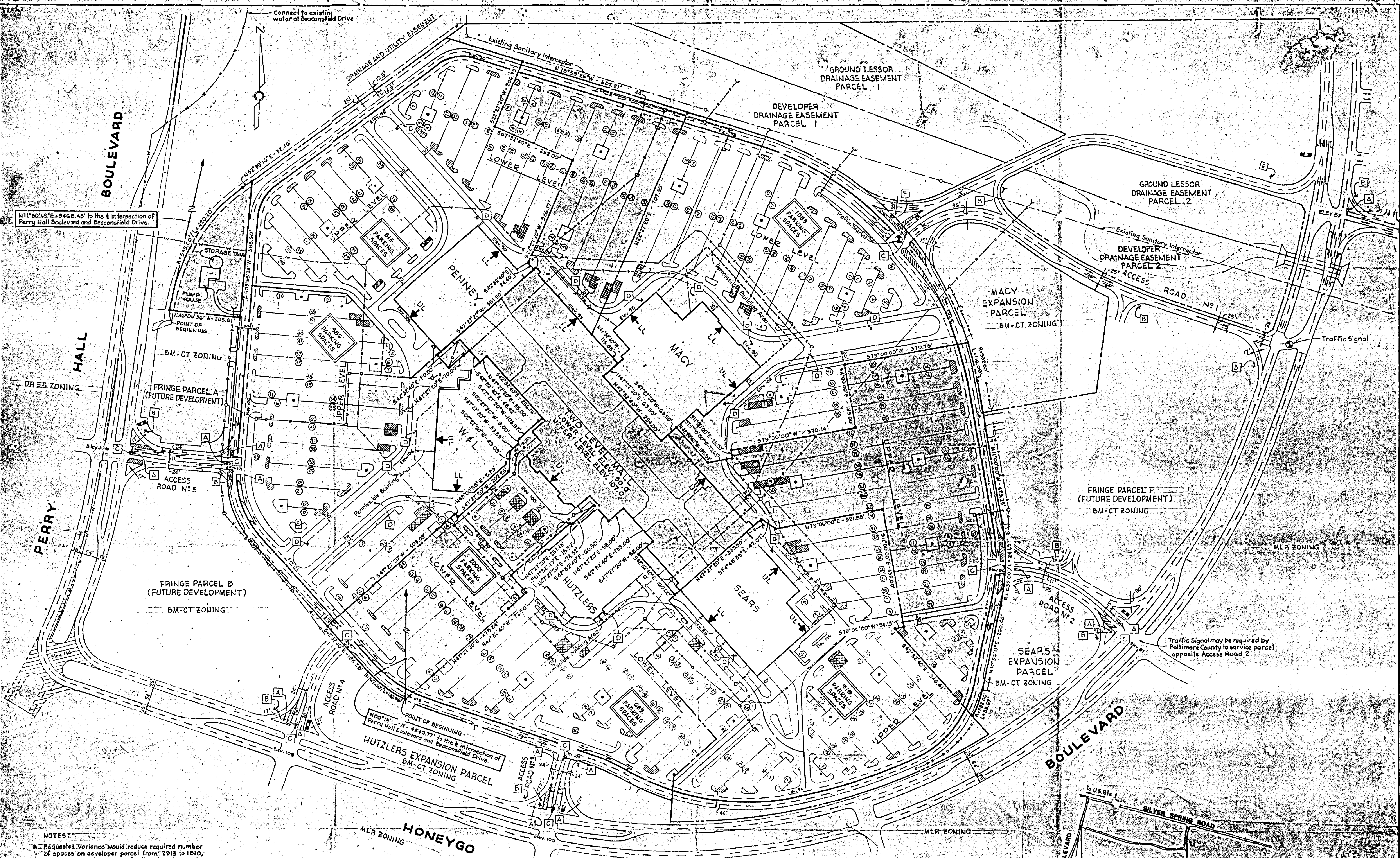
PARKING DATA				
	FLORIDA AREA (SQUARE FEET)	PARKING SPACES REQUIRED PER DALTO. COUNTY CODE	PARKING SPACES SHOWN ON PLAN **	HANDICAPPED SPACES PROVIDED
BAMBERGERS (MACY)	193,000 RETAIL 3,419 RESTAURANT	✓ 265 C8 103 B	1,083	21
SEARS	167,000 RETAIL	✓ 835	313	17
J.C. PENNEY	148,000 RETAIL	✓ 740	815	15
WOODWARD & LOTHROP	157,000 RETAIL 3,000 RESTAURANT	✓ 785 GO 145	886	17
PUTZLERS	117,000 RETAIL 3,000 RESTAURANT	✓ 585 GO	689	13
MALL	480,450 RETAIL 25,000 RESTAURANT 2,750 OFFICE	* 2,913	2,000	36
TOTALS	1,262,450 RETAIL 34,419 RESTAURANT 2,750 OFFICE	7,011	6,332	119



WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
BALTIMORE, MARYLAND

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

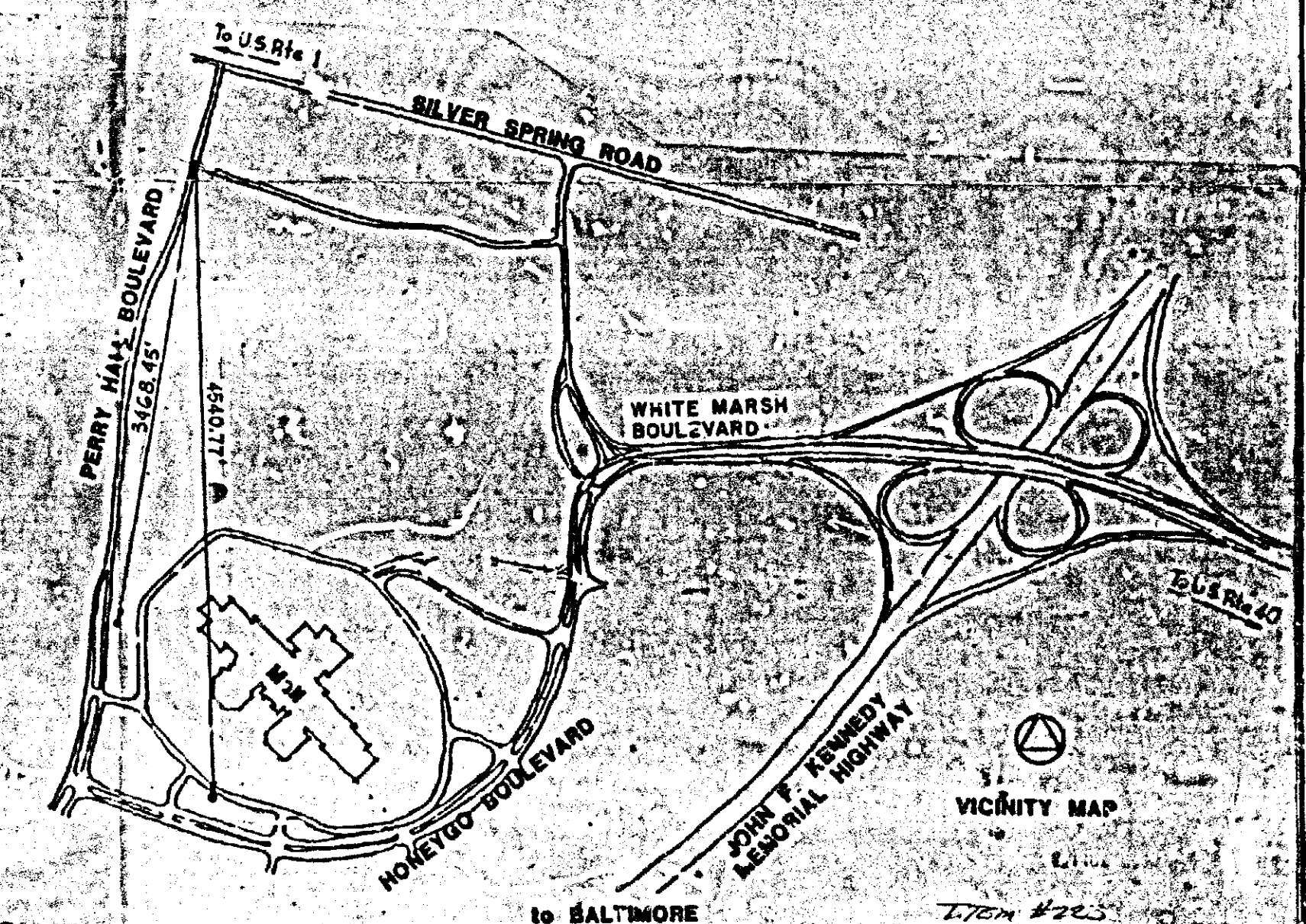
WHITE MARSH MALL
SCALE:  DATE: MAY 8, 1981



NOTES:

- * Requested variance would reduce required number of spaces on developer parcel from 2913 to 1810, thereby decreasing spaces for the shopping center from 7011 to 5908.
- ** Plan spaces shown in excess of requirement are contingent spaces to accommodate. Final computation by Baltimore County for structure as-built floor area, structure as-built uses, and parking as-built.

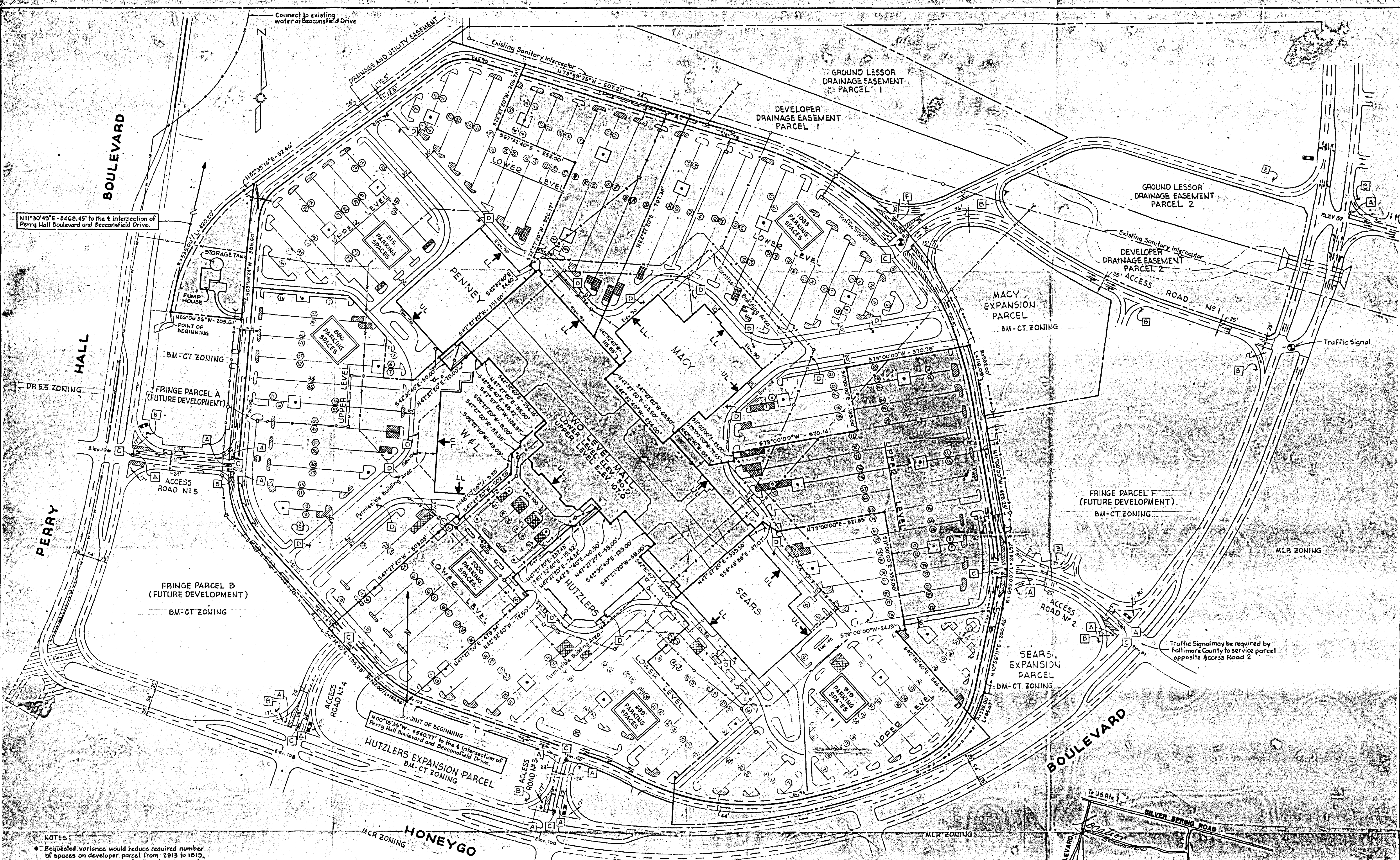
PARKING DATA				
	FLOOR AREA (SQUARE FEET)	PARKING SPACES REQUIRED PER BALTO. COUNTY CODE	PARKING SPACES SHOWN ON PLAN	HANDICAPPED SPACES PROVIDED
BAMBERGERS (MACY)	193,000 RETAIL 3,419 RESTAURANT	965 68	1,033	21
SEARS	167,000 RETAIL	835	919	17
J.C. PENNEY	148,000 RETAIL	740	815	15
WOODWARD LOTHROP	157,000 RETAIL 3,000 RESTAURANT	785 60	886	17
HUTZLERS	117,000 RETAIL 3,000 RESTAURANT	585 60	689	13
MALL	480,450 RETAIL 25,000 RESTAURANT 2,750 OFFICE	* 2,913	2,000	36
TOTALS	1,262,450 RETAIL 34,419 RESTAURANT 2,750 OFFICE	7,011	6,392	119



WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
BALTIMORE, MARYLAND

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

WHITE MARSH MALL
SCALE: DATE: MAY 8, 1981



NOTES:
 * Requested variance would reduce required number of spaces on developer parcel from 2913 to 1812, thereby decreasing spaces for the shopping center from 7011 to 5908.
 ** Plan spaces shown in excess of requirement are contingent spaces to accommodate final computation by Baltimore County for structure as-built floor area, structure as-built uses, and parking as-built.

PARKING DATA				
	FLOOR AREA (SQUARE FEET)	PARKING SPACES REQUIRED PER BALTO. COUNTY CODE	PARKING SPACES SHOWN ON PLAN	HANDICAPPED SPACES PROVIDED
BAMBERGERS (MACY)	193,000 RETAIL 3,419 RESTAURANT	965 68	1,033	21
SEARS	167,000 RETAIL	835	919	17
J.C. PENNEY	148,000 RETAIL	740	815	15
WOODWARD & LOTHROP	157,000 RETAIL 3,000 RESTAURANT	785 60	845	17
HUTZLERS	117,000 RETAIL 3,000 RESTAURANT	585 60	645	13
MALL	480,450 RETAIL 25,000 RESTAURANT 2,750 OFFICE	* 2,913	2,000	36
TOTALS	1,262,450 RETAIL 34,419 RESTAURANT 2,750 OFFICE	7,011	6,392	119

