[redacted]

PETITION FOR ZONING VARIANCE

82-112-A

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 138 parking spaces in lieu of the required 268 parking spaces

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

1. The Loch Ridge Shopping Plaza is a long established shopping center within easy walking distance of numerous apartments, group homes and individual homes in the Loch Raven Boulevard area, and public transportation is also available on Loch Raven Boulevard.
2. Years of experience have proven the existent center has more than sufficient parking for all shopping periods, and Baltimore County's parking requirements are among the highest in the nation.
3. The different stores in the center have different peak parking demand periods and customers are driving smaller cars and combining trips.
4. The owner is presently sustaining practical difficulty and unreasonable hardship by reason of these heavy and burdensome parking requirements in that the owner without the requested variance is precluded from meeting the daily shopping needs of the area, including, but not only, grocery, and other food needs.
5. That the requested variance is in harmony with the spirit and intent of the Zoning Regulations.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

THE FOUR STAR COMPANY
(Type or Print Name)

By Alan Shecter, Vice Pres.
Signature

ALAN SHECTER, VICE PRESIDENT
(Type or Print Name)

Signature

MAP: NE 9C
ELECTION DISTRICT: 9

Attorney for Petitioner: J. EARLE PLUMHOFF, NEWTON A. WILLIAMS AND NOLAN, PLUMHOFF AND WILLIAMS
(Type or Print Name)

J. Earle Plumhoff
Newton A. Williams
Signature

204 W. Pennsylvania Avenue
Towson, Maryland 21204
Address / City and State

Attorney's Telephone No.: 823-7800

1800 N. Charles Street 727-7600
Address Phone No.

Baltimore, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of September, 19 81, 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 29th day of October, 1981, at 9:45 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE
BY

82-112-A
#188

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY MARYLAND

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

October 22, 1981

J. Earle Plumhoff, Esquire
Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 188
Petitioner - The Four Star Company
Variance Petition

Dear Messers Plumhoff & Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to convert some of the stores at the Loch Ridge Shopping Center to various uses that would require additional parking, this hearing is required.

Particular attention should be afforded to the comments of Current Planning and the Department of Permits and Licences.

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

NBC:bsc

Enclosures

cc: James S. Spamer & Assoc.
P.O. Box 9804
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

May 25, 1981

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

Re: Item #188 (1980-1981)
Property Owner: The Four Star Company
S/W corner Amuskai Road & Willow Oak Road
Acres: 2.58 District: 9th

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:

Loch Raven Boulevard (Md. 542) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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 188 (1980-1981).

Very truly yours,

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

RAM:EAM:FWR:ss

N-NW Key Sheet
35 NE 10 & 11 Pos. Sheets
NE 9 C Topo
70 Tax Map

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

NORMAN E. GERBER
DIRECTOR

June 11, 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 #188, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owner: The Four Star Company
Location: S/W corner Amusaki Road and Willow Oak Road
Acres: 2.58
District: 9th

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.

Landscaping and screening should be provided.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

---

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

May 27, 1981

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

Item No. 188	- ZAC - Meeting of April 14, 1981
Property Owner:	The Four Star Company
Location:	s/w corner Amuskai Road & Willow Oak Road
Existing Zoning:	BL-CNS
Proposed Zoning:	Variance to permit 138 parking spaces in lieu of the required 235 spaces for the Loch Ridge Shopping Plaza.
Acres:	2.58
District:	9th

Dear Mr. Hammond:

This is a very densely developed area and a variance to parking can be expected to cause traffic problems.

Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond, Zoning Commissioner, Office of Planning and Zoning
Date: May 18, 1981

FROM: Mr. 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 # 170 - Ellis J. and Doris A. Shifflett, Sr.
Item # 171 - Alesia Tomassetti and E. Helen Buck
Item # 174 - Constantine J. Kaminaris, D.D.S.
Item # 176 - Carolyn A. Carwile
Item # 179 - Jerome J. and Joanne C. Cvach
Item # 180 - Stanley Penn Children's Trust
Item # 184 - Evelyn W. and Jimmie C. Sergent
Item # 186 - Four Villages Limited Partnership
✓Item # 188 - The Four Star Company
Item # 189 - Albert Raymond Dehte
Item # 190 - Wilbur C. and Susan S. Eossfeld, Jr.
Item # 191 - Bobby and Georgia B. Sheets
Item # 193 - Richard Wayne and Kathleen Stansburge
Item # 198 - Frederick W. and Faye J. Kuehnl
Item # 200 - Richard E. and Marion P. Szymanski
Item # 201 - Stephen C. and Lynn Roth

IJF/fth

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 14, 1981

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: The Four Company

Location: SW/Corner Amuskai Road & Willow Oak Road

Item No.: 188 *Zoning Agenda:* Meeting of April 14, 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 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.*

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

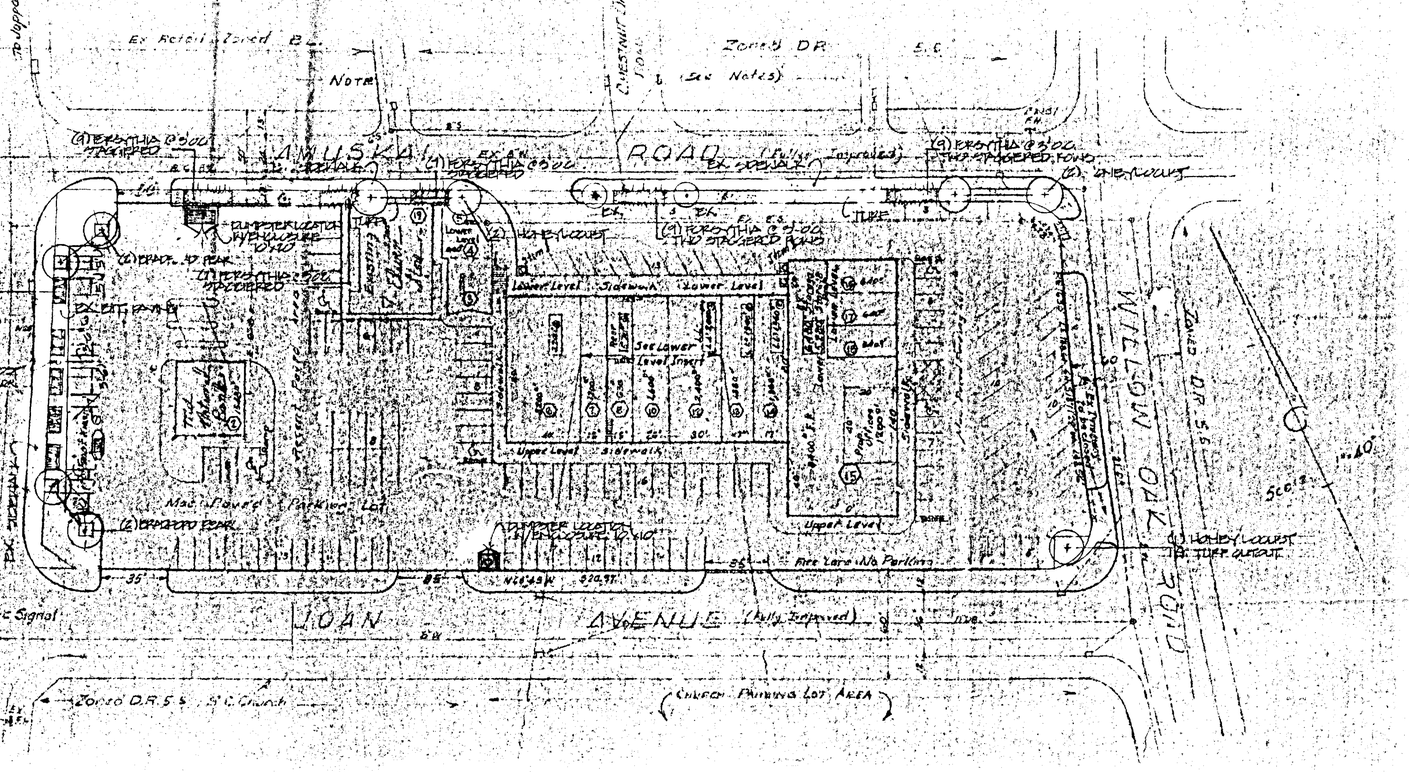
REVIEWER: Capt. Joseph Kelly 4-23-81
Planning Group
Special Inspection Division

Noted and Approved: George M. Weigandt
Fire Prevention Bureau

/mb

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 9804
TOWSON, MD. 21204

Item 3 See Landscape Plan for Loch Raven Blvd. Frontage



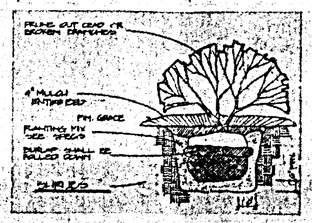
PLANT LIST

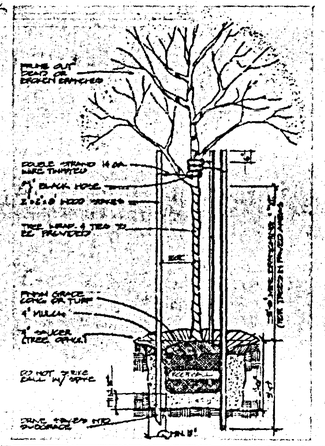
SYM.	SIZE & CONDITION	BOTANICAL NAME	COMMON NAME
5	3½"-2" Cal.	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	SHADEMASTER HONEYLOCUST
4	1¾"-2" Cal.	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR
41	2'-3'	FORSYTHIA INTERMEDIA SPECTABILIS	SHOWY BORDER FORSYTHIA
55	18"-18", 2" Cans	PYRACANTHA COCCINEA LOBOY	LOBOY PYRACANTHA

MULCH ALL PLANT MATERIAL & PLANTING BEDS MINIMUM 4" DEPTH
CUT OUTS FOR PEAR TREES 7'x7', 3" OFF CURB FACE OR AT EDGE OF WALK

SCALE: 1" = 40'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Zellenberger
DATE 7/12/82
82-112-A
C-81-82





PLANTING DETAILS

TREES

WILLIAM F. KERWIN INC.
Land Planning/Landscape Architecture
Team Design Concepts
26 E. Susquehanna Ave. Suite 2 Towson MD 21204
Phone 301/337-0075

PLANT INFO

The Loch Ridge Shopping Plaza
3307 Loch Raven Blvd at Joan Ave & Amuskai Road
9th Dist. C.4 Baltimore County, Md.

Owner: Foundation Co. 1300 Ritchie Hwy. Pasadena, Md. 21122

Plat is Development Plan Review for Zoning Suitability Petition 81-82-C

For: 138 Car Spaces instead of the required 268 Car Spaces

Existing Use as Mar. 8, 1981	187 Spaces
Store No. 8 to be used for Retail	42 "
Updated uses Office: Bank & 12, 13, 14	27 "
Updated uses Rest. 8, 9, 11, 10 Office Lower 13	12 "
	268 Spaces

See Chart Above

Site Use Totals

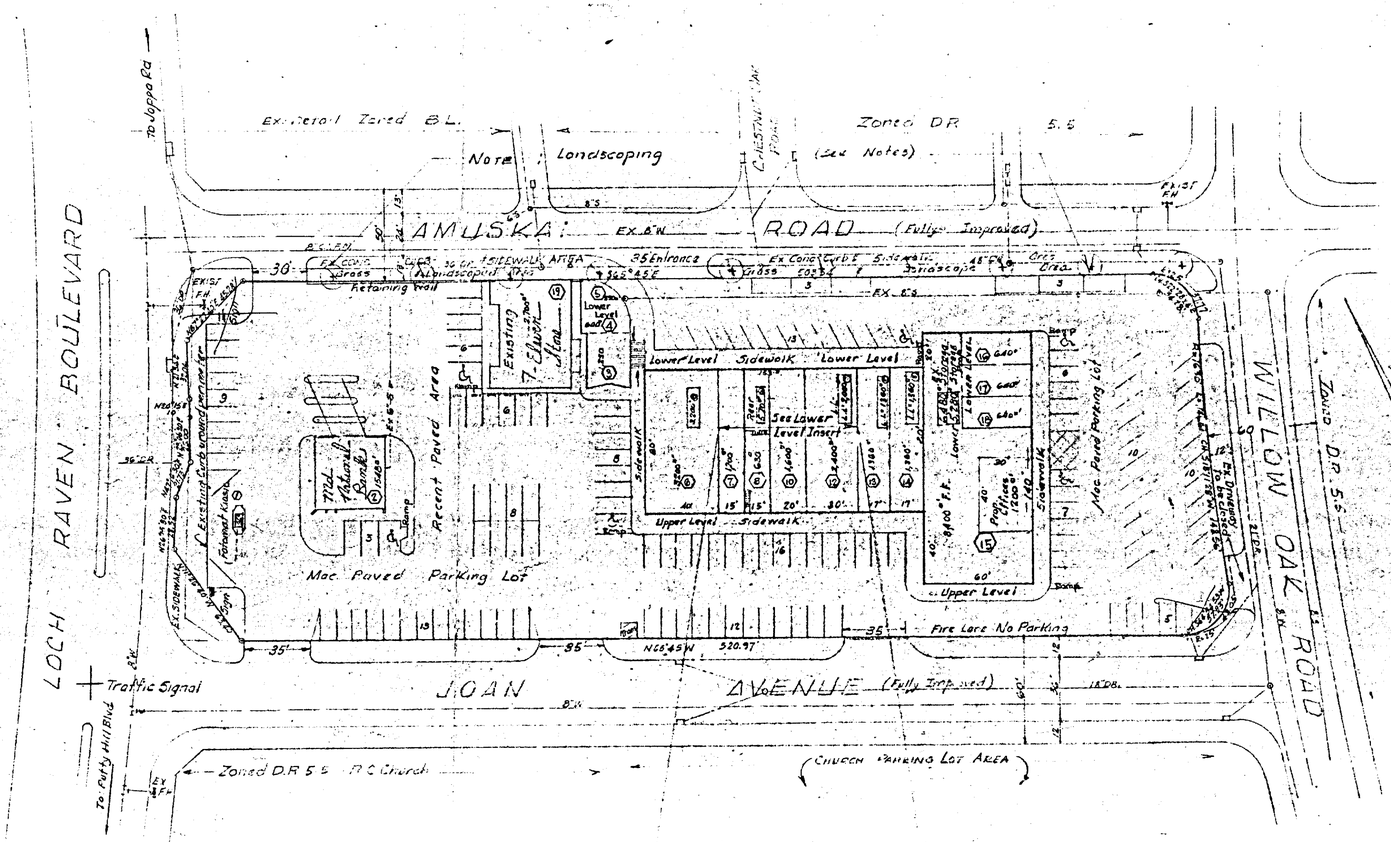
		Parking Required	
Restaurant	2,900 ▫'	50	118 Spaces
Office	12,700 ▫'	100	42 "
Retail	25,300 ▫'	100	127 "
		TOTAL	268 Spaces

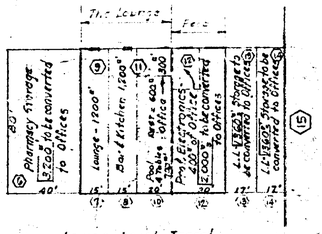
Existing Parking - 138 Car Spaces

Store No. 8 to be used for Retail

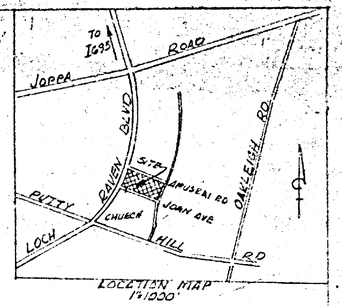
MICROFILMED

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 9804
TOWSON, MD. 21204





Lower Level Insert



LOCATION MAP
1"=1000'

ZONING DATA
Area = 2.58 acres Zoned B.L.-CNS
Prop. No. 09-06-450871 - Map 3-C & N.E. 9-C
No screening required: 1950 Non Conforming code
Use Neighborhood Shopping

Disabled Parking Required: For 138 spaces - 5 car spaces
" 175 " - 6 "

409. EXISTING PARKING - 138 Car Spaces 3/2/81

PUBLIC WORKS DATA
All utilities available
Fire Hydrants spacing according to Fire Dept. regs

Landscaping: Street Trees at 50 intervals w/ 60.55 Area along S/S Amuskai Road

Sect 409 Parking Requirements

	Store Name	Address	Sit Down Restaurant	Retail	Storage	Offices	Parking Required
1.	Fotonat	8501 Loch Raven Blvd.		36			1.00
2.	Md. National Bank	8503 Loch Raven Blvd.		1548			7.74
3.	Genova Pizza (carry out only)	1700-A Joan Ave. (Upper)		1250			6.25
4.	Chi Chis's Pet Salon	1700-B Joan Ave. (Lower)		600			3.00
5.	Unisex Barber Shop	1700-C Joan Ave. (Lower)		550			2.75
6.	Loch Ridge Pharmacy (2 levels)	1700-02 Joan Ave.		3200	3200		16.00
7.	Lee's Shoe Repair	1704 Joan Ave.		1200			6.00
8.	Loch Ridge Liquors (New Bar)	1705 Joan Ave.	1200				24.00
9.	Lounge Restaurant (Under #7)	1704-06 Joan Ave.	1200				24.00
10.	Daniel Aiken, D.D.S.	1708 Joan Ave.				1600	5.30
11.	Loch Ridge Liquors	1706 Joan Ave.					
	(Bar & Kitchen) Under #8	(Restaurant Use)	1200				24.00
	(Storage-Office) Under #10	(Restaurant Use)	600			300	13.00
	(Pool - 4 tables) " #10	(Restaurant Use)	700				14.00
12.	Professional Electronics (2 levels)	1710-12 Joan Ave.		2400	2000	400	13.00
13.	Health Consultation Service Office	1714 Joan Ave. (Upper level)		1360			6.80
		1714 Joan Ave. (Lower level)			1360		
14.	Valley Hardward (2 levels)	1716 Joan Ave.		1360	1360		6.80
15.	Shop 'N' Save Market (2 levels)	1718-20 Joan Ave.		8400	5280	1200	46.00
16.	Trade Graphics, Inc.	8432 Willow Oak Road				640	2.13
17.	Trade Graphics, Inc.	8430 Willow Oak Road				640	2.13
18.	Spencer Uniforms	8428 Willow Oak Road		640			3.20
19.	7/Eleven Store			2700			13.50
	TOTALS		4,900	25,300	13,200	4,780	211
	Plus Storage in Basement 6, 12, 13, 14 to be used for offices					7,920	27
	EXISTING AND PROPOSED USES REQUIRE - Car Spaces						268
	EXISTING PARKING by Field Count March 1981						138

SITE PLAN
The Loch Ridge Shopping Plaza
3507 Loch Raven Blvd at Joan Ave & Amuskai Road
9th Dist c 4 Balto. County, Md.

Owner: Four Star Co. 1800 N. Charles St. Balto City Md 21201
Updated ~~June 5, 81~~ Sept 21, 1981

Plat to accompany Petition for a Zoning Variance to Sect 409 (of Sheet parking)
For: 138 Car Spaces instead of the required based on:

Existing Uses Mar 2, 1981	107 Spaces	See Chart Above
Store No. 6 to be used for Retail	42 "	
Updated uses offices Basmt 6, 12, 13, 14	27 "	
Updated uses - Rest #8, 11 & Office Lower 13	32 "	
	208 Spaces	

Site Use Totals:

		Parking Required	
Restaurant	4900	÷ 50	98 Spaces
Office	12,700	÷ 300	43 "
Retail	25,300	÷ 200	127 "
		TOTAL	268 Spaces

Existing Parking - 138 Car Spaces
Data: from Field Investigation, ~~March 2, 1981~~ Update July 23, 1981

Storage Area Shown Thus: [illegible]
SCALE: 1" = 40'

See ZAC Comments REV: ~~Sept 21, 1981~~

REVISED PLANS

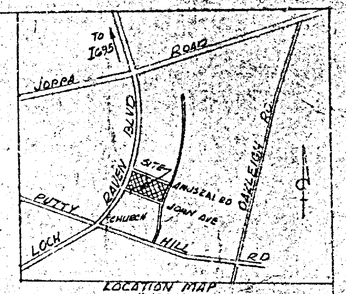
JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
PO BOX 9804
TOWSON, MD. 21204

Note: See ZAC Comments Item 188 - 6/July 1981

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O BOX 9804
TOWSON, MD. 21204

Sect 409 _ Parking Requirements:

	Store Name	Address	24 hr Dom Restaurant	Retail	Storage	Offices	Parking Required
1.	Petwest	8572 Loch Raven Blvd.		36			2.70
2.	Md. National Bank	8503 Loch Raven Blvd.		155			7.75
3.	Genova Pizza (carry out only)	1700-A Joan Ave. Upper		125			6.25
4.	Chi Chis's Pet Salon	1700-B Joan Ave. Lower		60			3.00
5.	Unisex Barber Shop	1700-C Joan Ave. Lower		55			2.75
6.	Loch Ridge Pharmacy (2 levels)	1700-E Joan Ave.		3200	3200		16.00
7.	Lee's Shoe Repair	1704 Joan Ave.		1200			6.00
8.	Loch Ridge Liquors	1706 Joan Ave.		1200			6.00
9.	Lounge Restaurant (Under #7)	1704-06 Joan Ave.	1200				24.00
10.	Daniel Aiken, D.D.S.	1708 Joan Ave.				1600	5.30
11.	Loch Raven Liquors	1709 Joan Ave.					
	(Bar & Retail Under #6	(Rest. Use)	1200				24.00
	(Storage-Office) Under #10	(Rest. Use)	600		300		13.00
	(Pool - & tables) " #10	(One Space/table)			(700□')		4.00
12.	Professional Electronics (2 levels)	1710-12 Joan Ave.		2400	2000	400	13.00
13.	General Retail Liqr	1714 Joan Ave. (Upper Level)		1360			6.80
		1714 Joan Ave. (Lower Level)		1360	1360		6.80
14.	Valley Hardware (2 levels)	1716 Joan Ave.		1360	1360		6.80
15.	Shop 'N' Save Market (2 levels)	1718-40 Joan Ave.		8400	6400		42.00
16.	Trade Graphics, Inc.	8526 Willow Oak Road				840	2.13
17.	Trade Graphics, Inc.	8530 Willow Oak Road				640	2.13
18.	Spencer Uniform	8532 Willow Oak Road		640			3.20
19.	7/Eleven Store			2700			13.50
	TOTALS		3,000□'	26,500□'	14,400□'	3,580□'	209
	Fire Storage in Basement 6, 12, 13, 14 to be used for offices				7,920□'		26
						EXISTING AND PROPOSED USES Require - Car Spaces =	235
						EXISTING Parking by Field Count March 1981 - =	138



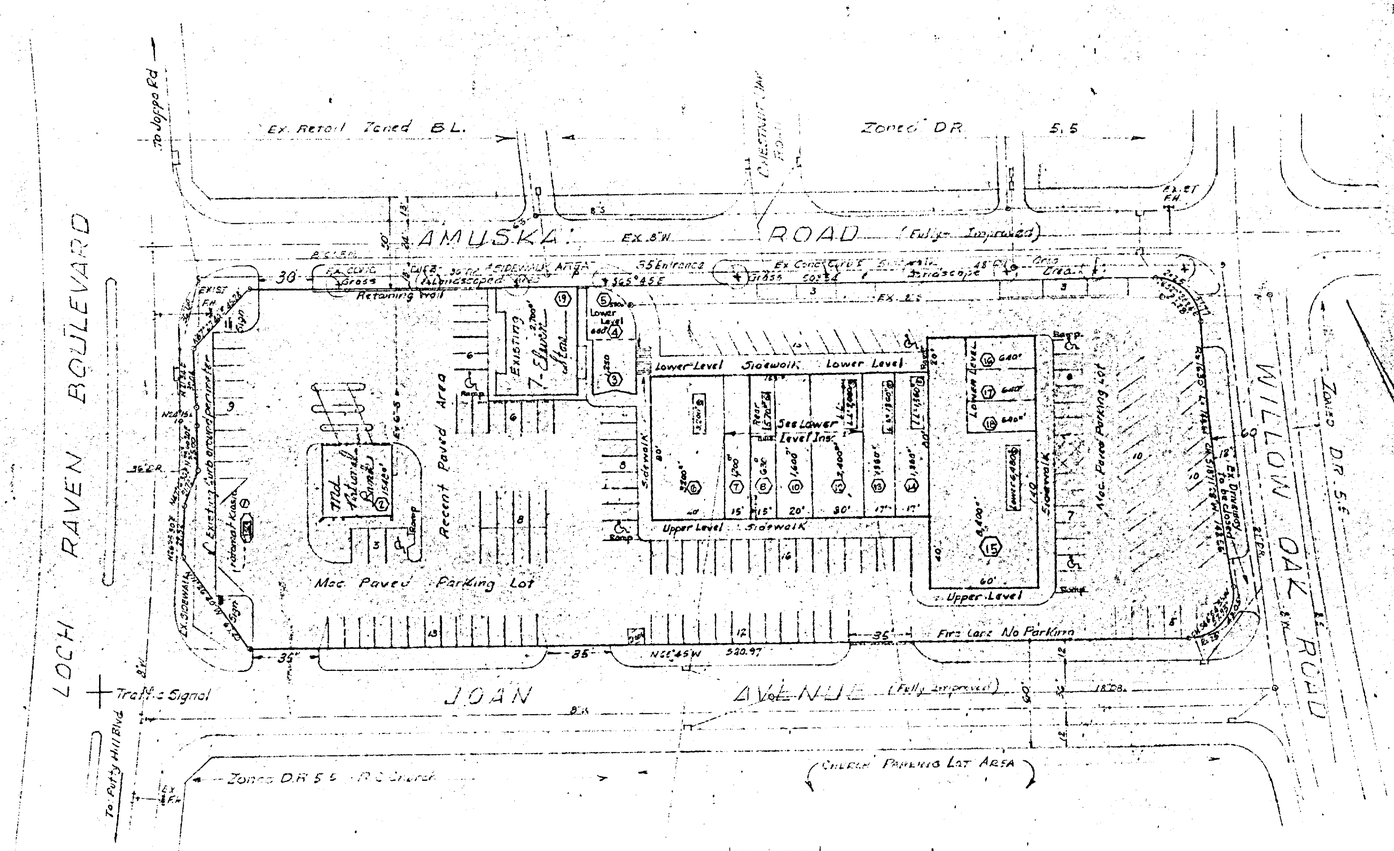
ZONING DATA:
Area = 2.58 ac± Zoned B.L.-CNS
Prop. No. 09-06-450871 - Map 3-C & N.E. 9-C
No screening required. 1950 Non Conforming uses
Use: Neighborhood Shopping

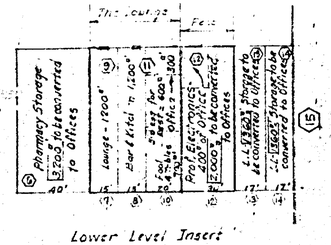
Disabled Parking Required: For 138 spaces - 5 car spaces
175 - 6

403. EXISTING PARKING - 138 Car Spaces 3/2/81

PUBLIC WORKS DATA
All utilities available
Fire Hydrants spacing according to Fire Dept. regs

Landscaping: Street Trees at 50' intervals w/ 60 SF Area along S/S Amuskai Road





SITE PLAN
The Loch Ridge Shopping Plaza
8507 Loch Raven Blvd at Joan Ave & Amuskai Road
9th Dist c 4 Balto. County, Md.

Owner: Four Star Co. 1800 N. Charles St. Balto City Md 21201

MAR. 17, 1981

Plat to Accompany Petition for Zoning Variance to Sect 409 of Zoning Regs.
For: 138 Car Spaces instead of the required: 235 based on:
Existing Uses Mar 2, 1981 = 167 Spaces
Store No (8) to be used for Retail (Vacant) = 42
Storage (6)(12)(13)(14) of 7,920□' to be used for Offices = 26
235 Spaces

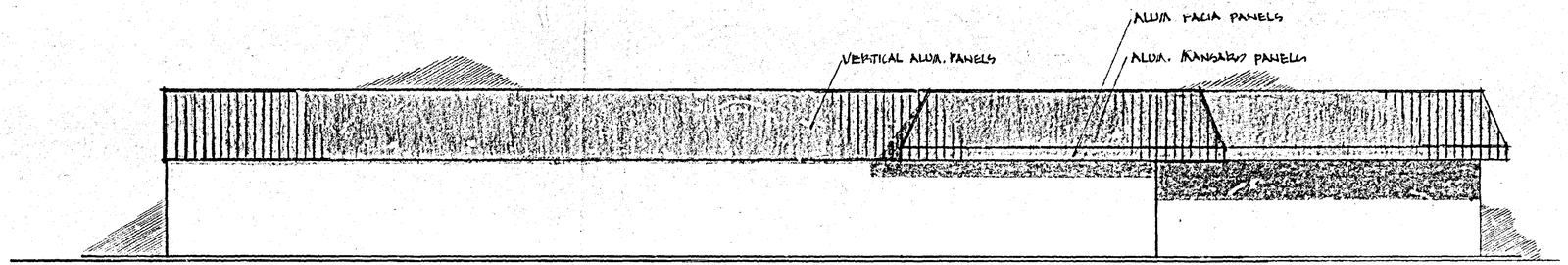
Site Use Totals:

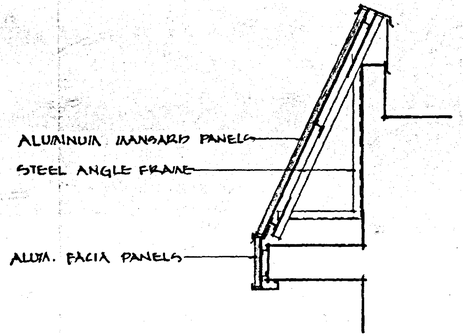
		Parking Required	As of Mar 2, 1981
Restaurant: 3,000□'	÷ 50	60	60
Office 3,580□'	÷ 300	12	12
Retail 26,500	÷ 200	137 (Incl 8,400□')	95 (42 Vacant)
Food Hall: 4 tables = 8	TOTAL	209	167

Existing Parking - 138 Car Spaces (Storage Area, Shown Thus - [illegible])
Data: from Field Investigation March 2, 1981 SCALE: 1"=40'

REV. MAR 20, 1981

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
PO BOX 9204
TOWSON, MD. 21204





WE ARE PLEASED TO SUBMIT THESE DRAWINGS FOR YOUR CONSIDERATION FOR THE RENOVATION OF YOUR PROPERTY. THEY ARE FURNISHED UPON THE CONDITION THAT THEY NOT BE COPIED OR BE USED FOR FURNISHING INFORMATION TO OTHERS OUTSIDE OF YOUR ORGANIZATION, OR FOR ANY OTHER PURPOSES DETRIMENTAL TO THE INTEREST OF A.W.P., INC.

Z.C.
Pet. Exh. 2

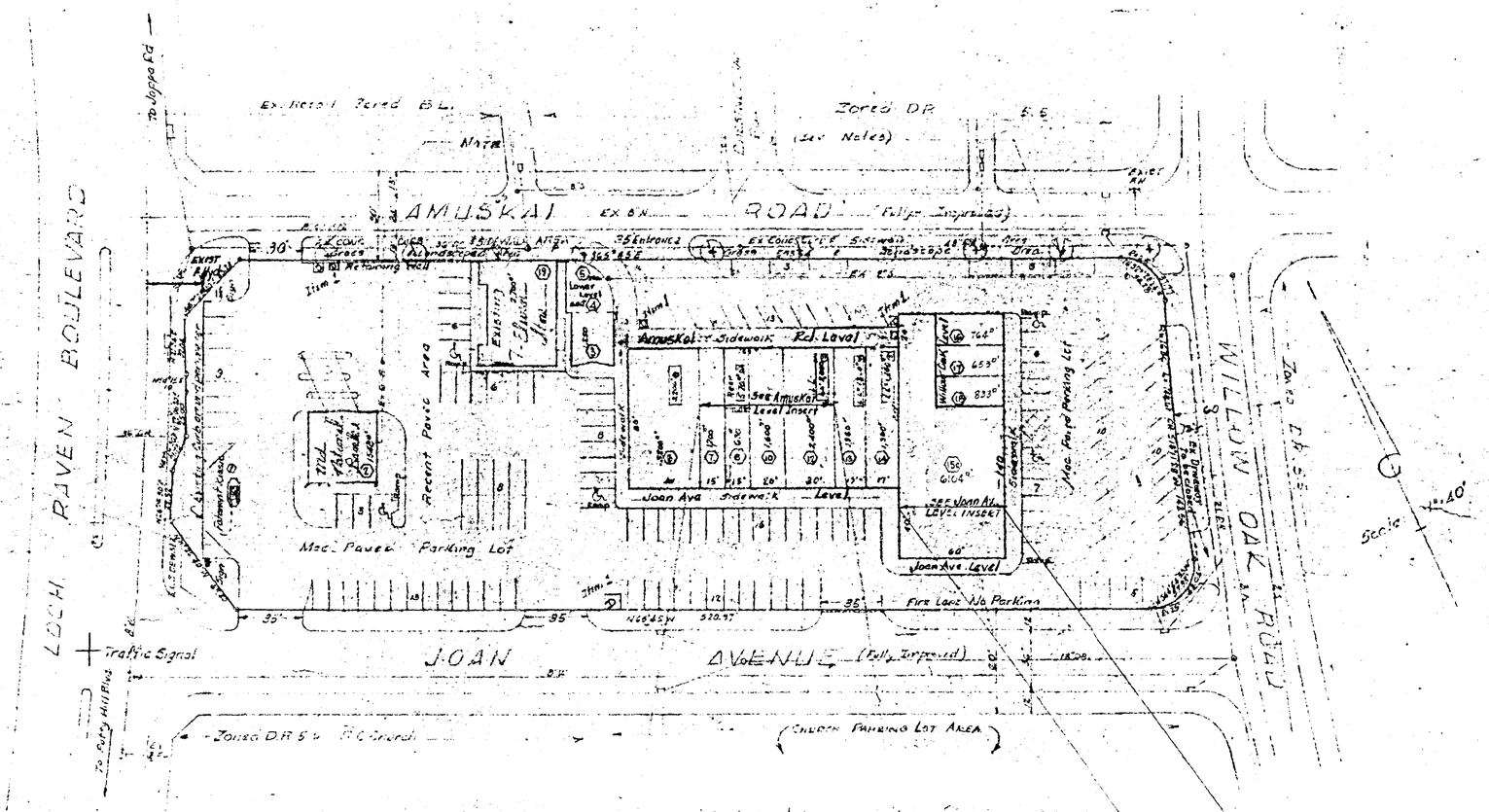
RENOVATIONS TO
LOCH RIDGE SHOPPING CENTER

A.W.P. INC.

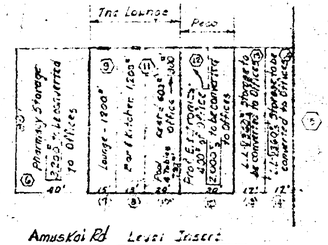
SEPT. 21 1981

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. Box 9804
TOWSON, MD. 21204

Item 3 See Landscape Plan for Loch Raven Blvd Frontage

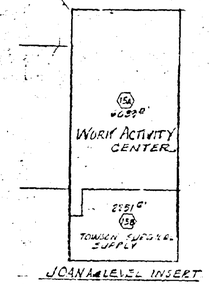


PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [signature] PLANNING
DATE 11/9/81
BY [signature] ZONING COMMISSIONER
DATE 2/11/82
82-112-A
81-82

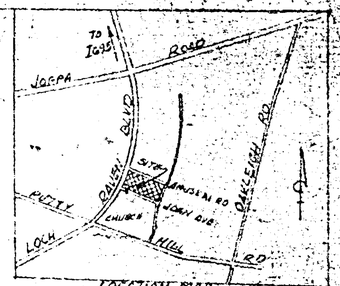


Amuskai Rd Level Insert

Item 2 Note: Medical offices are prohibited on the Amuskai Level of the Main Bldg.



JOAN AVE LEVEL INSERT



LOCATION MAP 1"=1000'

ZONING DATA
Area = 2.54 ac ± Zoned B.L.-CNS
Prop No. 09-06-450BTI - Map 3-C & N.E. D.C.
No screening required, 1950 Non Conforming code
Use: Neighborhood Shopping & Offices

Disabled Parking Required: For 138 spaces = 5 car spaces
= .15

403. Existing Parking = 138 Car Spaces 3/1/81

PUBLIC WORKS DATA
All utilities available
Fire Hydrants spacing according to Fire Dept. reqs.

Landscaping: SEE PLANTING PLAN BY INNES & KIDWIN

See Order #82-112A Item 188
Dated: Nov 12, 1981

Sect 409 Parking Requirements

	Store Name	Address	Sit Down Restaurant	Retail	Storage Distribution	Offices	Parking Required
1.	Petomat	8501 Loch Raven Blvd.		36			1.00
2.	Md. National Bank	8503 Loch Raven Blvd.		1968			1.74
3.	Genova Pizza (carry out only)	1700-A Joan Ave.		1250			6.25
4.	Chi Chie's Pet Salon	1700-B Joan Ave.		600			3.00
5.	Unisex Barber Shop	1700-C Joan Ave.		550			2.75
6.	Loch Ridge Pharmacy (2 levels)	1700-02 Joan Ave.		3200	3200		16.00
7.	Lee's Shoe Repair	1704 Joan Ave.		1200			6.00
8.	Loch Ridge Liquors (New Bar)	1706 Joan Ave.	1200				24.00
9.	Lounge Restaurant (Under #7)	1704-06 Joan Ave.	1200				24.00
10.	Daniel Aiken, D.D.S.	1707 Joan Ave.				1600	5.33
11.	Loch Ridge Liquors (Bar & Kitchen) Under #3	1706 Joan Ave. (Restaurant Use)	1200				24.00
	(Storage-Office) Under #10	(Restaurant Use)	600			300	13.00
	(Pool - 4 tables) " #10	(Restaurant Use)	700				14.00
12.	Professional Electronics	1710-12 Joan Ave.		2400	2000	400	13.00
13.	Health Consultation Service Office	1714 Joan Ave. (Joan Ave. level)		1360			6.80
		1714 Joan Ave. (Amuskai Rd. ")			1360		
14.	Valley Hardware (2 levels)	1716 Joan Ave.		1360	1360		6.80
15A.	Work Activity Center	1718 Joan Ave.				6039	20.13
15B.	Towson Surgical Supply Co.	1720 Joan Ave.		2251			11.26
15C.	Towson Surgical Supply Co.	1720 Joan Ave. (Amuskai Rd. ")			6104		
16.	Trade Graphics, Inc.	8432 Willow Oak Road				764	2.55
17.	Trade Graphics, Inc.	8430 Willow Oak Road				653	2.17
18.	Spencer Uniforms	8428 Willow Oak Road		833			4.16
19.	7-Eleven Store			2700			13.50
	TOTALS		4,900	19,984	14,024	9,756	228
	Plus Storage in Basement 6, 12, 13, 14 to be used for offices					7,920	26
						EXISTING AND PROPOSED USES REQUIRE - Car Spaces	254
						EXISTING PARKING by Field Count March 1981 and allowed by variance November 12, 1981	138

REVISED JAN 21, 1982
REVISED JAN 12, 1982
REVISED DEC 15, 1981

SITE PLAN
The Loch Ridge Shopping and Professional Center
8507 Loch Raven Blvd at Joan Ave & Amuskai Rd.
9th Dist C &
Balto County, Md.
Owner: Four Star Co. 519 N. Charles St. Balto City Md. 21201

SITE PLAN TO ACCOMPANY APPLICATION
FOR BUILDING PERMIT
AT 1718-20 JOAN AVENUE

See Approval Nov. 12, 81 Mrs J. Milwing, Deputy Zoning Commissioner
Order No. 82-112-A Item 188 To permit 138 parking spaces in lieu of required 263 spaces

Subject to:
Item 1 Location of the dumpsters shall be indicated on the site plan.
Item 2 Medical Offices shall be prohibited on the Amuskai level of the main building
Item 3 A revised site plan incorporating the restrictions set forth above, shall be submitted for approval by the Dept of Public Works and the Office of Planning and Zoning, including a landscaping plan for the Loch Raven Blvd frontage required for approval by the Current Planning and Development Division.

Addendum comments Dated Nov. 18, 1981 Dept of Permits & Licenses

Site Use Totals		Parking Required
Restaurant	4900 ▫	÷ 50 = 98 Spaces
Offices	7920 ▫	÷ 300 = 26 "
Retail	19,984 ▫	÷ 200 = 100 "
		Total 254 Spaces

Existing Parking - 138 Car Spaces
Data from Field Inventory on March 2, 1981 & Update July 23, 1981

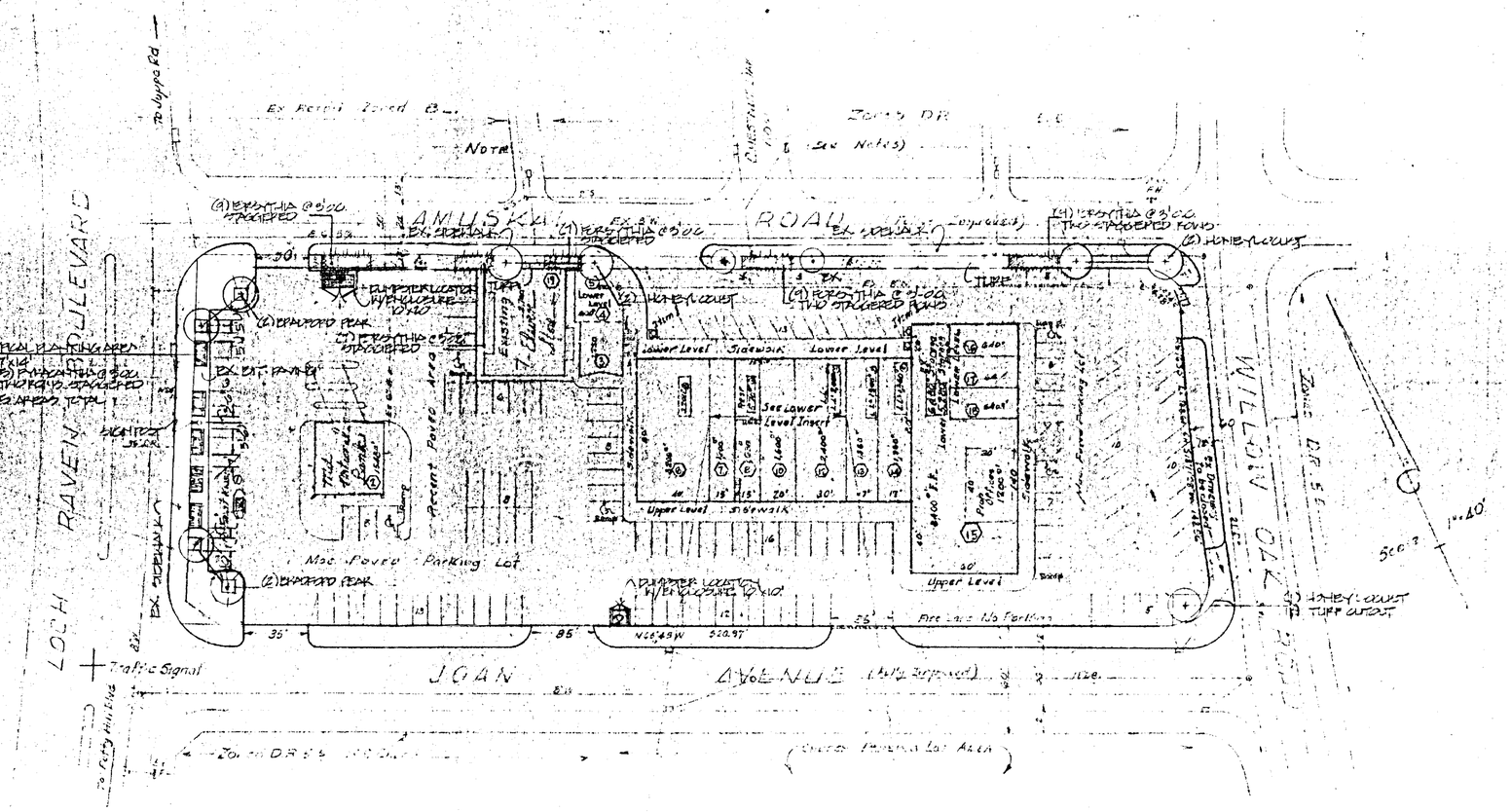
SCALE 1" = 40'

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
PO BOX 9804
TOWSON, MD. 21204

Note: See ZAC Comments Item 188-a July 1981

In ZAC Comments RE - Sept of 1981

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. Box 9804
TOWSON, MD. 21204



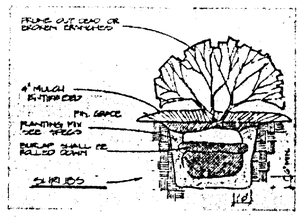
PLANT LIST

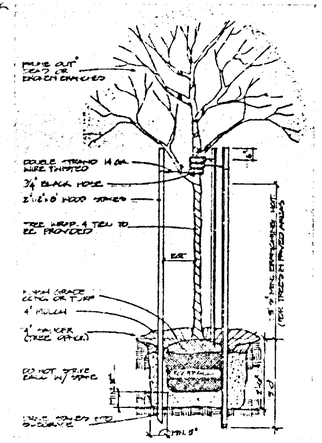
QUAN.	SIZE & CONDITION	BOTANICAL NAME	COMMON NAME
5	1¾"-2" CAL	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	SHADEMASTER HONEYLOCUST
4	1¾"-2" CAL	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR
41	2'-0"	FORSYTHIA INTERMEDIA SPECTABILIS	SHOWY BORDER FORSYTHIA
25	15"-18", 18" CONT	PYRACANTHA COCCINEA LOBBY	LOBBY PYRACANTHA

MULCH ALL PLANT MATERIAL & PLANTING BEDS MINIMUM 4" DEPTH
CUT OUTS FOR PEAR TREES 7'x7', 5' OFF CURB FACE OR AT EDGE OF WALK

SCALE: 1"=40'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John Zellenkeyp
DATE: 2/19/82
82-112-A
C-81-82





PLANTING DETAILS

TREES

WILLIAM F. KERWIN INC.
Land Planning/Landscape Architecture
Team Design Concepts

28 E. Susquehanna Ave. Suite 2 Towson MD 21204
Phone 301/337-0075

The Loch Ridge Shopping Plaza

2507 Loch Raven Blvd at Joan Ave & Ridgehill Road
9th Dist C 4 Baltimore County, Md.

Owner: Four Star Co. (3004) Charles St. Balto City, Md. 21201
Updated: [illegible] Sept 21, 19[illegible]

Plat to Accompany Petition for Zoning Variance to Set 403 [illegible] Street part [illegible]
For 138 Car Spaces instead of [illegible] required based on:

Existing Uses Mar 2, 1982	167 Spaces
Store No. 2 to be used for Retail	42 "
Upgraded uses as of as of 6/8/81	27 "
Upgraded uses - Store 8 [illegible]	32 "
	268 Spaces

See Chart Below

Site Use Table

		Parking Requirements	
Food Service	4,900 ft²	50 "	98 Spaces
Office	12,100 ft²	200 "	43 "
Retail	25,300 ft²	200 "	127 "
		Total	268 Spaces

Existing Parking 138 Car Spaces

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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of November, 1981, that the herein Petition for Variance(s) to permit 138 parking spaces in lieu of the required 268 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The location of the dumpsters shall be indicated on the site plan.

2. Medical offices shall be prohibited on the lower level of the main building.

3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including a landscaping plan for the Loch Raven Boulevard frontage required for approval by the Current Planning and Development Division.

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

ORDER RECEIVED FOR FILING
DATE November 12, 1981
BY [signature]

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

TED ZALESKI, JR.
DIRECTOR

April 24, 1981

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

Dear Mr. Hammond:

Comments on Item # 188 Zoning Advisory Committee Meeting, April 14, 1981 are as follows:

Property Owner: The Four Star Company
Location: S/W Corner Amuskai Road and Willow Oak Road
Existing Zoning: BL-CHS
Proposed Zoning: Variance to permit 138 parking spaces in lieu of the required 235 spaces for the Loch Ridge Shopping Plaza.
Acres: 2.58
District: 9th

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.

X B. A building and/or other miscellaneous 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.

X 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 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s ________.

X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s 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 305 and the required construction classification of Table 214.

X I. Comments - When uses as they are listed in the Building Code are changes the structure, parking, etc., must comply with the new uses , see items noted above as they may apply.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any per .
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland – 21204

Date: April 8, 1981

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

Z.A.C. Meeting of: April 14, 1981

RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189
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, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner of Loch Raven Blvd. and Amuskai Rd., 9th District : OF BALTIMORE COUNTY
THE FOUR STAR COMPANY, Petitioner : Zoning Case No. 82-112-A

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 1st day of October, 1981, a copy of the aforegoing Order was mailed to J. Earle Plumhoff, Newton A. Williams & Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

John W. Hessian, III

Copy for Mr. Commodari

SPEED MESSAGE

Nolan, Plumhoff & Williams, Chartered
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

Phone: (301) 823-7800

DATE October 30, 1981

SUBJECT Return of Correct Posting Sign in the 4 Star Case 81-112-A per request of Hon. Jean M. H. Jung

TO Mr. Nicholas Commodari, Zoning Advisory Committee Chairman
County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

CC: Mr. Alan Shelter, 519 N. Charles St. Loft 3, Baltimore, Md. 21201

Dear Mr. Commodari:

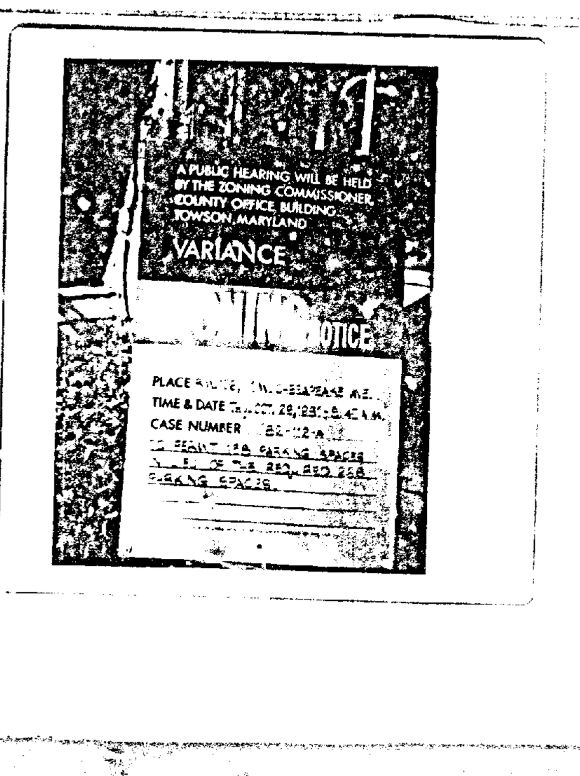
Per our telephone conversation of today, we are returning one of the two signs posted on Loch Ridge Shopping Center for the October 29th hearing.

As you can see the sign correctly identifies the place of the hearing as 111 West Chesapeake Avenue, the County Office Building.

Our client also has the other sign, both of which were removed late in the evening on October 29th. We believe that Mrs. Jung may have seen the correct signs in place on the property. We will save the second sign as well if your office may want it later.

SIGNED Sincerely, Newton Williams

FORM F378 Available from GRAYARC CO., INC., Brooklyn, NY 11232
Use with 2/VIEW Envelope E460.



SUMMARY OF LOCH RIDGE SHOPPING CENTER
PARKING VARIANCE POINTS

2.C. Pet. Exh. 6.

1.) Older center - old regulations - being kept viable by owner response to area changes - Closed and vacant stores must be avoided and/or minimized.

2.) Center is being remodeled and exteriors fixed up, variance needed to supply rental base to remodel and fix up.

3.) Parking demand has diminished due to:

a.) Vacant supermarket to be a carpet or other low volume store upon reopening,

b.) Conversions of some former stores to offices,

c.) Combined trips - cost of gasoline has greatly risen,

d.) Increased use of walking to store.

4.) In 5 nearby census tracts there are about 19,350 people per1980 census, about 1/3 are within walking distance.

5.) The number 3 Bus on Loch Raven Blvd. provides N/S access to center.

6.) The shopping center has long had a neighborly understanding with the Catholic parish opposite to allow Sunday usage of the parking lot for masses in the morning and till noon.

7.) The only major parking requirement is for the Loch Ridge Liquors, Bar and The Lounge Restaurant and this evening and weekend parking demand fits well with many closed offices and stores with low parking demand at the same time.

8.) Baltimore County's present parking requirements were shaped in the 1955 Zoning Regulations at the height of the trend to more and bigger cars, and these requirements are among the higher in the entire country we are told.

9.) This variance request represents a pioneer center, built before the 1955 Regulations which the owners have kept attractive and convenient for the neighborhood. If the center is to be upgraded and kept competitive, it must be allowed to broaden its rental base and keep all existing space occupied for reasonable rents - all operating costs, including energy have greatly risen over the years, as well.

10.) The requested changes will not adversely affect the parking situation because:

a.) The former supermarket as a carpet store or other low volume traffic generator will not need 42 spaces, as does a food market at certain times, it is a low traffic generator - with lighter use spread out over its shorter hours. Most of the store area is carpet display and storage, bulky, discretionary purchase items unlike food, a necessity,

b.) The planned conversion of storage areas to offices of 7,920 square feet is computed on the highest parking requirement of one space for 300 square feet. These offices will not all be medical or dental offices; and they will either be closed, or these offices will have light traffic or see people by appointment, particularly when the parking needs of the rest of the center are at their peaks.

c.) The additional 32 spaces for the restaurant and bar will not be fully needed since both these uses are now crowed for space, and the renovations will mainly be to better serve and to hold onto their present customers.

LOCH RIDGE SHOPPING CENTER

STORE NAME & # PER SPAMER PLAT	TYPE OF USES	HOURS	PARKING DEMAND PEAK	LIGHT, MED. HEAVY PARKING USER & A.M. or P.M.	REMARKS
1. Fotomat	Drive up Photo Prop.	Day & Evening	None	Light Minus One Employee	Quick In & O
2. MD Nat. Bank	Walk In & Drive In Banking	Primarily Days, Some Evenings-Friday Evening?	Fridays-Spread Over Day	Medium-Employees Customers	Combined tri to center
3. Genova Pizza	Carry Out Food Only	Some A.M. Mostly Aft. & Evening & Weekends	Spread Over Evening	Medium, Drive or Walk In & Leave with Food	
4. Chi Chies Pet Salon	Pet Grooming		None-Spread Over Day	Light	Probably Mai by Appointme
5. Unisex Barber Shop	Haircuts & Styling	Days & Saturdays	Saturday All Days Spread	Light-	
6. Loch Ridge Pharmacy	Drugs & Sundries	Day & P.M. & Weekends	Spread & Weekends	Light to Med.	
7. Lees Shoe Repairs	Shoes & Leather		Spread & Saturday	Light Minus	
8. Loch Ridge Liquors	On & Off Sales	Day, Eve. & Weekends	P.M. & Weekend Spread	Medium	
10. Donald Aiken, DDS	Dentist	Days	Spread None - by Appt.	Light	
9. & 11. Loch Ridge Liquors Bar & Kitchen Storage & Office, Pool-4 tables	Restaurant & Lounge	Days Eve. & Weekends	#8 & #11 Noon, Eve. & Weekend	Med. plus	
12. Prof. Electronics	Radio & TV Repairs & Sale?	Days Evenings	Spread-Saturdays	Light	

SEP 14 1983

SOTRE NAME & # PER SPAMER PLAT	TYPE OF USES	HOURS	PARKING DEMAND PEAK	LIGHT, MED. HEAVY PARKING USER	REMARKS
13. Health Consultation Service Off.	Health Counseling & Exam.	Weekdays	Spread-Appt. & Walk-In	ight	
14. Valley Hardware	Hardware & Lawn Sales	Days, Eve. & Weekends	Spread Week & Sat. A.M.	Light Plus	
15. Carpet Store, etc.	Carpet, etc.		Spread & Week and weekends	Light	ar, Far Less Than Market-Low Volume-Mostly Carpet Display & Stor
16. Trade Graphics, Inc.		Days	Spread Over Day Employees & Clients	Light	
17. Trade Graphics, Inc.					
18. Spencer Uniforms	Sale of Uniforms	Days & Weekends		Light	
19. 7-11	Convenience Store	7-11	Spread All Day & Early Evening		Quick In & Out
20. Offices From Storage 6, 12, 13, 14	Offices 7,200 sq. feet	Days Mainly		Ord. Offices Light - To Med. for Medical/Dental Offices	

LOCH RIDGE SHOPPING CENTER
WEEKDAY PARKING DEMAND

Store Name & # Per Spamer Plats	Morning	Afternoon	Evening	Night	
1. Fotomat	None Stop 'N Go	None		Closed	
2. MD. Nat. Bank	Light	Light	Closed	Closed	
3. Pizza Carryout	Light	Med.	Med.	Light	
4. Pet Salon	Very Light	Very Light		Closed	By Appt. &
5. Unisex Barber	Very Light	Light	Closed	Closed	
6. Pharmacy	Light	Med.	Light	Light	
7. Shoe Repair	Very Light	Very Light		Closed	
8. Loch Ridge Liquors - New (Upper) Bar	Light	Med.	Med.	Light	
9. Lounge Restr.	Early Lunch Light	Lunch-Med.	Dinner-Med.	Light	
10. Dentist	Very Light	Very Light	Closed	Closed	By Appt.
11. Loch Ridge Liquors Lower Bar, Kitchen & Pool Table Area	Light (ALL PART OF #'s	Light 8 &/or	Med. 9)	Light	
12. Electronics	Light	Light	Light	Closed	
13. Health Consult.	Light	Light	Very Light	Closed	
14. Hardware Former Market	Light	Light	Light	Closed	
15. Recycled Store	Light	Light	Light	Closed	Much Less Than Mark
16. Trade Graphics	Very Light	Very Light	Closed	Closed	
17. Trade Office					
18. Uniform Sales	Very Light	Very Light	Closed	Closed	
19. 7-11 Store	Light Plus Before Work	Light Steady	Light Plus	Very Light	
Basement Office Conversions See Below					
Below 6	Light	Light Steady	Closed	Very Light	Few Visito or by appt
Below 12	Light	Light Steady	Closed	Very Light	1/300-Wors
Below 13	Light	Light Steady	Closed	Very Light	Case Used
Below 14	Light	Light Steady	Closed	Very Light	

LOCH RIDGE SHOPPING CENTER
WEEKEND PARKING DEMAND

Store Name and # Per Spamer Plat	Friday Night	Saturday Morning &/or Aft.	Saturday Evening	Saturday Night	Sunday
1. Fotomat	Closed	Stop 'N Go	Closed	Closed	Closed
2. MD Nat. Bank	Light	Light A.M. Closed Aft.	Closed	Closed	Closed
3. Pizza Carryout	Light to Med.	Med.	Med.	Light	Light if Open
4. Pet. Salon	Light or Closed	Light	Closed	Closed	Closed
5. Unisex Barber	Light or Closed	Light Plus	Closed	Closed	Closed
6. Pharmacy	Light	Med.	Light	Closed	Light
7. Shoe Repair	Light or Closed	Light	Closed	Closed	Closed
8. Loch Ridge Liquors-New (Upper) Bar	Med. to Heavy	Light A.M. Med. Aft.	Med. to Heavy	Med. to Heavy	
9. Lounge Restr.	Med.	Med. Lunch & Aft.	Med. Plus	Med.	
10. Dentist	Closed	Light if in Office	Closed	Closed	Closed
11. Loch Ridge Liquors Lower Bar, Kitchen & Pool Table Area	Light Plus (ALL PARTS OF	Light #'s 8	Light Plus &/or 9)	Light Plus	Light
12. Electronics	Light	Light	Closed	Closed	Closed
13. Health Consult.	Light	Light	Closed	Closed	Closed
14. Hardware Former Market	Light	Med.	Closed	Med.	Closed
15. Recycled Store	Light	Light to Med.	Closed	Closed	Closed
16. Trade Graphics	Closed	Closed	Closed	Closed	
17. Trade Office					
18. Uniform Sales	Light or Closed	Light	Closed	Closed	Closed
19. 7-11 Store	Light Plus	Med.	Light	Light	Light
Basement Office Conversions See Below	Closed	Light of Closed	Closed	Closed	Closed
Below 6	"	"	"	"	"
Below 12	"	"	"	"	"
Below 13	"	"	"	"	"

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner — Date: October 7, 1981

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Petition No. 82-112-A Item 188

Petition for Variance
Southeast corner of Loch Raven Boulevard and Amuskai Road
Petitioner- The Four Star Company

Ninth District

HEARING: Thursday, October 29, 1981 (9:45 A.M.)

This office shares the concerns expressed by the Department of Traffic Engineering. If there were to be a shortage of parking on site, it would spill over into the adjacent residential area.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

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

BY W.O.L. DATE 3/16/81 — DESCRIPTION FOR PARKING SPACE VARIANCE — LOCH RIDGE SHOPPING CENTER — SHEET 1 OF 1 — FILE

Beginning for the same at a point on the southwest side of Amuskai Road where it is intersected by Loch Raven Boulevard as now widened and running thence on the southwest side of Amuskai Road, (1) South 65° 45' East 503.54 feet and (2) by a line curving right with a 25 foot radius the distance of 37.77 feet to the northwest side of Willow Oak Road, thence on Willow Oak Road, (3) by a line curving left with a 1630 foot radius the distance of 148.61 feet and (4) by a line curving right with a 25 foot radius the distance of 43.05 feet to Joan Avenue, thence on Joan Avenue, (5) North 65° 45' West 520.97 feet to Loch Raven Boulevard, thence on Loch Raven Boulevard, (6) North 11° 26' 40" West 63.40 feet, (7) North 26° 15' 30" East 28.52 feet, (8) North 47° 16' 30" East 21.73 feet, (9) North 23° 06' 20" East 25.00 feet, (10) North 21° 15' East 10.00 feet, (11) North 21° 34' East 32.04 feet and (12) North 67° 27' 40" East 45.28 feet to the place of beginning.

Containing 2.58 acres more or less.

STATE OF MARYLAND — WILLIAM OTTO LUDTKE, JR. — No. 2093 — PROFESSIONAL ENGINEER & LAND SURVEYOR

PETITION FOR ZONING VARIANCE (CONTINUED)

3. The different stores in the center have different peak parking demand periods and customers are driving smaller cars and combining trips.
4. The owner is presently sustaining practical difficulty and unreasonable hardship by reason of these heavy and burdensome parking requirements in that the owner without the requested variance is precluded from meeting the daily shopping needs of the area, including, but not only, grocery, and other food needs.
5. That the requested variance is in harmony with the spirit and intent of the Zoning Regulations.

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 21, 1981

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/corner of Loch Raven Blvd. & Amuskai Road
The Four Star Company - Petitioner
Case #82-112-A

Dear Mr. Williams:

This is to advise you that $67.50 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
Zoning Commissioner

WEH:kjr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 101696

DATE 11/3/81 ACCOUNT 01-662
AMOUNT $67.50
RECEIVED FROM The Four Star Co.
FOR Posting & Advertising of Case #82-112-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance

LOCATION: Southeast corner of Loch Raven Boulevard and Amuskai Road

DATE & TIME: Thursday, October 29, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 138 parking spaces in lieu of the required 268 parking spaces

The Zoning Regulation to be excepted as follows:

Section 409.2.b - Off-street parking requirements

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

Being the property of The Four Star Company, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 29, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Newton A. Williams, Esquire
NOLAN, PLUMHOFF & WILLIAMS
204 W. Pennsylvania Avenue
Towson, Maryland 21204

September 30, 1981

NOTICE OF HEARING

RE: Petition for Variance
SE/cor Loch Raven Boulevard & Amuskai Rd.
The Four Star Company, - Petitioner
Case #82-112-A

TIME: 9:45 A.M.

DATE: Thursday, October 29, 1981

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

[signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

HEARING DAY AND DATE: Monday, November 9, 1981 — INSPECTOR: John Sullivan & Chris Rorke
1ST COPY 2ND COPY 3RD COPY

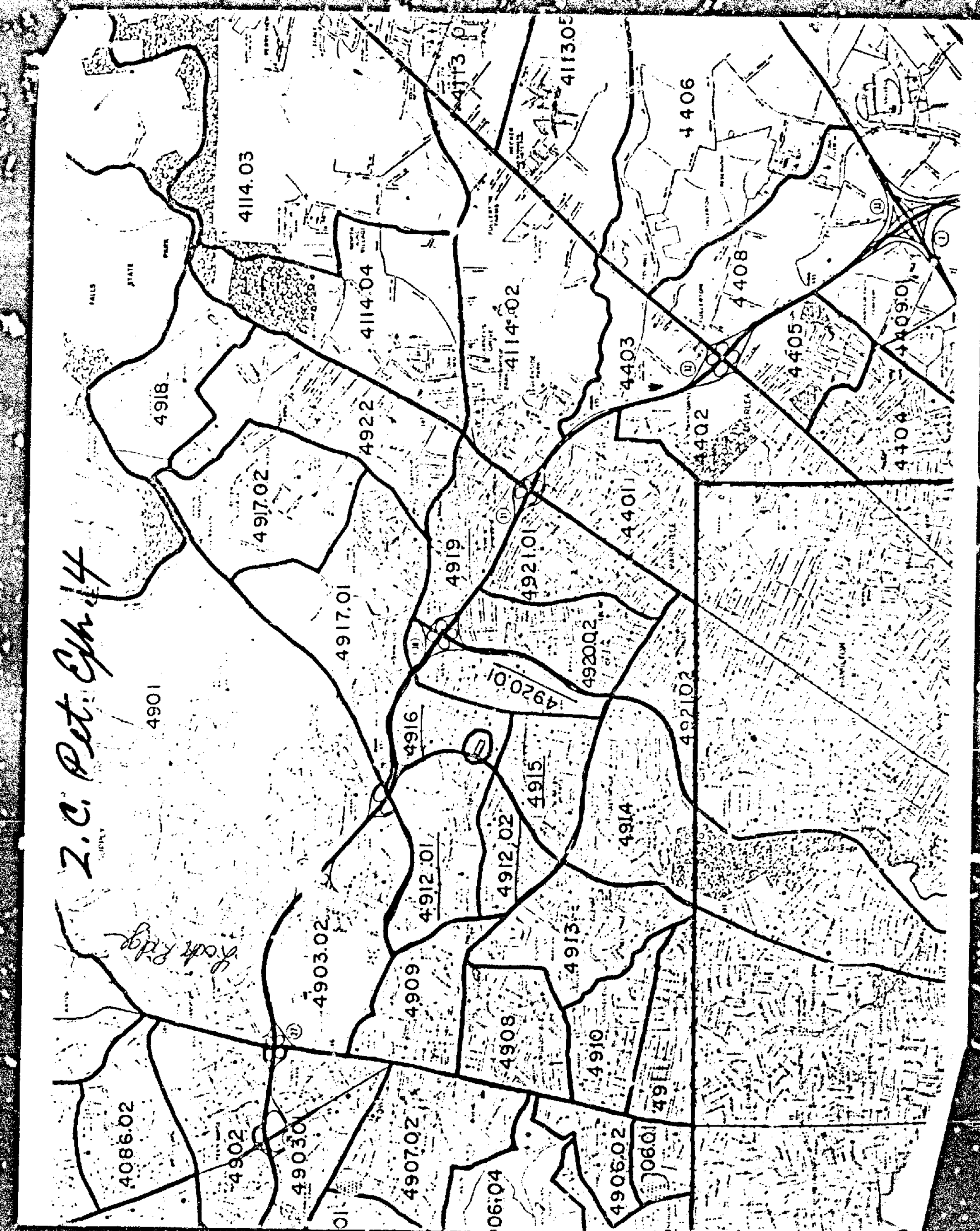
9:00 — Case No. C-82-115 82-109-V
Location: 416 Riverside Road
Defendant(s): Clifton & Betty Pugh
Violation: Business

Case No. C-82-129 82-109-V
Location: 922 Catherine Avenue
Defendant(s): Daniels/Wagley
Violation: Service Garage/JV's

Case No. C-81-827 82-110-V
Location: 8720 Philadelphia Road
Defendant(s): Charles and Angel...e Saunders
Violation: No approved plan 10/29

10:30 — Case No. C-81-972 82-17-V
Location: 2208 Fox Hunt Lane
Defendant(s): Jos. & Mary Ellen Medve
Violation: Commercial vehicles

1:30 — Case No.
Location:
Defendant(s):
Violation:



Population (from Census Tract) of area surrounding Loch Ridge Shopping Center

4912.01	-	2413
4912.02	-	2460
4915	-	4569
4916	-	3582
4920.01	-	1652
4920.02	-	4677

19,353 total

Census of Population and Housing, 1980--P.L. 94-171 Counts
(For definitions of terms and footnotes, see technical documentation)

Area Name	Total Population	White	Black	Amer. Indian, Eskimo and Aleut	Asian and Pacific Islander	Other	Persons of Spanish Origin
Tract 4510	1717	1712	2	1	1	1	2
Tract 4511	1352	1072	267	5	8	-	19
Tract 4512	3594	3554	18	1	20	1	16
Tract 4513	3845	3691	70	5	67	12	31
Tract 4514	7804	6840	740	27	159	38	46
Tract 4515	4774	4676	37	11	38	12	37
Tract 4516	3190	3116	49	7	16	2	37
Tract 4517.01	1755	1670	82	1	2	-	1
Tract 4517.02	1772	1768	-	4	-	-	3
Tract 4518.01	4409	2157	2200	10	2	40	29
Tract 4518.02	6297	6159	104	12	17	5	26
Tract 4519	2705	2626	65	4	7	3	12
Tract 4520	2566	2216	330	1	15	4	17
Tract 4521	3807	3685	107	3	6	6	15
Tract 4522	-	-	-	-	-	-	-
Tract 4522.99	-	-	-	-	-	-	-
Tract 4523	3513	3480	1	5	21	6	53
Tract 4524	2170	1973	172	18	5	2	18
Tract 4525	5145	5121	-	10	7	5	32
Tract 4901	4237	3940	8	3	246	40	122
Tract 4902	3,94	3139	62	1	36	8	47
Tract 4903.01	4872	4729	63	2	56	22	38
Tract 4903.02	3086	2906	54	1	103	22	51
Tract 4904	1611	1593	9	-	7	2	15
Tract 4905.01	1206	1186	2	3	11	4	23
Tract 4905.02	2245	2215	6	2	10	12	31
Tract 4906.01	2295	2191	91	-	10	3	9
Tract 4906.02	3033	3020	3	0	5	4	13
Tract 4906.03	2091	2061	11	3	13	3	21
Tract 4906.04	1827	1664	142	2	10	9	13
Tract 4907.01	1199	1185	11	-	-	3	45
Tract 4907.02	3056	2896	103	8	26	21	30
Tract 4908	3212	3156	4	1	40	11	27
Tract 4909	4475	4041	396	-	29	9	26
Tract 4910	2350	2338	2	-	9	1	24
Tract 4911	3367	3170	139	4	46	8	25
Tract 4912.01	2413	2387	4	1	8	11	14
Tract 4912.02	2460	2429	1	1	22	7	3
Tract 4913	3505	3288	103	4	89	21	47
Tract 4914	8945	6615	2007	15	245	63	112
Tract 4915	4569	4528	1	5	21	14	38
Tract 4916	3582	3520	13	12	25	12	36
Tract 4917.01	3192	3061	69	-	56	8	29
Tract 4917.02	2582	2375	37	2	153	15	25
Tract 4918	505	159	345	1	-	-	2
Tract 4919	2208	2179	2	-	15	8	16
Tract 4920.01	1653	1637	8	-	4	2	14

P.L. 94-171 Counts Baltimore County, Maryland Date 03/05/81 Time 18:40 Page 118

Census of Population and Housing, 1980--P.L. 94-171 Counts
(For definitions of terms and footnotes, see technical documentation)

Area Name	Total Population	White	Black	Amer. Indian, Eskimo and Aleut	Asian and Pacific Islander	Other	Persons of Spanish Origin
Tract 4920.02	4677	4559	29	6	71	14	58
Tract 4921.01	4057	4022	6	6	13	10	17
Tract 4921.02	2456	2421	16	-	18	7	23
Tract 4922	4611	4437	52	3	96	22	44

P.L. 94-171 Counts Baltimore County, Maryland Date 03/05/81 Time 18:40 Page 119

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

oOo

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

November 18, 1981

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 188
The Four Star Company
Variance Petition

Dear Mr. Williams:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

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

82-112-A
10/29

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

TED ZALESKI, JR.
DIRECTOR

November 13, 1981

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

Dear Mr. Hammond:

Comments on Item # 188 REVISED Zoning Advisory Committee Meeting, October 6, 1981 are as follows:

Property Owner: The Four Star Company
Location: S/W Corner Amuskai Road and Willow Oak Road
Existing Zoning: BL-CHS
Proposed Zoning: Variance to permit 138 parking spaces in lieu of the required 235 spaces for the Loch Ridge Shopping Plaza'

Acres: 2.58
District: 9th

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.

X B. A building/ and other miscellaneous 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 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s ________.

X G. A change of occupancy shall be applied for/ each shop or space 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 will 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 305 and the required construction classification of Table 214.

X I. Comments - Comply with State Handicapped Code when change of occupancies are required.

NOTE: These comments reflect only on the information provided by the drawing 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

CEB:rrj

81-1495

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. RENNER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLEHART, JR.
JEAN M. SADOWSKY

AREA CODE 301
TELEPHONE
823-7800

June 29, 1981

Nicholas Commodari, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Four Star Company, ~~No.~~ Item No. 188, Parking Variance for Loch Ridge Shopping Center.

Dear Mr. Commodari:

Confirming our recent conversation, we are advised that the Lounge may be reviving its interior space, and there may be other changes to the Center, requiring a modification of the Petition and plat.

We will be checking this out, and we look forward to receiving Zoning Advisory Committee Comments in order that the plat may be finally revised. However, it will be appreciated if you will not set the case until certain decisions are made regarding the parking space count, etc.

Thanking you for your aid in this regard, I am

Sincerely,
Newton A. Williams
Newton A. Williams

NAW/hl
cc: Alan Shecter, Vice President
The Four Star Company
1800 N. Charles Street
Baltimore, Md. 21201
(Personal and Confidential)

James S. Spamer, P.E.
James Spamer & Associates
P.O. Box 9804
Towson, Md. 21204

JUN 30 '81 AM
ZONING DEPARTMENT
BY

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 12, 1981

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/corner of Loch Raven Blvd. & Amuskai Rd. - 9th Election District
The Four Star Co. - Petitioner
NO. 82-112-A (Item No. 188)

Dear Mr. Williams:

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

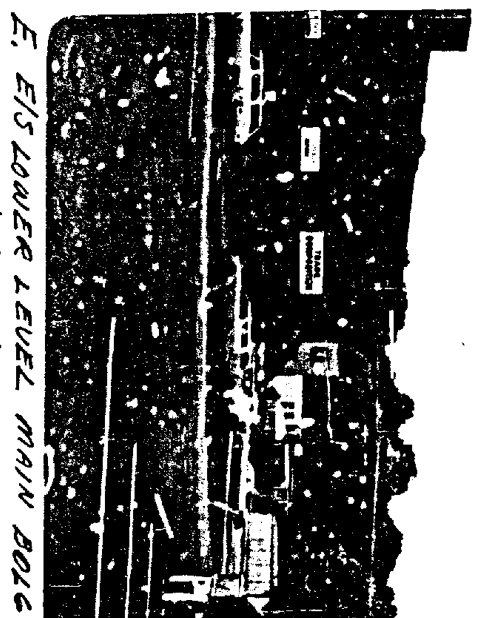
Very truly yours,
Jean M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

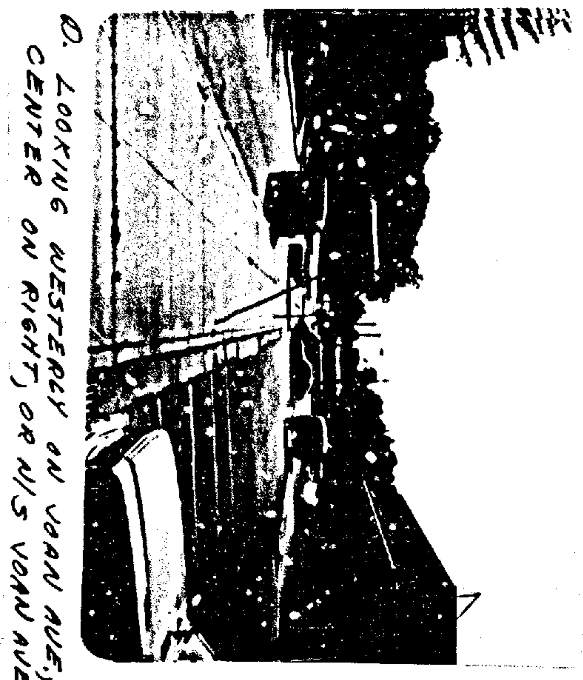
JMHJ/mc

Attachments

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

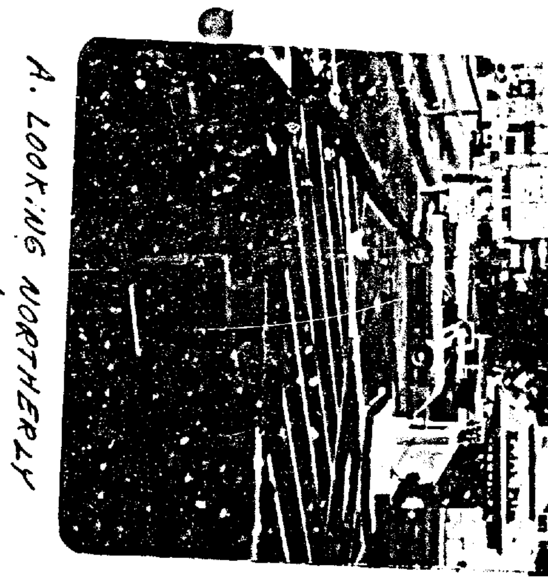
Ms. Constance Yannuzzi
8507 Willow Oak Road
Baltimore, Maryland 21234


E. E/S LOWER LEVEL MAIN BLDG. & PARKING AREA.


D. LOOKING WESTERLY ON JOAN AVE, TOWARD LOCH RAVEN BLVD, CENTER ON RIGHT, OR N/S JOAN AVE.

Z.C. Pet
Exh. 3

LOCH RIDGE
NEIGHBORHOOD CONVENIENCE
CENTER
SUMMER, 1981


A. LOOKING NORTHERLY FROM NE/C OF LOCH RAVEN BLVD. & JOAN AVE.

C. LOOKING NELY AT MD. NATIONAL BANK AWARD WINNING BUILDING ON NE SITE, CORNER JOAN AVE.

B. LOOKING SELY FROM SE/C OF LOCH RAVEN BLVD. & AMUSKAI RD.

Z.C. Pet.
Exh. 3

J. Earle Plumhoff/Newton Williams, Esquires
204 W. Pennsylvania Ave
Towson, Md. 21204

James S. Spamer & Assoc.
P.O. Box 9804
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 24th day of September, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: The Four Star Company
Petitioner's Attorney: Plumhoff/Williams, Esq.
Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast corner of Loch Raven Boulevard and Amuskai Road
DATE & TIME: Thursday, October 29, 1981 at 9:45 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 138 parking spaces in lieu of the required 268 parking spaces

The Zoning Regulation to be excepted as follows:
Section 409.2.b—Off-street parking requirements.

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

Beginning for the same at a point on the southwest side of Amuskai Road where it is intersected by Loch Raven Boulevard as now widened and running thence on the southwest side of Amuskai Road, (1) South 65° 45' East 503.54 feet and (2) by a line curving right with a 25 foot radius the distance of 37.77 feet to the northwest side of Willow Oak Road, thence on Willow Oak Road, (3) by a line curving left with a 1630 foot radius the distance of 148.61 feet and (4) by a line curving right with a 25 foot radius the distance of 43.05 feet to Joan Avenue, thence on Joan Avenue, (5) North 65° 45' West 530.97 feet to Loch Raven Boulevard, thence on Loch Raven Boulevard, (6) North 11° 26' 40" West 63.40 feet, (7) North 26° 15' 30" East 28.52 feet, (8) North 47° 16' 30" East 21.73 feet, (9) North 23° 06' 30" East 25.00 feet, (10) North 24° 15' East 10.00 feet, (11) North 21° 34' East 32.04 feet and (12) North 67° 37' 40" East 45.28 feet to the place of beginning.

Containing 2.58 acres more or less.

Being the property of The Four Star Company, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 29, 1981 at 9:45 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

Oct. 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 8, 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 ~~successive weeks~~ before the 29th day of October, 1981, the first publication appearing on the 8th day of October 1981.

THE JEFFERSONIAN,
D. Frank Struthers
Manager.

Cost of Advertisement, $

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

Your Petition has been received this 3 day of April, 19 .*

Filing Fee $ 25 Received: ✓ Check
Cash
Other

#188

Hammond, Zoning Commissioner
by N. Williams
Reviewed by Mol
the Petition for assignment of a

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

No. 101642

DATE 9/29/81 ACCOUNT 01-662

AMOUNT $25.00

RECEIVED FROM: Nolan, Plumhoff & Williams

FOR: Posting & Advertising of Case #82-112-A (4-star)

825 9 SEP 30 25.00

VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance
9TH DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast corner of Loch Raven Boulevard and Amuskai Road
DATE & TIME: Thursday, October 29, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

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Containing 2.58 acres more or less.

Being the property of The Four Star Company as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 29, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Oct 7 1981

This is to Certify, That the annexed Petit.

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 7th day of Oct, 1981

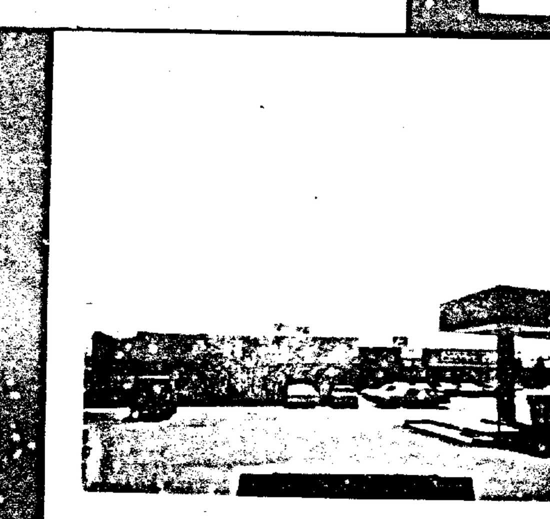
[signature] Publisher

82-112-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

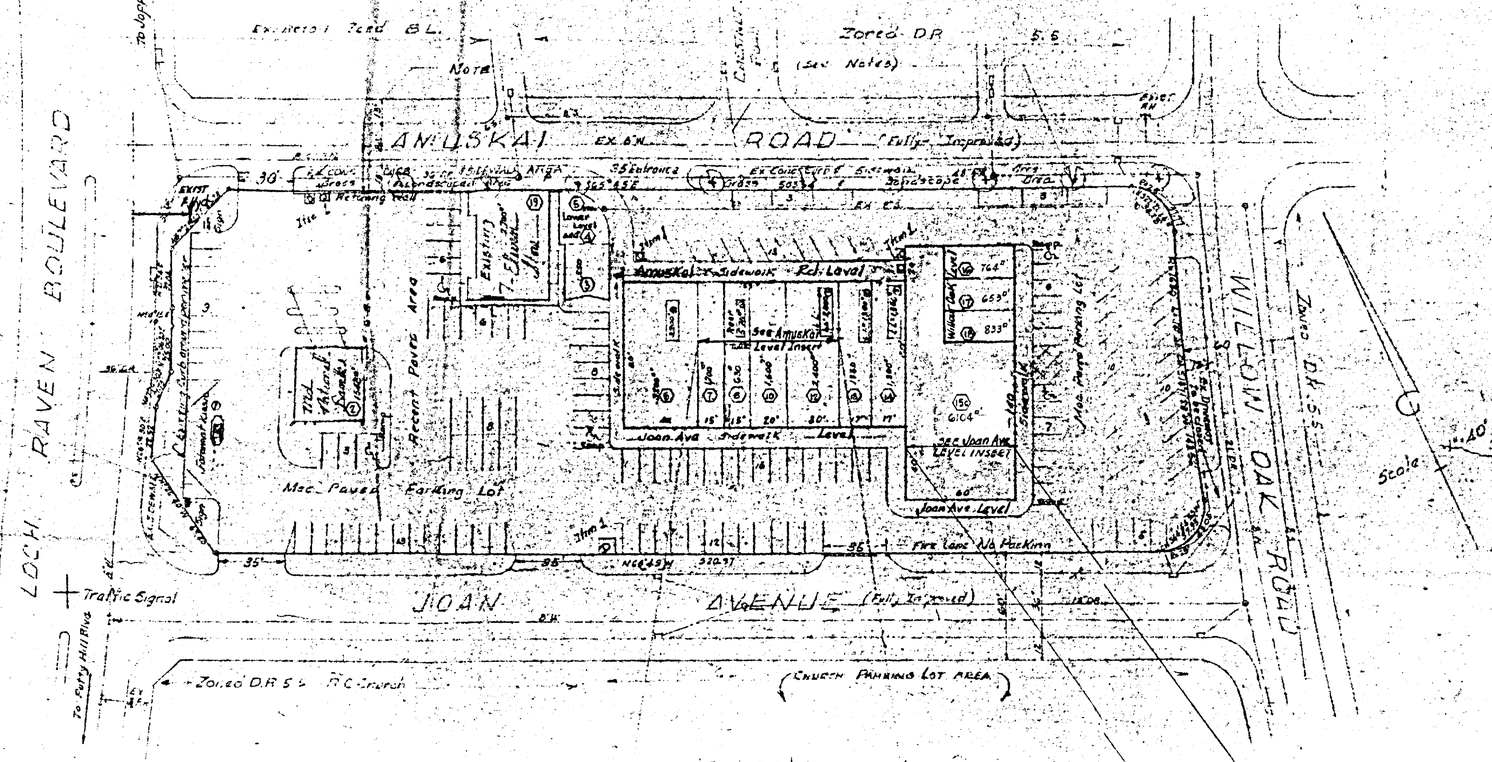
District: 9
Date of Posting: 10/12/81
Posted for: Petition for Variance
Petitioner: The Four Star Company
Location of property: SE/C Loch Raven Blvd & Amuskai Rd
Location of Signs: ① facing intersection of Loch Raven & Amuskai
② facing intersection of Joan & Willow Oak Rd
Remarks:
Posted by: Sean Coleman
Signature
Date of return: 10/16/81

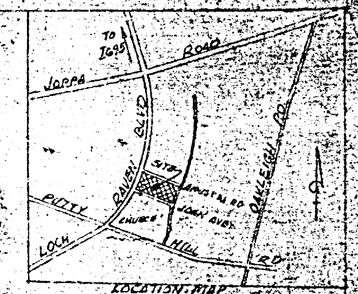
2 signs



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. Box 9804
TOWSON, MD. 21204

Item 3 See Landscape Plan for Loch Raven Blvd - Frontage





LOCATION MAP
1" = 1000'

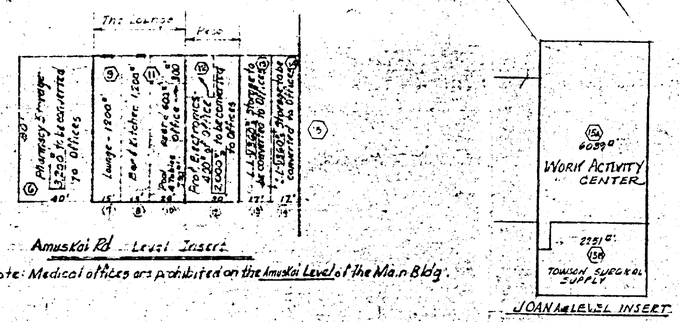
Zoning Data
Area = 2.68 ac ± Zoned B.L.-CNS
Prop No. 09-06-450871 - Map 3-C & 4-B-C
No screening required - 450 Non Residential side
Use: Neighborhood Shopping & Offices
Disabled Parking Required: For 138 spaces = 5 spaces
138 — 6
403 Existing Parking - 138 Car Spaces 3/2/81

Public Works Data
All utilities available
Fire Hydrants spacing according to Fire Dept. reqs.

Landscaping: SEE PLANTING PLAN BY W.E. KIRWIN

See Order #82-117A Item 188
Dated: Nov 12, 1981

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [signature] PLANNING
DATE 4/13/82
BY [signature] ZONING COMMISSIONER
DATE 2/11/82
82-112-A
81-82



Item 2 Note: Medical offices are prohibited on the Amuskai Level of the Main Bldg.

Sect 409 Parking Requirements

	Store Name	Address	Sit Down Restaurant	Retail	Storage Distribution	Offices	Parking Required
1.	Petoraks	8501 Loch Raven Blvd.		36			4.50
2.	Md. National Bank	8503 Loch Raven Blvd.		1500			15.00
3.	Genwa Pizza (carry out only)	1700-A Joan Ave.		1250			8.75
4.	A Chi Chi's Set Saloon	1700-B Joan Ave.		600			4.00
5.	Unisex Barber Shop	1700-C Joan Ave.		550			3.50
6.	Loch Ridge Pharmacy (2 levels)	1700-02 Joan Ave.		3200	3200		11.00
7.	Lee's Shoe Repair	1704 Joan Ave.		1200			6.00
8.	Loch Ridge Liquors (New Bar)	1706 Joan Ave.	1200				24.00
9.	Lounge Restaurant (Under #7)	1704-06 Joan Ave.	1200				24.00
10.	Daniel Aiken, D.D.S.	1703 Joan Ave.			1600		8.00
11.	Loch Ridge Liquors	1706 Joan Ave.					
	(Bar & Kitchen) Under #3	(Restaurant Use)	1200				24.00
	(Storage-Office) Under #10	(Restaurant Use)	600			300	15.00
	(Pool - 4 tables) " #10	(Restaurant Use)	700				14.00
12.	Professional Electronics	1710-12 Joan Ave.		2400	2000	400	13.00
13.	Health Consultation Service Office	1714 Joan Ave. (Joan Ave. level)		1360			6.80
		1714 Joan Ave. (Amuskai Rd. ")			1360		
14.	Valley Hardware (2 levels)	1716 Joan Ave.		1360	1360		6.80
15A.	Work Activity Center	1718 Joan Ave.				6039	20.13
15B.	Towson Surgical Supply Co.	1720 Joan Ave.		2251			11.26
15C.	Towson Surgical Supply Co.	1720 Joan Ave. (Amuskai Rd. ")			6104		
16.	Trade Graphics, Inc.	8432 Willow Oak Road				764	3.82
17.	Trade Graphics, Inc.	8430 Willow Oak Road				653	3.27
18.	Spencer Uniforms	8428 Willow Oak Road		833			4.17
19.	7-Eleven Store			2700			13.50
	TOTALS		4,900	19,984	14,024	9,756	
	Plus Storage in Basement 6, 12, 13, 14 to be used for offices					7,920	
						17,676	257

EXISTING AND PROPOSED USES REQUIRE - Car Spaces
EXISTING PARKING by Field Count March 1981 - 138
and allowed by variance November 12, 1981

REVISED JAN. 21, 1982
REVISED JAN. 17, 1982
REVISED DEC 15, 1981

SITE PLAN
The Loch Ridge Shopping and Professional Center
8507 Loch Raven Blvd at Joan Ave & Amuskai Rd.
9th Dist. C.4 Balto. County, Md.
Owner: Four Star Co. 519 N. Charles St. Balto City Md. 21201

See Approval - Nov. 12, 81 - Mrs. J. M. H. Jung, Deputy Zoning Commissioner
Order No. 82-117-A - Item 188 To permit 138 parking spaces in lieu of required 268 spaces

Subject to:
Item 1. Location of the dumpsters shall be indicated on the site plan.
Item 2. Medical Offices shall be prohibited on the Amuskai level of the main building.
Item 3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Dept. of Public Works and the Office of Planning and Zoning, including a landscaping plan for the Loch Raven Blvd. frontage required for approval by the Current Planning and Development Division.

Addendum comments Dated Nov. 18, 1981 Dept. of Permits & Licenses.

SITE PLAN TO ACCOMPANY APPLICATION
FOR BUILDING PERMITS
AT 1718-20 JOAN AVENUE

Site Use Totals

			Parking Required
Restaurant	4900	÷ 50	98 Spaces
Office	17,676	÷ 300	59
Retail	19,984	÷ 200	100
		TOTAL	257 Spaces

Existing Parking - 138 Car Spaces
Data: from Field Inspection March 2, 1981
Updated July 1981
SCALE 1" = 40'

MICROFILMED

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
PO Box 9804
TOWSON, MD. 21204

Note: See ZAC Comments Item 186 - 8/July/81