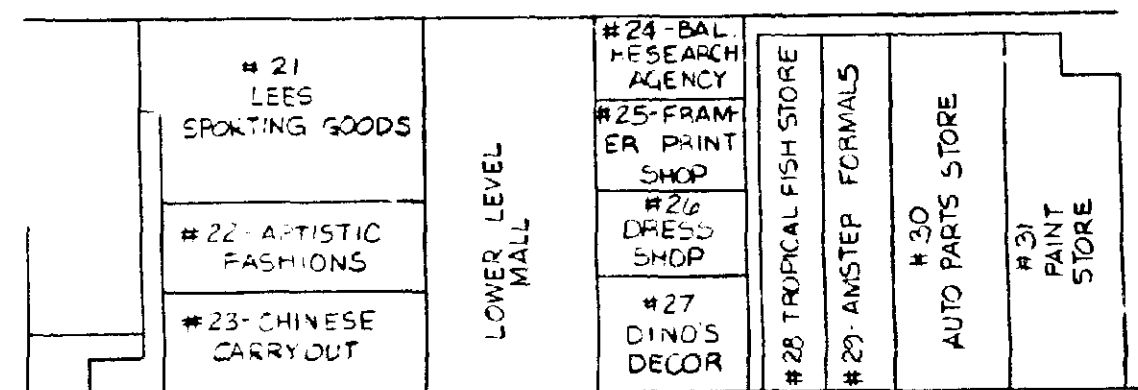
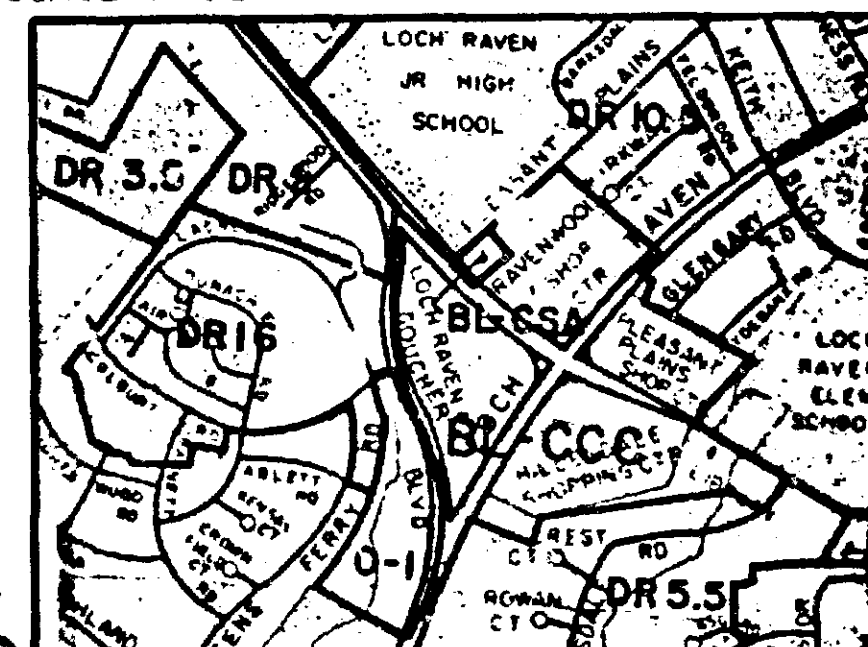


AVENUE

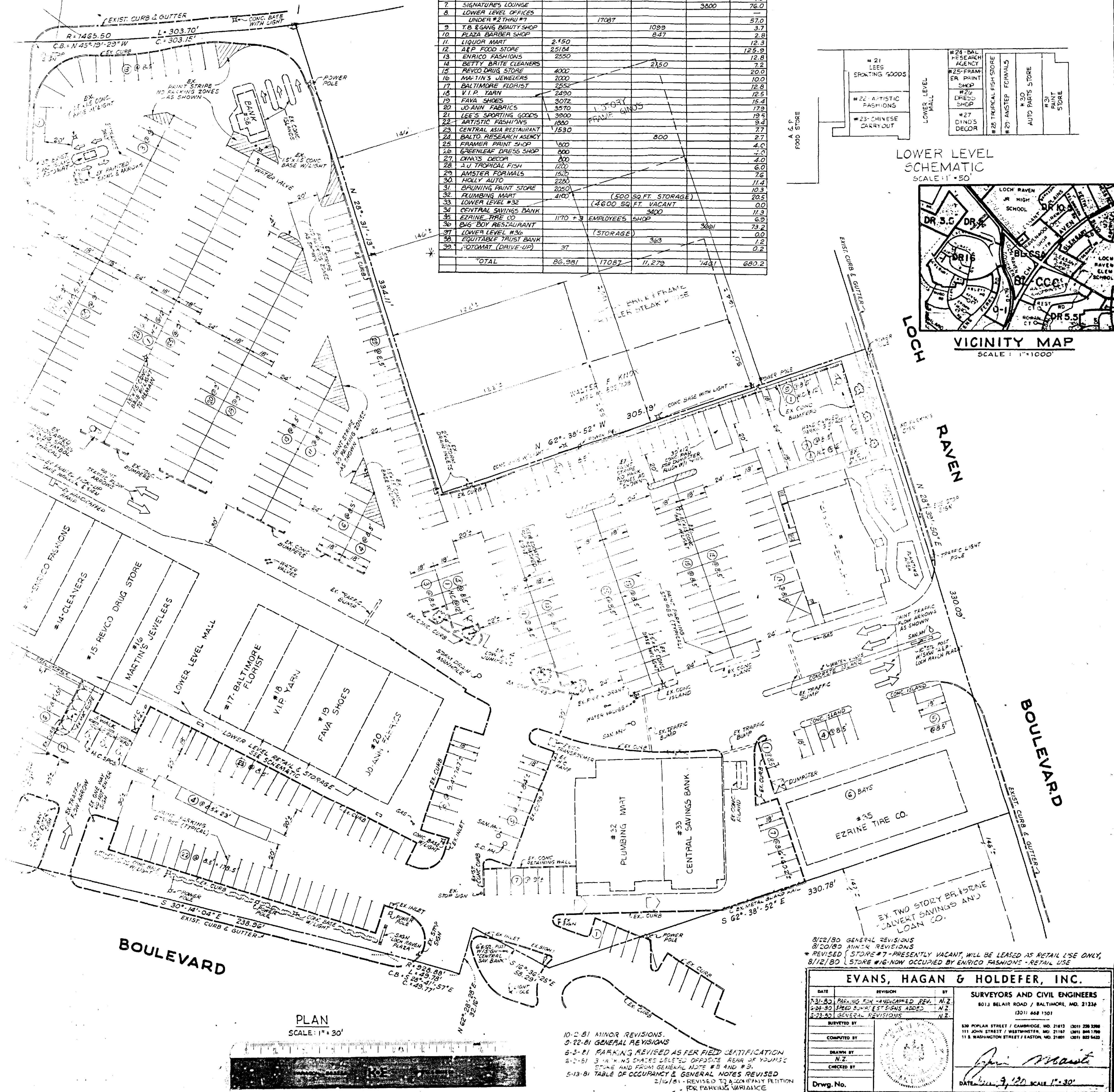
TABLE OF OCCUPANCY (APRIL 1981)					
NR	STORE #	SPACES PER SQ. FT.			SPACES REQ'D.
		1/200	1/300	1/50	
		RETAIL AREA	OFFICE AREA	NON - RETAIL	
1	YOUNG'S MEN'S STORE	5400			270.0
	YOUNG'S LOWER LEVEL		(STORAGE)		0.0
2	CHESTER UNIFORMS	910			4.6
3	GREETINGS & HEADINGS	9686			48.4
4	COMMERCIAL CREW IT			1260	4.2
5	DARIO'S CARRYOUT	1050			5.3
6	PEARLE VISION CENTER			1330	4.5
7	SIGNATURES LOUNGE				3600
8	LOWER LEVEL OFFICES				76.0
9	UNDER #2 THRU #7		17087		57.0
10	T.B. & GANG BEAUTY SHOP			1089	3.7
11	PLAZA BARBER SHOP			847	2.8
12	LIQUOR MART	2,150			12.3
13	A & P FOOD STORE	25184			125.9
14	ENRICO FASHIONS	2550			12.8
15	BETTY BRITE CLEANERS			2,150	7.2
16	REVCO DRY STORE	4002			20.0
17	MA-TIN'S JEWELERS	2000			10.0
18	BALTIMORE FLORIST	2552			12.8
19	V.I.P. YARN	2490			12.5
20	FAVA SHOES	3072			15.4
21	JO-ANN FABRICS	3570			17.9
22	LEE'S SPORTING GOODS	3900			19.5
23	ARTISTIC FASHIONS	1800			9.4
24	CENTRAL ASIA RESTAURANT	1530			7.7
25	BALTO. RESEARCH AGENCY			800	2.7
26	FRAMER PRINT SHOP	1800			4.0
27	GREENLEAF DRESS SHOP	800			4.0
28	DINO'S DECOR	800			4.0
29	AU TROPICAL FISH	1200			6.0
30	AMSTER FORMALS	1525			7.6
31	HOLLY AUTO	2280			11.4
32	BRUNING PAINT STORE	2050			10.3
33	FRAMING MART	4100			20.5
34	LOWER LEVEL #32		(500 SQ. FT. STORAGE)		0.0
35	CENTRAL SAVINGS BANK		(4600 SQ. FT. VACANT)		20.5
36	EXRINE TIRE CO.		3400		17.3
37	BIG BOY RESTAURANT	1170 + 3	EMPLOYEES SHOP		6.9
38	LOWER LEVEL #36		(STORAGE)		3661
39	EQUITABLE TRUST BANK			363	73.2
40	PIOTOMAT (DRIVE-UP)	37			0.2
	TOTAL	86,981	17087	11,279	7461
					680.2



LOWER LEVEL
SCHEMATIC
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1"=1000'



PLAN

SCALE: 1" = 30'

10-2-81 MINOR REVISIONS.
3-22-81 GENERAL REVISIONS
6-3-81 PARKING REVISED AS PER FIELD CERTIFICATION
6-2-81 3 PARKING SPACES DELETED OPPOSITE REAR OF YOUNG
STAKE AND FROM GENERAL NOTE #5 AND #9.
5-13-81 TABLE OF OCCUPANCY & GENERAL NOTES REVISED
2/10/81 - REVISED TO ACCOMPANY PETITION
FOR PARKING VARIANCE

8/22/80 GENERAL REVISIONS
 8/20/80 MINOR REVISIONS
 * REVISED STORE #7 - PRESENTLY VACANT, WILL BE LEASED AS RETAIL USE ONLY,
 8/12/80 STORE #16-NOW OCCUPIED BY ENRICO FASHIONS - RETAIL USE

EVANS, HUGHAN & HOLDEFER, INC.

DATE	REVISION	BY
7-31-80	PARING EX-AND DAMAGED REV.	N.Z.
6-24-80	SPEED BURKE'S SIGNS ADDED	N.Z.
6-23-80	GENERAL REVISIONS	N.Z.

SURVEYORS AND CIVIL ENGINEERS
 8013 BELAIR ROAD / BALTIMORE, MD. 21234
 (301) 668-1501

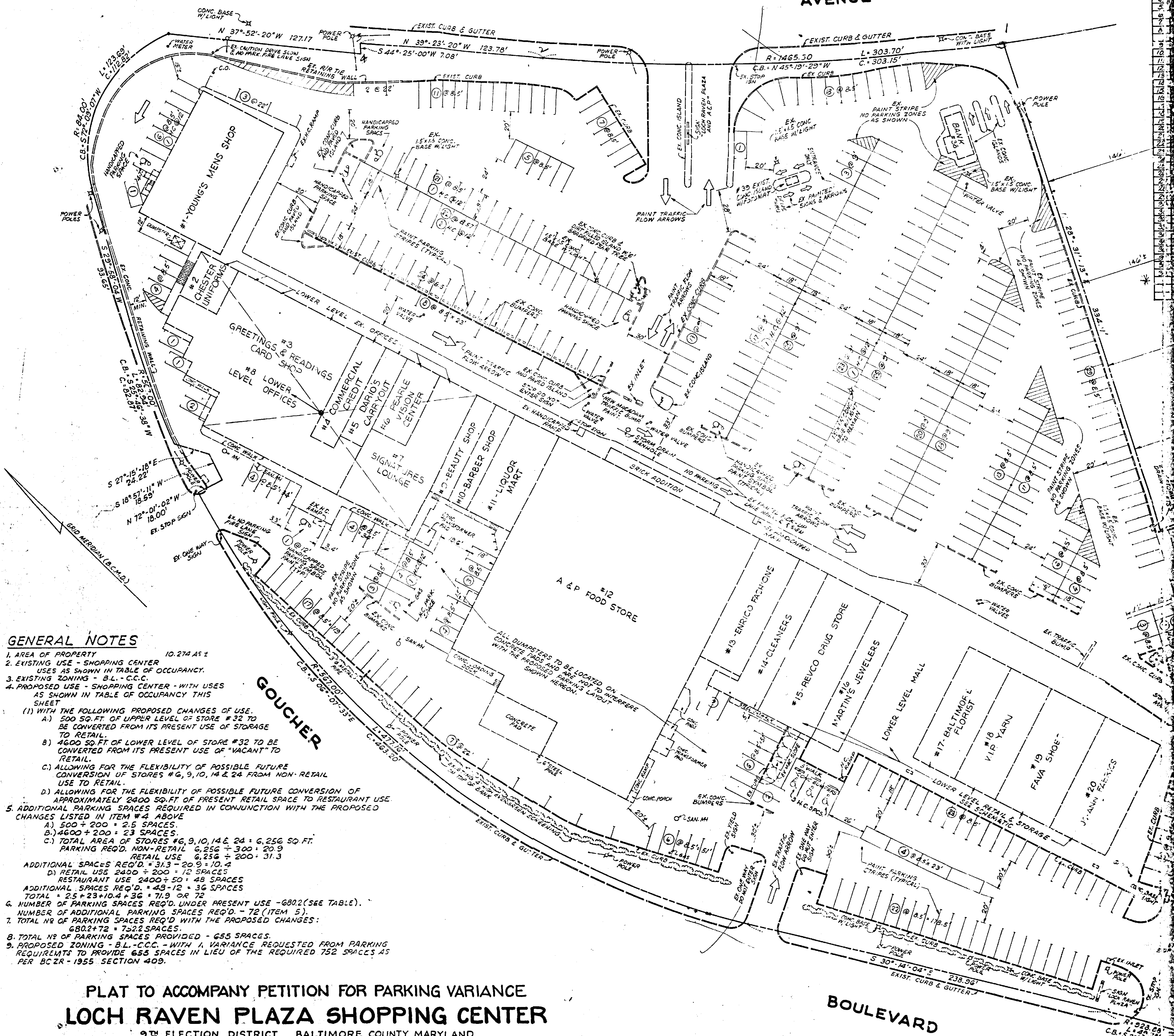
530 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 226-3288
 111 JOHN STREET / WESTMINSTER, MD. 21167 (301) 884-1700
 11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

John Maiste

DATE Aug 9, '80 SCALE 1" = 30'

TAYLOR

AVENUE



GENERAL NOTES

1. AREA OF PROPERTY 10.274 AC ±
2. EXISTING USE - SHOPPING CENTER
3. EXISTING ZONING - B.L.-C.C.C.
4. PROPOSED USE - SHOPPING CENTER - WITH USES AS SHOWN IN TABLE OF OCCUPANCY THIS SHEET
- (1) WITH THE FOLLOWING PROPOSED CHANGES OF USE:
 - A) 500 SQ. FT. OF UPPER LEVEL OF STORE #32 TO BE CONVERTED FROM ITS PRESENT USE OF STORAGE TO RETAIL.
 - B) 4600 SQ. FT. OF LOWER LEVEL OF STORE #32 TO BE CONVERTED FROM ITS PRESENT USE OF "VACANT" TO RETAIL.
 - C) ALLOWING FOR THE FLEXIBILITY OF POSSIBLE FUTURE CONVERSION OF STORES #6, 9, 10, 14 & 24 FROM NON-RETAIL USE TO RETAIL.
 - D) ALLOWING FOR THE FLEXIBILITY OF POSSIBLE FUTURE CONVERSION OF APPROXIMATELY 2400 SQ. FT. OF PRESENT RETAIL SPACE TO RESTAURANT USE.
5. ADDITIONAL PARKING SPACES REQUIRED IN CONJUNCTION WITH THE PROPOSED CHANGES LISTED IN ITEM #4 ABOVE
 - A) 500 ÷ 200 = 2.5 SPACES.
 - B) 4600 ÷ 200 = 23 SPACES.
 - C) TOTAL AREA OF STORES #6, 9, 10, 14 & 24 = 6,256 SQ. FT. PARKING REQ'D. NON-RETAIL 6,256 ÷ 300 = 20.9 RETAIL USE 6,256 ÷ 200 = 31.3
 - ADDITIONAL SPACES REQ'D. #31.3 - 20.9 = 10.4
 - D) RETAIL USE 2400 ÷ 200 = 12 SPACES RESTAURANT USE 2400 ÷ 50 = 48 SPACES
 - ADDITIONAL SPACES REQ'D. = 48 - 12 = 36 SPACES
 - TOTAL = 2.5 + 23 + 10.4 + 36 = 71.9 OR 72
6. NUMBER OF PARKING SPACES REQ'D. UNDER PRESENT USE - 680.2 (SEE TABLE).
7. NUMBER OF ADDITIONAL PARKING SPACES REQ'D. - 72 (ITEM 5).
8. TOTAL NO. OF PARKING SPACES REQ'D. WITH THE PROPOSED CHANGES: 680.2 + 72 = 752.2 SPACES.
9. TOTAL NO. OF PARKING SPACES PROVIDED - 655 SPACES.
10. PROPOSED ZONING - B.L.-C.C.C. - WITH A VARIANCE REQUESTED FROM PARKING REQUIREMENTS TO PROVIDE 655 SPACES IN LIEU OF THE REQUIRED 752 SPACES AS PER BCZR - 1955 SECTION 409.

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE LOCH RAVEN PLAZA SHOPPING CENTER

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FOR

LOCH RAVEN PLAZA
 1206 GOUCHER BOULEVARD
 TOWSON, MARYLAND 21204

REVISED PLANS
 OCT 19 REC'D
 J. T. 2/21/

PLAN
 SCALE: 1" = 30'

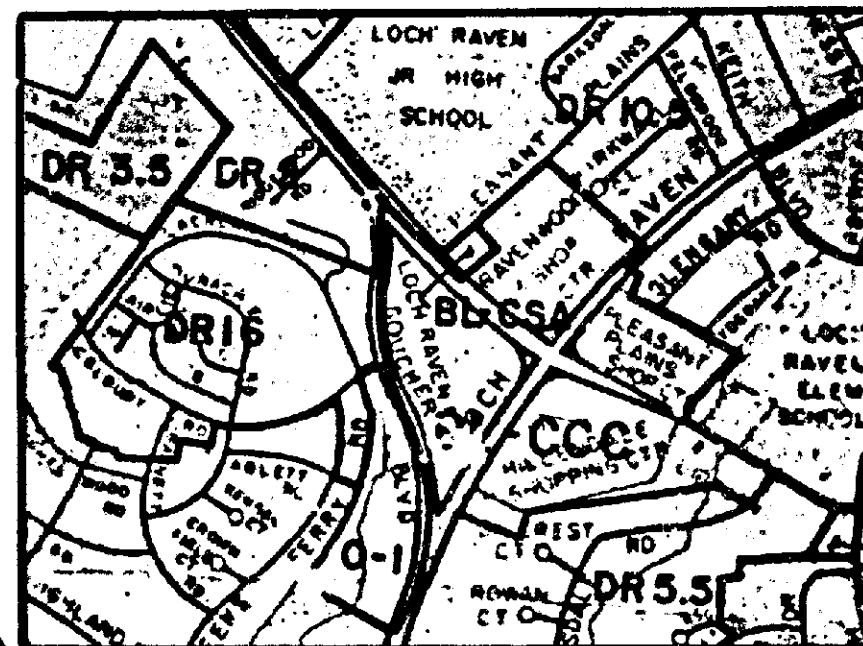
AVENUE

TABLE OF OCCUPANCY (APRIL 1981)

NO	STORE #	SPACES PER SQ. FT.				SPACES REQ'D.
		RETAIL AREA	OFFICE AREA	NON-RETAIL	RESTAURANT	
1	YOUNG'S NEWS STORE	5400				270
2	CHESTER UNIFORMS	910	(STORAGE)			46
3	GREETINGS & READINGS	9686				48.4
4	COMMERCIAL CREDIT			1260		4.2
5	DARIO'S CARRYOUT	1050				5.3
6	PEARLE VISION CENTER			1360		4.5
7	SIGNATURES LOUNGE				3800	76.0
8	LOWER LEVEL OFFICES					
9	UNDER #2 THRU #7		17087			57.0
10	T.B. & GANGS BEAUTY SHOP			1099		3.7
11	PLAZA BARBER & TOP	2450		847		2.8
12	LIQUOR MART	25184				12.3
13	A&P FOOD STORE	2550				125.9
14	ENRICO FASHIONS					12.8
15	BETTY BAITE CLEANERS	4000		2150		7.2
16	REVCO DRUG STORE	2000				20.0
17	MARTIN'S JEWELERS	2652				10.0
18	BALTIMORE FLORIST	2490				12.8
19	V.I.P. YARN	3072				12.5
20	JO-ANN FABRICS	3570				15.4
21	LEE'S SPORTING GOODS	3900				17.9
22	ARTISTIC FASHIONS	1830				9.4
23	CENTRAL ASIA RESTAURANT	1530				7.7
24	C.S.T.O. RESEARCH AGENCY			800		2.7
25	FRAMER PRINT SHOP	1600				4.0
26	GREENLEAF DRESS SHOP	800				4.0
27	DINO'S DECOR	800				4.0
28	A.J. TROPICAL FISH	1200				6.0
29	AMSTER FORMALS	1520				7.6
30	HOLLY AUTO	2280				11.4
31	BRUNING PRINT STORE	2050				10.3
32	PLUMBING MART	4100				20.5
33	LOWER LEVEL #32		(500 SQ. FT. STORAGE)			0.0
34	CENTRAL SAVINGS BANK		(4600 SQ. FT. VACANT)			0.0
35	ETARINE TIRE CO.	1170 + 3	EMPLOYEES SHOP			11.3
36	BUG BOY RESTAURANT				3061	6.9
37	LOWER LEVEL #36		(STORAGE)			73.0
38	EQUITABLE TRUST BANK					0.0
39	FOTOMAT (DRIVE-UP)	37		363		1.2
	TOTAL	86,261	17087	7499	7461	680.0

LOWER LEVEL SCHEMATIC

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 1000'

BOULEVARD

PLAN SCALE: 1" = 30'

8/22/80 GENERAL REVISIONS
8/20/80 MINOR REVISIONS
* REVISED STORE #7 - PRESENTLY VACANT, WILL BE LEASED AS RETAIL USE ONLY.
8/12/80 STORE #16 NOW OCCUPIED BY ENRICO FASHIONS - RETAIL USE

EVANS, HAGAN & HOLDEFER, INC.

DATE	REVISION	BY
8-21-80	PARKING FOR HANDICAPPED REV. N.2	N.2
8-24-80	SPEED BUMP & ST. SIGNS ADDED N.2	N.2
8-23-80	GENERAL REVISIONS	N.2

SURVEYED BY: _____
 COMPLETED BY: _____
 DRAWN BY: N.2
 CHECKED BY: _____
 Drwg. No. _____

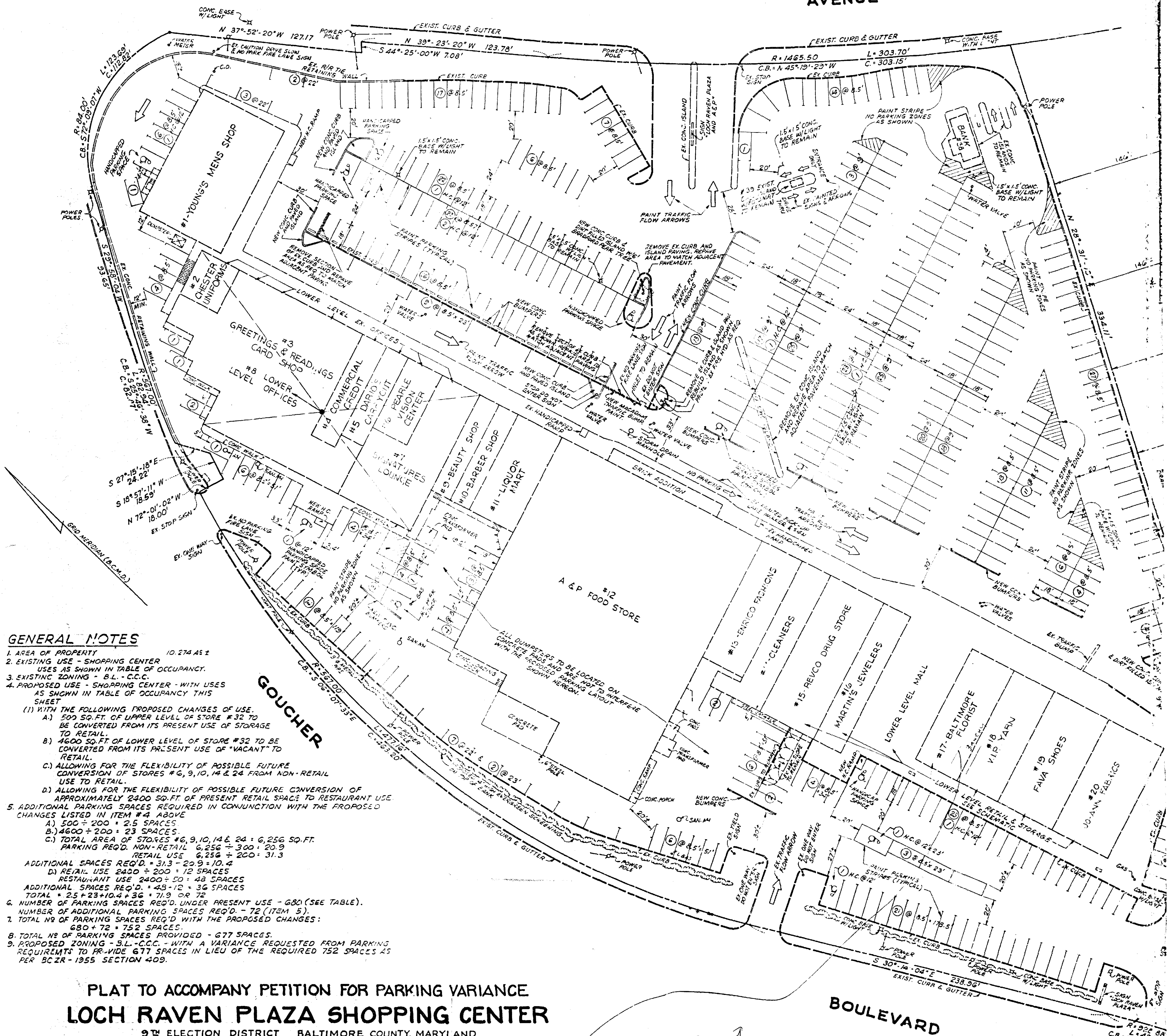
SURVEYORS AND CIVIL ENGINEERS
 80 S. BELAIR ROAD / BALTIMORE, MD. 21234
 (301) 668-1501
 830 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 226-7396
 111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 948-1780
 11 S. WASHINGTON STREET / EASTON, MD. 21831 (301) 322-6432

DATE: 9/29/80 SCALE: 1" = 30'
 [Signature]

6-2-81 3 PARKING SPACES DELETED OPPOSITE REAR OF YOUNG'S STORE AND FROM GENERAL NOTE #8 AND #9
5-13-81 TABLE OF OCCUPANCY & GENERAL NOTES REVISED
2/16/81 REVISED TO ACCOMPANY PETITION FOR PARKING VARIANCE

TAYLOR

AVENUE



GENERAL NOTES

1. AREA OF PROPERTY 10.274 AS ±
2. EXISTING USE - SHOPPING CENTER
USES AS SHOWN IN TABLE OF OCCUPANCY.
3. EXISTING ZONING - B.L. - C.C.C.
4. PROPOSED USE - SHOPPING CENTER - WITH USES
AS SHOWN IN TABLE OF OCCUPANCY THIS
SHEET
- (1) WITH THE FOLLOWING PROPOSED CHANGES OF USE.
 - A) 500 SQ. FT. OF UPPER LEVEL OF STORE #32 TO
BE CONVERTED FROM ITS PRESENT USE OF STORAGE
TO RETAIL.
 - B) 4600 SQ. FT. OF LOWER LEVEL OF STORE #32 TO BE
CONVERTED FROM ITS PRESENT USE OF "VACANT" TO
RETAIL.
 - C) ALLOWING FOR THE FLEXIBILITY OF POSSIBLE FUTURE
CONVERSION OF STORES #6, 9, 10, 14 & 24 FROM NON-RETAIL
USE TO RETAIL.
 - D) ALLOWING FOR THE FLEXIBILITY OF POSSIBLE FUTURE CONVERSION OF
APPROXIMATELY 2400 SQ. FT. OF PRESENT RETAIL SPACE TO RESTAURANT USE.
5. ADDITIONAL PARKING SPACES REQUIRED IN CONJUNCTION WITH THE PROPOSED
CHANGES LISTED IN ITEM #4 ABOVE
 - A) $500 \div 200 = 2.5$ SPACES
 - B) $4600 \div 200 = 23$ SPACES
 - C) TOTAL AREA OF STORES #6, 9, 10, 14 & 24 = 6,256 SQ. FT.
PARKING REQ'D. NON-RETAIL $6,256 \div 300 = 20.9$
RETAIL USE $6,256 \div 200 = 31.3$
 - ADDITIONAL SPACES REQ'D. = $31.3 - 20.9 = 10.4$
 - D) RETAIL USE $2400 \div 200 = 12$ SPACES
RESTAURANT USE $2400 \div 50 = 48$ SPACES
ADDITIONAL SPACES REQ'D. = $48 - 12 = 36$ SPACES
TOTAL = $2.5 + 23 + 10.4 + 36 = 71.9$ OR 72
6. NUMBER OF PARKING SPACES REQ'D. UNDER PRESENT USE - 680 (SEE TABLE).
- NUMBER OF ADDITIONAL PARKING SPACES REQ'D. - 72 (ITEM 5).
7. TOTAL NO OF PARKING SPACES REQ'D WITH THE PROPOSED CHANGES:
 $680 + 72 = 752$ SPACES.
8. TOTAL NO OF PARKING SPACES PROVIDED - 677 SPACES.
9. PROPOSED ZONING - S.L. - C.C.C. - WITH A VARIANCE REQUESTED FROM PARKING
REQUIREMENTS TO PROVIDE 677 SPACES IN LIEU OF THE REQUIRED 752 SPACES AS
PER BC2R-1955 SECTION 409.

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE LOCH RAVEN PLAZA SHOPPING CENTER

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FOR

LOCH RAVEN PLAZA
1206 GOUCHER BOULEVARD
TOWSON, MARYLAND 21204

OFFICE COPY

Item # 244

PLAN
SCALE: 1" = 30'

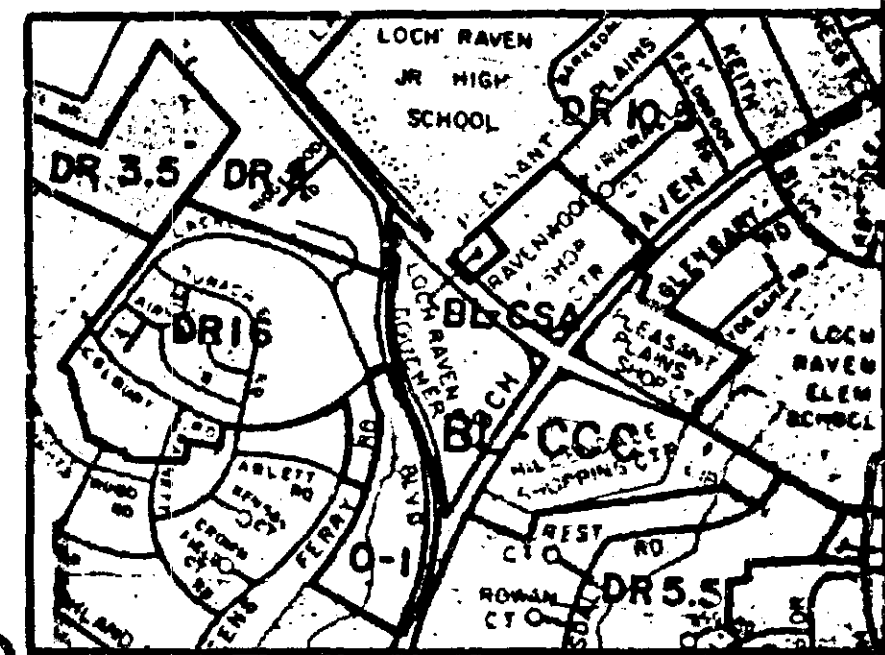
① Parting off of property
② Varying of property
③ Varying of use even further

AVENUE

TABLE OF OCCUPANCY (APRIL 1981)

N ^o	STORE #	SPACES PER SQ. FT.				SPACES REQ'D.
		1/200	1/300	1/300	1/50	
		RETAIL AREA	OFFICE AREA	NON-RETAIL	RESTAURANT	
1	YOUNG'S MENS STORE	5400				270
2	YOUNG'S LOWER LEVEL		(STORAGE)			0.0
3	CHESTER UNIFORMS	910				4.6
4	GREETINGS & READINGS	9086				43.4
5	COMMERCIAL CREDIT			1260		4.2
6	DAVID'S CARRYOUT	1050				5.3
7	PEARLE VISION CENTER			1360		4.5
8	SIGNATURES LOUNGE				3800	76.0
9	LOWER LEVEL OFFICES					
10	UNDER #2 THRU #7		17087			57.0
11	T.B. SANG BEAUTY SHOP			1099		3.7
12	PLAZA BARBER SHOP			847		2.8
13	LIQUOR MART	2450				12.3
14	ARP FOOD STORE	25184				125.9
15	ENRICO FASHIONS	2550				12.8
16	BETTY BRITE CLEANERS			2150		7.2
17	REVCO DRUG STORE	4000				20.0
18	MARTIN'S JEWELERS	2000				10.0
19	BALTIMORE FLORIST	2552				12.8
20	V.I.P. YARN	2490				12.5
21	FAVA SHOES	3072				15.4
22	JO-ANN FABRICS	3570				17.9
23	LEE'S SPORTING GOODS	3900				19.5
24	ARTISTIC FASHIONS	1800				9.4
25	CENTRAL ASIA RESTAURANT	1830				7.7
26	BALTO. RESEARCH AGENCY			800		2.7
27	FRAMER PRINT SHOP	1600				4.0
28	GREENLEAF DRESS SHOP	600				4.0
29	CHINO'S DECOR	600				4.0
30	A.U. TROPICAL FISH	1200				6.0
31	AMSTER FORMALS	1520				7.6
32	HOLLY AUTO	2283				11.4
33	BRUNING PAINT STORE	2050				10.3
34	PLUMBING MART	4100				20.5
35	LOWER LEVEL #32		(500 SQ. FT. STORAGE)			0.0
36	CENTRAL SAVINGS BANK		(2600 SQ. FT. VACANT)			0.0
37	EZRINE TIRE CO.	1170 + 3	EMPLOYEES SHOP			11.3
38	BIG BOY RESTAURANT					6.9
39	LOWER LEVEL #36		(STORAGE)			0.0
40	EQUITABLE TRUST BANK			303		73.2
41	FOTOMAT (DRIVE-UP)	27				0.0
	TOTAL	86,981	17087	11,275	7461	680.2

LOWER LEVEL SCHEMATIC SCALE: 1" = 50'



VICINITY MAP SCALE: 1" = 1000'

BOULEVARD

PLAN SCALE: 1" = 30'

8/22/80 GENERAL REVISIONS
8/20/80 MINOR REVISIONS
* REVISED STORE #7 - PRESENTLY VACANT, W. L. BE LEASED AS RETAIL USE ONLY.
8/12/80 STORE #16 - NOW OCCUPIED BY ENRICO FASHIONS - RETAIL USE

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236
(301) 648-1301

638 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 238-3268
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 684-1788
11 S. WASHINGTON STREET / BASTON, MD. 21031 (301) 822-0428

DATE: 7/20/80 SCALE: 1" = 30'

10-2-81 MINOR REVISIONS.
5-22-81 GENERAL REVISIONS
8-3-81 PARKING REVISED AS PER FIELD CERTIFICATION
8-3-81 3 PARKING SPACES DELETED OPPOSITE REAR OF YOUNG'S STORE AND FROM GENERAL NOTE #8 AND #9.
5-13-81 TABLE OF OCCUPANCY & GENERAL NOTES REVISED
2/16/81 - REVISED TO ACCOMPANY PETITION FOR PARKING VARIANCE

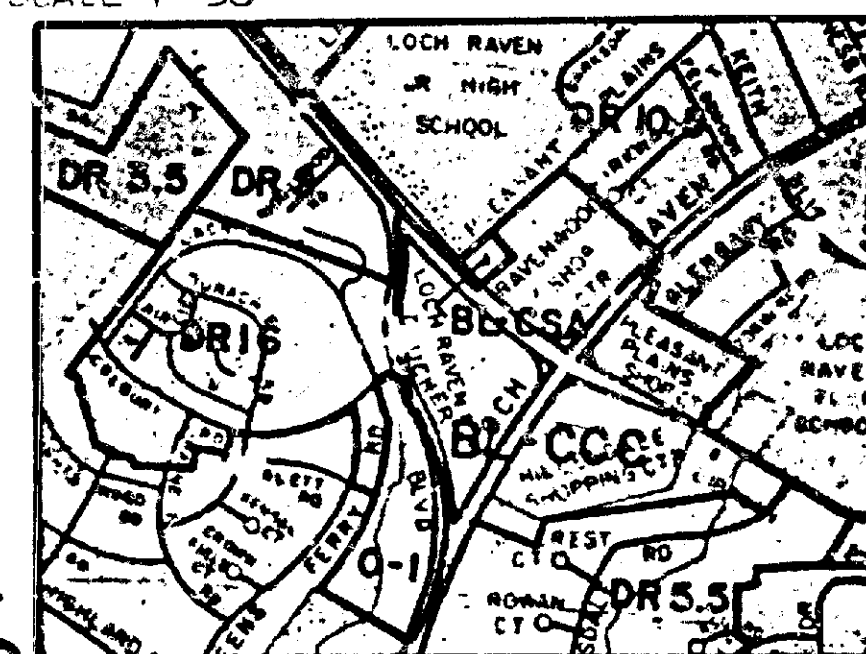
No	
1	YOL
2	YOL
3	CHE
4	GAB
5	CC
6	PEA
7	SIS
8	LOV
9	U
10	1.6
11	PLA
12	1.10
13	22
14	ENG
15	BES
16	ABE
17	ANA
18	SAC
19	V.1
20	FAY
21	JO
22	ART
23	CEN
24	BAL
25	FRA
26	GF
27	LIN
28	A.U
29	AME
30	HOB
31	BAB
32	RUL
33	LOW
34	CEN
35	SEA
36	SAB
37	LOW
38	LOW
39	FOU

AVENUE

TABLE OF OCCUPANCY (APRIL 1981)

NO.	STORE #	SPACES PER SQ. FT.				SPACES REQ'D.
		RETAIL AREA	OFFICE AREA	NON-RETAIL	RESTAURANT	
1	YOUNG'S MENS STORE	5400				27.0
2	YOUNG'S LOWER LEVEL		(STORAGE)			4.0
3	CHESTER UNIFORMS	910				4.6
4	GREETINGS & REMINDERS	9686				48.4
5	COMMERCIAL CREDIT			1260		4.2
6	DARIO'S CARRYOUT	1050				5.3
7	PEARLE VISION CENTER			1360		4.5
8	SIGNATURE LOUNGE				3600	76.0
9	LOWER LEVEL OFFICES					57.0
10	UNDER #2 THRU #7		17087			3.7
11	T.B. & GING BEAUTY SHOP			1099		2.8
12	PLAZA BARBER SHOP			847		12.3
13	LIQUOR MART	2450				125.9
14	A&P FOOD STORE	25184				12.8
15	ENRICO FASHIONS	2550				7.2
16	BETTY WHITE CLEANERS			2150		20.0
17	REVO DRUG STORE	4000				10.0
18	MARTIN'S JEWELERS	2020				12.8
19	BALTIMORE FLORIST	2552				12.5
20	V.I.P. YARN	2490				15.4
21	FAVA SHOES	3072				17.9
22	JO-ANN FABRICS	3570				3.4
23	LEE'S SPORTING GOODS	3900				2.7
24	ARTISTIC FASHIONS	1890				4.0
25	CENTRAL ASIA RESTAURANT	1530				2.7
26	BALTO. RESEARCH AGENCY			800		2.7
27	FRAMER PRINT SHOP	1600				4.0
28	GREENLEAF DRESS SHOP	600				4.0
29	DINO'S DECOR	600				4.0
30	A.U. TROPICAL FISH	1200				6.0
31	AMSTER FORMALS	1500				7.6
32	HOLLY AUTO	2280				11.4
33	BRUNING PAINT STORE	2050				10.3
34	PLUMBING MART	4100				20.5
35	LOWER LEVEL #32		(500 SQ. FT. STORAGE)			0.0
36	CENTRAL SAVINGS BANK		(4600 SQ. FT. VACANT)			11.3
37	EZRINE TIRE CO.	1170 + 3	EMPLOYEES SHOP			6.9
38	LOWER LEVEL #30		(STORAGE)			73.0
39	EQUITABLE TRUST BANK			363		0.0
40	FOTOMAT (DRIVE-UP)	37				0.2
TOTAL		86,261	17087	1499	7461	690.0

LOWER LEVEL SCHEMATIC SCALE: 1" = 50'



VICINITY MAP SCALE: 1" = 1000'

PLAN SCALE: 1" = 30'

8/22/80 GENERAL REVISIONS
8/20/80 MINOR REVISIONS
* REVISED STORE #7 - PRESENTLY VACANT, WILL BE LEASED AS RETAIL LSE ONLY
8/12/80 STORE #16 - NOW OCCUPIED BY ENRICO FASHIONS - RETAIL USE

EVANS, HAGAN & HOLDEFER, INC.

DATE	REVISION	BY
7-21-80	PARKING FOR HANDICAPPED REV.	N.Z.
6-29-80	SPEED BUMPS & ST. SIGNS ADDED	N.Z.
6-23-80	GENERAL REVISIONS	N.Z.
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
Drwg. No.		

SURVEYORS AND CIVIL ENGINEERS
8013 26TH VIR ROAD / BALTIMORE, MD. 21236
(301) 668 1501

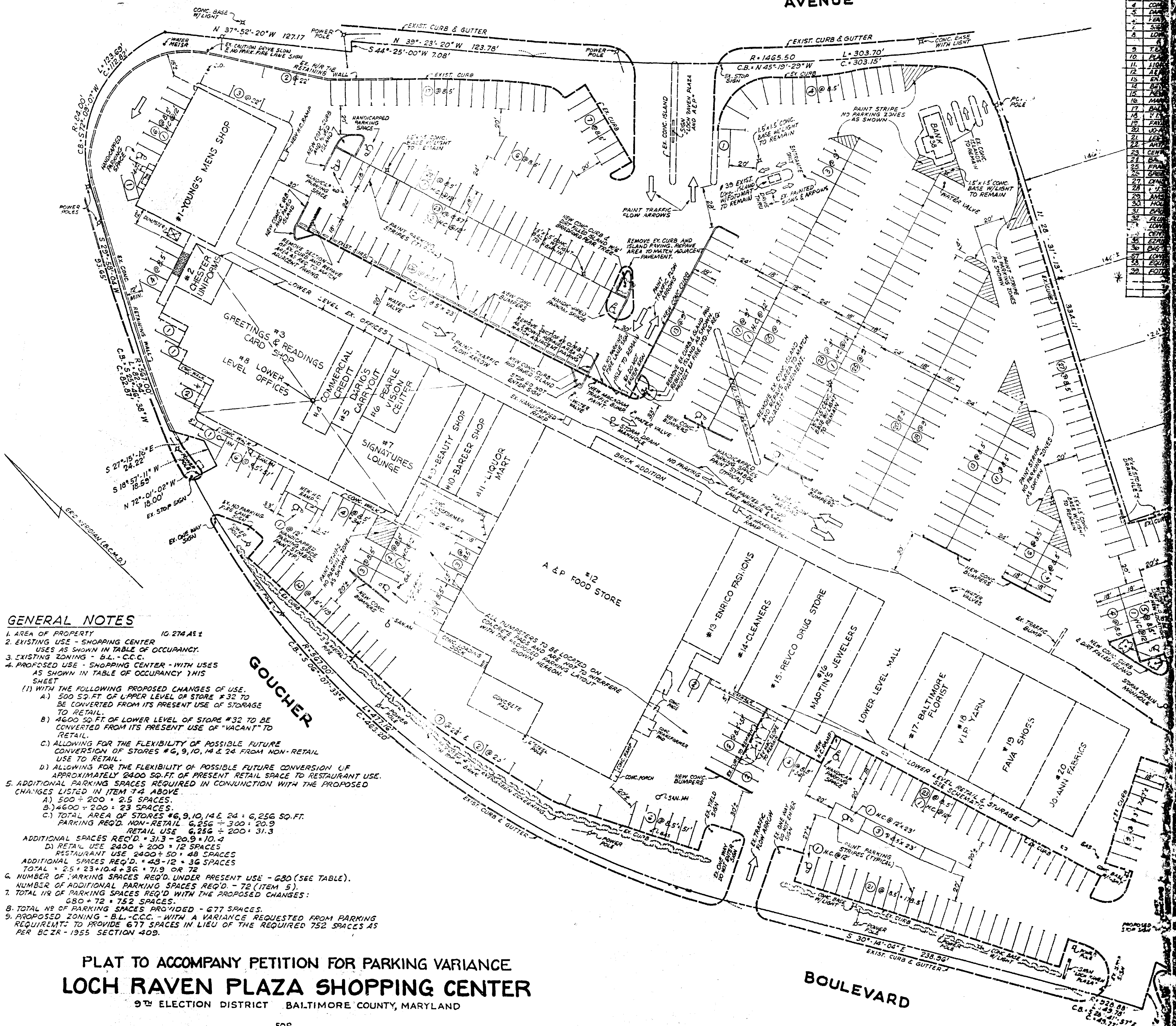
838 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228 2250
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 848-1700
111 & WASHINGTON STREET / EASTON, MD. 21601 (301) 825-6433

DATE: 6/27/80 SCALE: 1" = 30'

6-9-81 3 PARKING SPACES DELETED OPPOSITE REAR OF YOUNG'S STORE AND FROM GENERAL NOTE #8 AND #9
5-13-81 TABLE OF OCCUPANCY & GENERAL NOTES REVISED
2/16/81 REVISED TO ACCOMPANY PETITION FOR PARKING VARIANCE

TAYLOR

AVENUE



Pursuant to the advertisement, noting 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 ~~would~~ 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 Zoning Commissioner of Baltimore County, this ~~12th~~ day of January, 1982, that the herein Petition for Variance(s) to permit 655 parking spaces in lieu of the required 752 spaces, in accordance with the site plan prepared by Evans, Hagan and Holdefer, Inc., revised October 2, 1981 and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated July 2, 1981, and the Department of Permits and Licenses, dated July 6, 1981.
2. Approval of the aforementioned site plan by the Maryland Department of Transportation, 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]
Zoning Commissioner of
Baltimore County

July 2, 1981

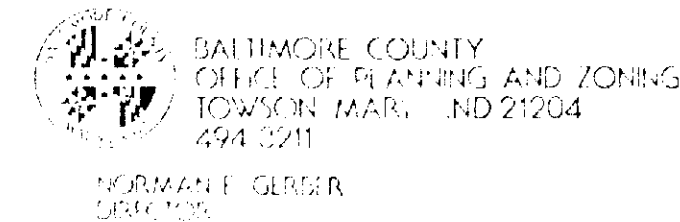
Mr. W. Hammond

Very truly yours,
Charles E. Bunker
Director
Baltimore County Department of Planning and Zoning
Towson, Maryland 21204

CLB:Wvd

Enclosure

cc: Mr. J. Wimbley (w-sketch)



September 15, 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 #244, Zoning Advisory Committee Meeting, June 30, 1981, are as follows:

Property Owner: Joseph F. Trionfo, Sr.
Location: SW/S Taylor Avenue 355' N/W of Loch Raven Blvd.
Acres: 10.274
District: 9th

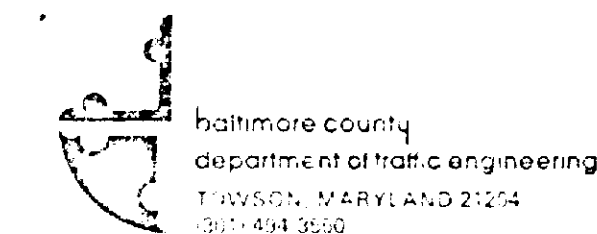
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

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

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

JLW:sh



STEPHEN J. COLLINS
DIRECTOR

August 27, 1981

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 243, 244, 245, 246, and 247 of ZAC meeting June 30, 1981.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/jcm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

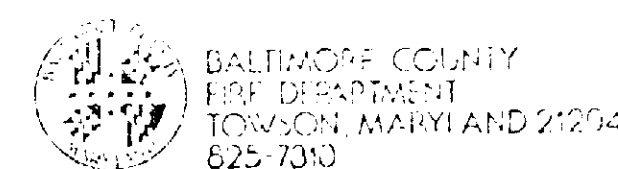
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: July 16, 1981
FROM: Ian J. Forrest
SUBJECT: Baltimore County Building

The Baltimore County Department of Health has reviewed the following Zoning Variance Items, and has no specific comments regarding same:

- Item #244 - Joseph F. Trionfo, Sr.
- Item #245 - Bruce E. & Ellen M. Hamilton
- Item #246 - Robert W. & Carolyn G. Insley
- Item #2 - Stewart F. & Honore M. Jung, Sr.
- Item #3 - Richard Talbot Walker, et al
- Item #4 - Ronald G. & Nadene A. Evelyn
- Item #6 - John G. & Merle E. Smith

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ftb



PAUL H. BUNKER
DIRECTOR

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

Attention: Nick Corrozzini, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph F. Trionfo, Sr.

Location: SW/S Taylor Avenue 355' N/W of Loch Raven Blvd.

Item No.: 244

Zoning Agenda: Meeting of June 30, 1981

Gentlemen:

Pursuant to your request, the referenced property has been reviewed 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 door and 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.

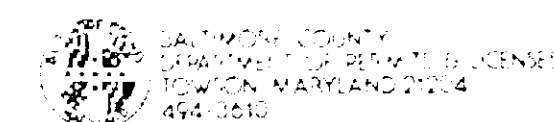
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1978 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

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

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/lz



PAUL H. BUNKER
DIRECTOR

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

Dear Mr. Hammond:

Property Owner: Joseph F. Trionfo, Sr.
Location: SW/S Taylor Avenue 355' N/W of Loch Raven Blvd.
BL-000
Proposed Zoning: Variance to permit a total of 677 parking spaces in lieu of the required 752 spaces.

Acres: 10.274
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 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 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. Suggested variance conflicts with the Baltimore County Building Code.

- X G. All change of use of spaces shall require that:
1. A change of occupancy shall be applied for, and the Building Department permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings shall include a professional seal. (Restaurant uses are classified as A-3 assembly)

- H. Before this office can comment on the above structure, please have the owner, turn 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 306.

- X I. Comments: Provide signs for handicap parking in compliance with code. Parking for handicap shall be located so as not to compel handicapped to pass behind parked vehicles.

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 #100 (Plans Section) at 111 West Chesapeake Avenue, Towson.

[Signature]
Charles E. Bunker, Jr.
Director

CLB:sh

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

October 23, 1981

NOTICE OF HEARING

RE: Petition for Variance
SW/S Taylor Ave., 355' NW of Loch Raven Blvd.
Joseph F. Trionfo, Sr. - Petitioner
Case #62-127-A

TIME: 1:30 P.M.

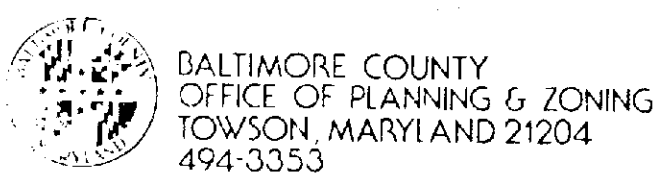
DATE: Tuesday, November 24, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. Leon G. Klug, Manager
Loch Raven Plaza Shopping Center
1266 Goucher Boulevard
Towson, MD 21204



WILLIAM E. HAMMOND
ZONING COMMISSIONER

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

RE: Petition for Variance
SW/s Taylor Ave., 355' NW of Loch Raven Blvd.
Joseph F. Trionfo, Sr., - Petitioner
Case #82-127-A

Dear Mr. Williams:

This is to advise you that \$112.25 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:klr

LOCH RAVEN
Page Two
May 14, 1981

463.20 feet), thence (12) South 30 degrees 14 minutes 04 seconds East 238.96 feet, thence (13) Southeast by a line curving to the right with a radius of 928.88 feet for a distance of 49.78 feet (the arc of said curve being subtended by a chord bearing South 28 degrees 41 minutes 57 seconds East 49.77 feet), thence (14) North 62 degrees 28 minutes 28 seconds East 32.16 feet and thence (15) South 16 degrees 36 minutes 25 seconds East 58.29 feet thence running (16) South 62 degrees 38 minutes 52 seconds East 330.78 feet to the aforesaid northwest side of Loch Raven Boulevard, thence running and binding thereon (17) North 28 degrees 39 minutes 50 seconds East 330.09 feet, thence running the two following courses and distances viz: (18) North 62 degrees 38 minutes 52 seconds West 305.19 feet and thence (19) North 28 degrees 31 minutes 13 seconds East 334.11 feet to the place of beginning..

Containing 10.274 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



WITHIN
WALKING
DISTANCE
OF MANY
PATRONS

AMPLE
PUBLIC
TRANSPORTATION
AVAILABLE IN ALL
DIRECTIONS

SHOPPING
CENTER
USES EACH
TREATED AS
IF ALONE,
FREE
STANDING

ANALYSIS OF LOCH RAVEN PLAZA SHOPPING CENTER PARKING VARIANCE

- 1.) Request for a parking variance of 97 spaces for the required 752 spaces is based upon the following proposed changes:
- A.1. Conversion of 500 sq. feet of Plumbing Mart storage to retail - (500 sq. ft. equals 2.5 spaces);
- A.2. Conversion of 4600 square foot area beneath equals 23 spaces) (1 space for 200 equals 23 spaces). Plumbing Mart to commercial use;
- B. Conversion of certain present non-retail space 6,256 square feet in stores 6, 9, 10, 14 and 24 (1 space for 200 sq. feet equals 31.3 spaces for retail vs. 20.9 spaces for non-retail use) space to commercial use;
- C. Conversion of one standard 2400 sq. foot store to restaurant use at some time in the future (1 space for 50 feet)

2.) Loch Raven Plaza is within walking distance of a large number persons in the surrounding, primarily high and medium density residential neighborhoods, including Glenmont and Glenmont Towers, Loch Raven Village, Hillendale and other area neighborhoods.

3.) Loch Raven Plaza is located on, or near, two or more bus lines, the No. 3 line from Baynesville to downtown, a north-south line on Loch Raven Boulevard and the No. 55 from Towson to Essex passing the site at Loch Raven Blvd. and Goucher Boulevard.

4. The Zoning Regulations of Baltimore County treat each store, restaurant, office and other use combined into a shopping center as if each is a free standing use, each of which must provide all of its own parking, and the Regulations also ignore the availability in many cases, including this center, of public transportation, as well as the fact that many patrons are within walking distance.

Baltimore
County
Parking
Regulations
Among
Nation's
Highest

Loch Raven
Plaza Has
No Department
or Discount
Stores

Closed In
Morning
Little
Parking
Demand

Center Uses
Have
Different
Daily &
Weekly
Peak
Parking
Needs and
Peaks.

Closed to
But Well
Separated
From Nearby
Residential
Areas

97 Space
Variance
Equals About
a 13%
Variance
Request.

5.) According to many sources, including various national companies, including The Rouse Company, developer of White Marsh Mall, Baltimore County's parking requirements are among the highest in the nation. Baltimore County's present parking regulations date from the 1955 Regulations perhaps the height of automobile usage in the United States, and they represent an over-reaction to the need for required parking from the 1945-1948 codification of the County's zoning requirements which we believe did not include any specific commercial parking standards.

6.) Loch Raven Plaza has no department store, junior department store or discount store which are higher weekend and holiday shopping periods traffic and parking generators.

7.) Loch Raven Plaza, like most shopping centers, has few stores or restaurants open during the morning peak traffic hours, and does not thus have any significant effect upon morning traffic or parking needs.

8.) The stores, restaurants, super market, banks and offices in Loch Raven Plaza all have different daily and weekly peak hours for use and, hence, different times for parking needs and peak parking space demands upon the available parking areas.

9.) Loch Raven Plaza is well separated from nearby residential uses, and hence poses not even a potential for parking overflow into these residential areas.

10.) The requested variance of 97 parking spaces, that is, 95 spaces provided for 752 required, represents a variance request of about 13% less than the Regulations require, i.e., about 7 spaces provided for every 8 spaces required.

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest side of Taylor Avenue, 355 ft. Northwest of Loch Raven Boulevard
DATE & TIME: Tuesday, November 24, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a total of 655 parking spaces in lieu of the required 752 spaces

The Zoning Regulation to be excepted as follows:

Section 409.2b - Minimum required parking spaces

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

Being the property of Joseph F. Trionfo, Sr., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 24, 1981 at 1:30 P.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

January 22, 1982

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

RE: Petition for Variance
SW/S of Taylor Avenue, 355' NW
of Loch Raven Boulevard - 9th
Election District
Joseph F. Trionfo, Sr. -
Petitioner
NO. 82-127-A (Item No. 246)

Dear Mr. Williams:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

EVANS, HAGAN & HOLDEFER, INC.

8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 968-1501

May 15, 1981

DESCRIPTION TO ACCOMPANY PETITION FOR PARKING VARIANCE LOCH RAVEN PLAZA SHOPPING CENTER 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the southwest side of Taylor Avenue, 100 feet wide, at a point distant 355 feet, more or less, measured in a northwesterly direction on said southwest side of Taylor Avenue from its intersection with the northwest side of Loch Raven Boulevard, 90 feet wide, thence leaving said place of beginning and running and binding on said southwest side of Taylor Avenue, the four following courses and distances, viz: (1) Northwest by a line curving to the right with a radius of 1,465.50 feet for a distance of 303.70 feet (the arc of said curve being subtended by a chord bearing North 45 degrees 19 minutes 29 seconds West 303.15 feet), thence (2) North 39 degrees 23 minutes 20 seconds West 123.78 feet, thence (3) South 44 degrees 25 minutes 00 seconds West 7.08 feet, and thence (4) North 37 degrees 52 minutes 20 seconds West 127.17 feet to the east side of Goucher Boulevard, of variable width, thence running and binding on said east side of Goucher Boulevard the eleven following courses and distances viz: (5) Southwesterly by a line curving to the left with a radius of 84.00 feet for a distance of 123.69 feet (the arc of said curve being subtended by a chord bearing South 72 degrees 09 minutes 07 seconds West 112.82 feet), thence (6) South 29 degrees 58 minutes 04 seconds West 93.65 feet, thence (7) Southwesterly by a line curving to the left with a radius of 567.00 feet for a distance of 82.94 feet (the arc of said curve being subtended by a chord bearing South 25 degrees 46 minutes 38 seconds West 82.87 feet), thence (8) South 27 degrees 15 minutes 18 seconds East 24.22 feet, thence (9) South 18 degrees 57 minutes 11 seconds West 18.59 feet, thence (10) North 72 degrees 01 minutes 02 seconds West 18.00 feet, thence (11) Southeasterly by a line curving to the left with a radius of 567.00 feet for a distance of 477.16 feet (the arc of said curve being subtended by a chord bearing South 06 degrees 07 minutes 33 seconds East

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wolf 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>DT</u>					Revised Plans: Change in outline or description <u>Yes</u>					
Previous case: <u>77-200R</u>					Map # <u> </u>					

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 5/15/81
Posted for: Joseph F. Trionfo, Sr.
Petitioner: Joseph F. Trionfo, Sr.
Location of property: Loch Raven Plaza
Location of Signs: Loch Raven Plaza
Remarks:
Posted by: Signature Date of return: 5/15/81

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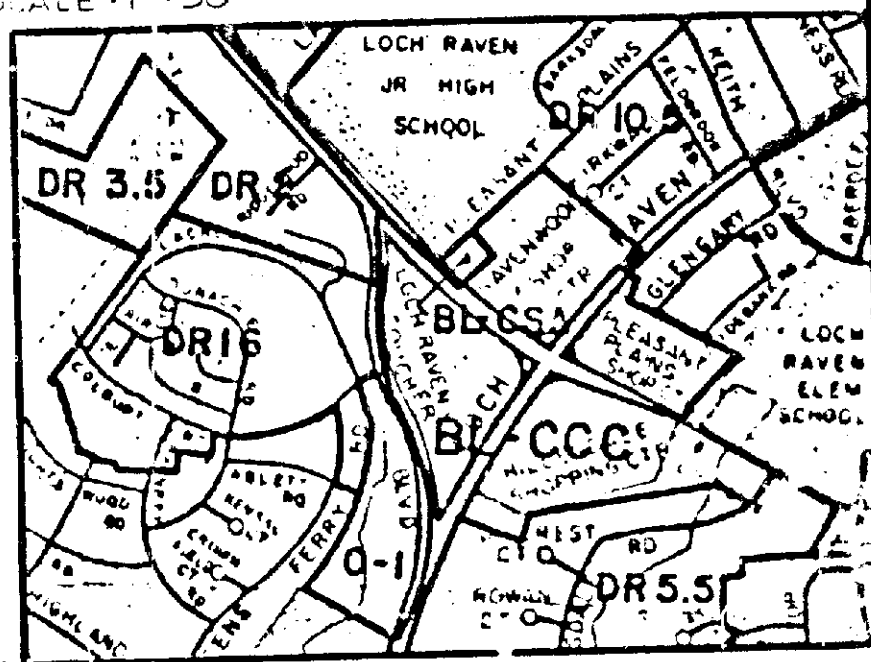
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-2-

Δ.

LOWER LEVEL
SCHEMATIC

SCALE: 1" = 50'



70CH

2000

BOULEVARD

#35
EZRAINE TIRE CO.

⑥ DAYS

EXIST. CURB & GUTTER

TRAFFIC LIGHT
POLE

LEFT TRAFFIC
FLOW ARROWS
AS SHOWN

W/STL POST
W/SHAW AEP-
LOCH RAYEN PLAZ

1. SAC
 2. ASST. DIR.
 3. CHIEF, IDENT.
 4. CHIEF, INSP.
 5. CHIEF, LAB.
 6. CHIEF, LEGAL COUNSEL
 7. CHIEF, PLANS & COMM.
 8. CHIEF, RECORDS & COMM.
 9. CHIEF, TRNG.
 10. CHIEF, OFF. OF CON. AFFS.
 11. CHIEF, OFF. OF INT. AFFS.
 12. CHIEF, OFF. OF PUBLIC AFFS.
 13. CHIEF, OFF. OF RESEARCH & ANALYSIS
 14. CHIEF, OFF. OF SPECIAL INVESTIGATIONS
 15. CHIEF, OFF. OF TECHNICAL SERVICES
 16. CHIEF, OFF. OF TRAINING
 17. CHIEF, OFF. OF RECORDS & COMM.
 18. CHIEF, OFF. OF LEGAL COUNSEL
 19. CHIEF, OFF. OF PLANS & COMM.
 20. CHIEF, OFF. OF INSP.
 21. CHIEF, OFF. OF IDENT.
 22. CHIEF, OFF. OF LAB.
 23. CHIEF, OFF. OF ASST. DIR.
 24. CHIEF, OFF. OF SAC
 25. CHIEF, OFF. OF ASST. DIR.

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KED TO WATCH NEW PAVING

EX 10-15
BLIMP

TRAL SAVINGS BANK

[illegible]

17

EX 101
BLIMP

445

CONF

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