

PETITION FOR SPECIAL EXCEPTION 84-325-X

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Movie Theaters within a retail zone of existing shopping center buildings within a BL-CNS zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, 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 _____ day of _____, 1984, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
5/5 Smith Ave., 372.5' W of Wickfield Rd., 3rd District : OF BALTIMORE COUNTY
GREENSPRING MALL LIMITED PARTNERSHIP, Petitioner : Case No. 84-325-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices shall be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Nancy E. Paige, Attorney for Petitioner, 233 E. Redwood Street, Baltimore, MD 21202.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 3, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Greenspring Mall Ltd. Partnership
SUBJECT: 84-325-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject petition.

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

NEG/JGH/sf

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 14, 1984

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 Public Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Item No. 258 - Case No. 84-325-X
Greenspring Mall Limited Partnership
Special Exception Petition

Dear Ms. Paige:

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

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Daft-McCune-Walker
530 E. Joppa Road
Towson, Maryland 21204

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #258 (1983-1984)
Property Owner: Greenspring Mall Limited Partnership
Parcel 1 - 510' S. of S/S Smith Ave., 372.5' W. Wickfield Rd.
Parcel 2 - 60' S. of S/S Smith Ave., 500' W. Wickfield Rd.
Acres: Parcel 1 - 0.30
Parcel 2 - 1.40
District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #258 (1983-1984).

Very truly yours,

Robert A. Morin
ROBERT A. MORIN, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

O-SN Key Sheet
28 & 29 NW 14 & 15 Pos. Sheets
NW 7 & 8 D Topo
78 Tax Map

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

James A. Boller
James A. Boller
Chief, Current Planning and Development

MICROFILMED

cc: James Howell

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

STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 252, 258 and 259 ZAC- Meeting of April 10, 1984

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 252, 258, and 259.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cem

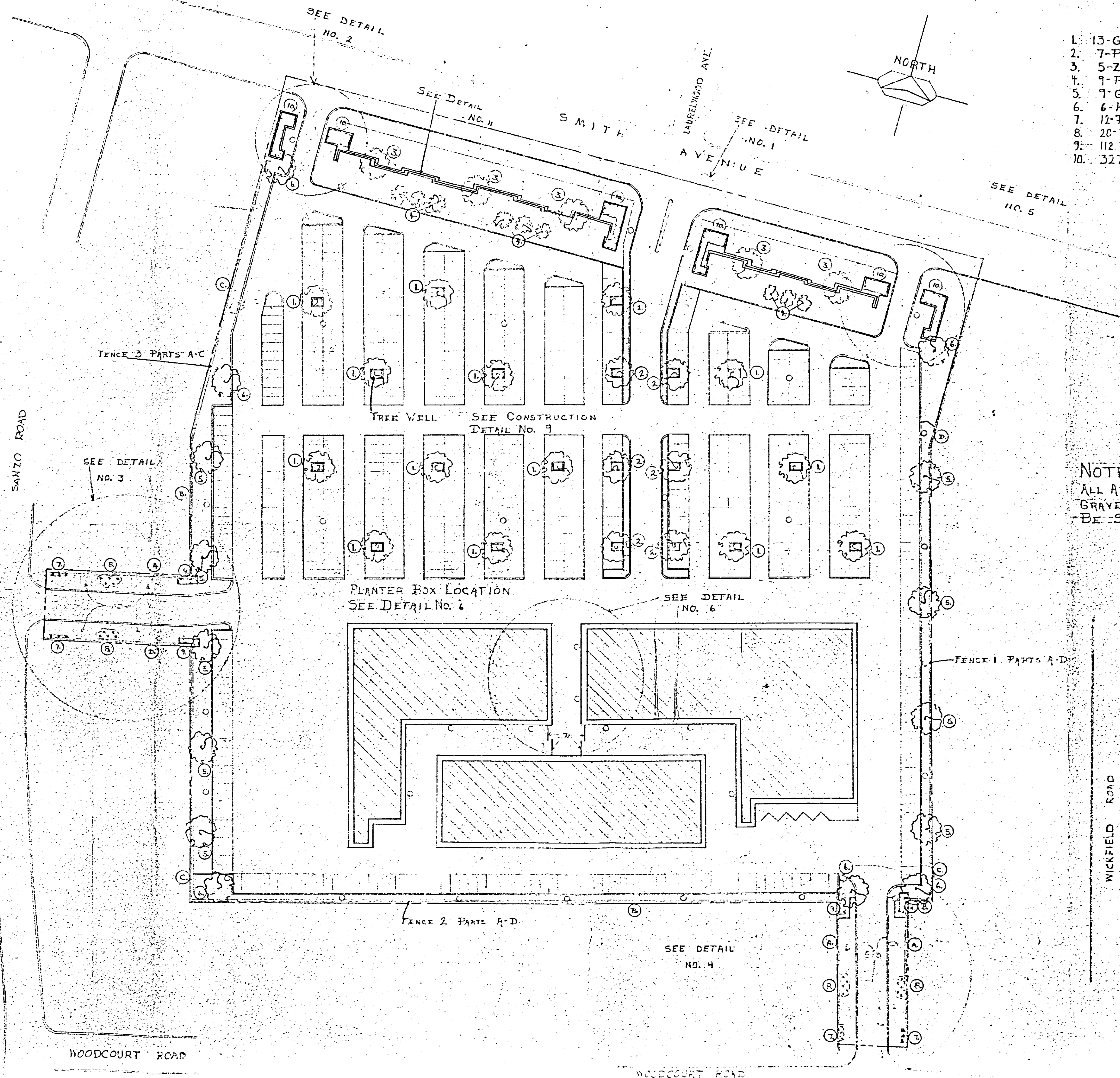
MICROFILMED

PLANT LIST

1. 13-GLADITSIA TRIACANTHOS "SHADEMASTER"
2. 7-PHELLODENDRON ANDREANSI
3. 5-ZELKOVA SERPATA
4. 9-PRUNUS "KWAZAN"
5. 9-GINKGO BILOBA
6. 6-KOELFUTERIA FANICULATA
7. 12-PIRACANTHA COCCINEA LALANDI
8. 20-VIBURNUM DILATATUM
9. 112 ILEX CRENATA HETZI
10. 327-TAXUS MEDIA THAYERI

NOTE

ALL AREAS NOT COVERED WITH
GRAVEL OR TAN ROOT SHOULD
BE SOODED.



JOHN P. DONOFRIO INC.	
LANDSCAPE DESIGNERS	
FOR GREEN SPRING SHOPPING CENTER SMITH AVENUE BALTIMORE, MARYLAND	
DATE	SCALE
DESIGN BY	DRAWN BY
DRAWING NO.	PLAN NO.

PETITIONER'S
EXHIBIT 3

MICROFILMED

APR 9 1984

BAITIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 258, Zoning Advisory Committee Meeting of April 10, 1984

Property Owner: Greenspring Mall Limited Partnership

Location: Parcel 1: 510' S. of S/S Smith Avenue District 3

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

(✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

(✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charcoal burner operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval of a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

MICROFILMED

Zoning Item # 258 Zoning Advisory Committee Meeting of April 10, 1984

Page 2

(✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.

() The results are valid until _____.

() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____.

() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.

() Others _____

SS 20 1283 (2) R

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BAITIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REIN, E
CHIEF

April 10, 1984

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

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Greenspring Mall Limited Partnership

Location: 510' S. of S/S Smith Avenue 372.5' W. Wickfield Road.
60' S. of S/S Smith Avenue 500' W. Wickfield Road

Item No.: 258 Meeting of 4/10/84

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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWED BY: [Signature] 4/11/84
Planned by: [Signature] 4/11/84
Special Inspection Division
Fire Prevention Bureau

Covered mall shall be provided with unobstructed exit access on each side of the mall floor area of not less than 10 feet in clear width parallel to and adjacent to the mall store front.

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

April 10, 1984

THE ZONING JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 258 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greenspring Mall Limited Partnership
Location: Smith Avenue / Wickfield Road
Existing Zoning: Parcel #1: BL-CNS, Parcel #2: D.R. 5.5
Proposed Zoning: Special exception for Movie Theatre within perimeter of existing shopping center buildings within a BL-CNS zone.

Acres: Parcel #1: 0.30, Parcel #2: 1.10
District: 3rd.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

(X) A building/ & 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. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for commercial uses or 3'0" for one & two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(X) 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 505 and the required construction classification of Table 401, Section 103.0 as amended by Bill 1-82.

(X) Comments - It will be necessary to see the existing scheme of the occupancies opening onto the mall on the right half of center of the structure. It is assumed this mall is an open mall and not enclosed with a roof. Compliance with the State and Local Handicapped Code will be required. Locations of handicapped parking, signs, curb cuts, etc. shall be shown on plans.

NOTE: These comments reflect only on the information provided by the drawings 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 W. Chesapeake Ave., Towson.

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

CEB:es MICROFILMED

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

May 9, 1984

THE ZONING JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

REVISOR
Comments on Item # 258 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greenspring Mall Limited Partnership
Location: Smith Avenue/Wickfield Road
Existing Zoning: Parcel #1: BL-CNS, Parcel #2: D.R. 5.5
Proposed Zoning: Special exception for Movie Theatre within perimeter of existing shopping center buildings within a BL-CNS Zone.

Acres: Parcel #1: 0.30, Parcel #2: 1.10
District: 3rd.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

(X) A building/ & 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. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for commercial uses or 3'0" for one & two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered 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 505 and the required construction classification of Table 401.

(X) Comments - The applicant should be made aware of Section 103.0 of the Building Code which could have far reaching effects. They should have their Architect review Table 307 for Code requirements. Also, all shopping center lots that do not comply with State Handicapped Code requirements shall be brought up to standard. This office can provide additional information.

NOTE: These comments reflect only on the information provided by the drawings 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 W. Chesapeake Ave., Towson.

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

Copy: Harry Staub
Building Inspection

CEB:es MICROFILMED

IN RE: PETITION SPECIAL EXCEPTION
S/S of Smith Avenue, 372.5'
W of Wickfield Road - 3rd
Election District

Greenspring Mall Limited
Partnership,

Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-325-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a movie theater within its shopping center located in a B.L. Zone, as more particularly shown on Petitioner's Exhibit 2.

The Petitioner appeared and was represented by Counsel. There were no Protests.

Testimony indicated that the Petitioner, the owner of a shopping center on Smith Avenue in Pikesville, wishes to replace an existing bowling alley comprising approximately 26,000 square feet with a movie theater and other retail uses. The proposed movie theater will comprise approximately 13,000 square feet and the retail uses will utilize the remainder. The theater, which will hopefully benefit the large number of families and senior citizens residing in the area, will be a high-class, first-run operation. The shopping center itself serves a great number of people who walk and who do not have access to transportation. In fact, no similar entertainment exists within close proximity to the area.

The traffic generated by the theater will peak on Friday and Saturday nights, averaging about 150 cars during the hours when shows are changing. Although the peak hours differ from the bowling alley, the traffic generated by the theater will be similar to that generated by the bowling alley. Certainly, there would be no greater overall impact caused by the theater over and above that caused by the bowling alley.

ORDER RECEIVED FOR FILING
DATE May 31, 1984
BY [Signature]

MICROFILMED

The Current Planning and Development Division, Office of Planning and Zoning, suggests that an access road to the shopping center from Woodcourt Road be chained off or closed after the 8:00 p.m. movie in order to avoid late night traffic on the residential streets in the area. However, since the primary points of ingress and egress are from Smith Avenue and Sanzo Road, traffic flow via this access point would be minimal. To close this entrance would not reduce traffic and would only cause confusion.

The Petitioner seeks relief from Section 230.13, pursuant to Section 502.1, of the Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permit the use requested by the Petitioner in a B.L. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary business uses in the vicinity of the proposed movie theater. Therefore, it must be determined whether the conditions delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1216 (1981).

ORDER RECEIVED FOR FILING
DATE May 31, 1984
BY [Signature]

MICROFILMED

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of May, 1984, that the Petition for Special Exception for a movie theater in a B.L. Zone be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

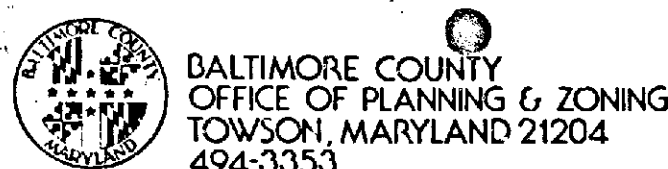
- That all permits may be issued; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Compliance with the comments submitted by the Department of Permits and Licenses, dated May 9, 1984, which are adopted herein and made a part of this Order.
- Six hundred and fifty-three parking spaces shall be provided, as indicated on Petitioner's Exhibit 2, which actually shows 660 spaces; however, if the Petitioner cannot satisfy the parking requirements of the BCZR by providing the requisite number of handicapped spaces required to satisfy the Maryland Department of Transportation laws, no variance will be required therefor.

Zoning Commissioner of Baltimore County

cc: Nancy E. Paige, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE May 31, 1984
BY [Signature]

CEB:es MICROFILMED



ARNOLD JABLO
ZONING COMMISSIONER

May 17, 1984

Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

Re: Petition for Special Exception
S/S Smith Ave., 372.5' W of Wickfield Rd.
Greenspring Mall Limited Partnership - Petitioner
Case No. 84-325-X

Dear Ms. Paige:

This is to advise you that \$53.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

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

No. 130572

LD JABLO
Commissioner

DATE 5-23-84 ACCOUNT R-01-615-000

AMOUNT \$53.00

RECEIVED FROM: Greenspring Mall Partnership Co.
FOR: advertising & posting Case # 84-325-X
(Greenspring Mall Ltd. Partnership)

U.S. 800-555-5200 8234A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

PETITION FOR SPECIAL EXCEPTION

3rd Election District

ZONING: Petition for Special Exception

LOCATION: South side of Smith Avenue, 372.5 ft. West of Wickfield Road

DATE & TIME: Wednesday, May 23, 1984 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 Special Exception for movie theatre within perimeter of existing shopping center buildings within a B.L.-C.N.S. zone

Being the property of Greenspring Mall Limited Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLO
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333

Land Planning Consultants
Landscape Architects
Engineers

Description

To Accompany Petition For
Special Exception In A B-5.5 Zone
Greenspring Shopping Center
South Side Of Smith Avenue
West Of Wickfield Road
Third Election District
Baltimore County, Maryland

Beginning for the same at the point distant 60 feet, more or less, south of the south side of Smith Avenue, 90 feet wide, and distant 500 feet, more or less, west of the west side of Wickfield Road, 60 feet wide, running thence six courses: (1) South 88 degrees 34 minutes 00 seconds West 186 feet, more or less, (2) South 16 degrees 10 minutes 30 seconds East 167 feet, more or less, (3) South 73 degrees 49 minutes 30 seconds West 20 feet, more or less, (4) South 16 degrees 10 minutes 30 seconds East 175 feet, more or less, (5) North 73 degrees 49 minutes 30 seconds East 200 feet, more or less, and (6) North 16 degrees 10 minutes 30 seconds West 295 feet, more or less, to the place of beginning.

Containing 1.40 acres of land, more or less.



March 26, 1984
Our File No. 84029

MICROFILMED

Baltimore, PA. LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
3rd Election District

ZONING: Petition for Special Exception
LOCATION: South side of Smith Avenue,
372.5' West of Wickfield Road
DATE & TIME: Wednesday, May 23, 1984
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 Special Exception for movie theatre within perimeter of existing shopping center buildings within a B.L.-C.N.S. zone
Being the property of Greenspring Mall Limited Partnership, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

55149

Pikesville, Md., May 2, 1984

ENTIFY, that the annexed advertisement

is in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

land before the 23rd day of

May, 1984

Publication appearing on the

day of May, 1984

the second publication appearing on the

day of May, 1984

the third publication appearing on the

day of May, 1984

THE NORTHWEST STAR

Manager

Cost of Advertisement \$20.00

MICROFILMED

DAFT-MCUNE-WALKER, INC.

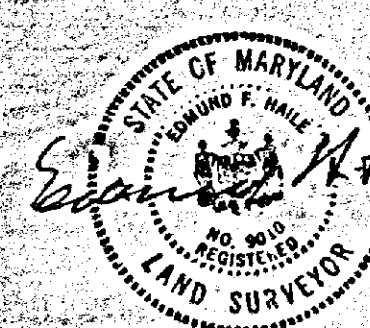
530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

Description

To Accompany Petition For
Special Exception In A B-5.5 Zone
Greenspring Shopping Center
South Side Of Smith Avenue
West Of Wickfield Road
Third Election District
Baltimore County, Maryland

Beginning for the same at the point distant 510 feet, more or less, south of the south side of Smith Avenue, 90 feet wide, and distant 372.5 feet, more or less, west of the west side of Wickfield Road, 60 feet wide, running thence six courses: (1) South 73 degrees 49 minutes 30 seconds West 85 feet, more or less, (2) North 16 degrees 10 minutes 30 seconds West 30 feet, more or less, (3) South 73 degrees 49 minutes 30 seconds West 50 feet, more or less, (4) South 16 degrees 10 minutes 30 seconds East 125 feet, more or less, (5) North 73 degrees 49 minutes 30 seconds East 135 feet, more or less, and (6) North 16 degrees 10 minutes 30 seconds West 95 feet, more or less, to the place of beginning.

Containing 0.30 acres of land, more or less.



March 26, 1984

Our File No. 84029

MICROFILMED

Revised plan
5/19/84

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. RENNER
WILLIAM F. ENGLEHART, JR.
STEPHEN J. NOLAN
G. SCOTT BARRHOUGH
ROBERT L. HANLEY, JR.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
March 22, 1984
TELEPHONE (301) 823-7800

The Honorable Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Amendment of Petition for Special
Exception filed on behalf of
Mr. Hyatt and Mr. Smeyne to correct
corporate petitioner, namely M.A.T.O.
Limited

Dear Commissioner Jablon:

JAMES J. WARD, III

On February 22, 1984, we filed a petition to transfer the existing special exception by creating a new special exception for the arcade at 403 York Road, on behalf of Mr. Hyatt and Mr. Smeyne.

Mr. Hyatt and Mr. Smeyne are the stockholders and officers of M.A.T.O. Limited, which we are hereby showing and amending to be the corporate petitioner.

This Item No. 227 has not yet been advertised and posted for hearing, but when it is so advertised and posted, we will greatly appreciate it indicating that the corporate petitioner is M.A.T.O. Limited, with the landlord/owner remaining James J. Ward, III.

Thanking you and your staff for your kind attention to this matter, I am

Respectfully,
Newton A. Williams

Newton A. Williams

NAW:ylm

cc: Mr. Nicholas Commodari
Robert Yerman, Esquire
Mr. & Mrs. Preston Rich

Mr. Morton Hyatt
Mr. Joel M. Smeyne
Frank S. Lee, R.L.S.

MICROFILMED

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
March 22, 1984
TELEPHONE (301) 823-7800

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County Office Building
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NAW:ylm

cc: Mr. Nicholas Commodari
Robert Yerman, Esquire
Mr. & Mrs. Preston Rich

Mr. Morton Hyatt
Mr. Joel M. Smeyne
Frank S. Lee, R.L.S.

B.P.S. to Messrs. Commodari and Swam:
Please find enclosed herewith an additional copy of the site plan of January 20, 1984, which was owed to the file at the time of filing.

Before this case is set for hearing it will be appreciated if you will check with me since I am trying to plan a weeks vacation in late April and early May. Thanks. N.A.W.

MICROFILMED

April 26, 1984

Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Special Exception
S/S of Smith Ave., 372.5' W of
Wickfield Road
Greenspring Mall Limited Partnership - Petitioner
Case No. 84-325-X

TIME: 1:30 P.M.

DATE: Wednesday, May 23, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. Michael L. Brooks
Suite 200
1515 Reisterstown Road
Baltimore, Maryland 21208

Zoning Commissioner
of Baltimore County

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

No. 128237

DATE 5/22/84 ACCOUNT R-01-615-000

AMOUNT \$180.00

RECEIVED FROM: Greenspring Mall Partnership Co.
FOR: advertising & posting Case # 84-325-X
1021

U.S. 800-555-5200 8254A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
S/S of Smith Avenue, 372.5' * ZONING COMMISSIONER
W of Wickfield Road - 3rd *
Election District * OF BALTIMORE COUNTY
Greenspring Mall Limited *
Partnership, * Case No. 84-325-X
Petitioner *

ORDER

Pursuant to a Motion to Amend Site Plan filed by the Petitioner in the above matter and as the proposed amended site plan does not affect, change, modify or alter the special exception granted herein but only reflects renovations to Greenspring Shopping Center which are allowed as a matter of right, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of November, 1984, that the site plan adopted herein as Petitioner's Exhibit 2 shall be and is hereby AMENDED by the site plan attached to Petitioner's Motion and for only the reasons cited therein as described above.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Nancy E. Paige, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE November 14, 1984

BY *[Signature]*

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
S/S of Smith Avenue, 372.5' * ZONING COMMISSIONER
W of Wickfield Road - 3rd *
Election District * OF BALTIMORE COUNTY
Greenspring Mall Limited *
Partnership, * Case No. 84-325-X
Petitioner *

MOTION TO AMEND SITE PLAN

Greenspring Mall Limited Partnership moves to amend its site plan submitted in support of its petition for special exception approved May 31, 1984, to reflect an atrium and mall area of 7,230 square feet, and office area of 13,840 square feet; and to increase parking from 660 spaces to 766, all as reflected on the amended site plan incorporated as Exhibit A hereof. The grounds of the motion are as follows:

1. Renovations to the Greenspring Shopping Center include roofing over existing common areas to create a mall and atrium, which were not described in the original site plan. These covered areas are within the perimeter of the existing buildings and do not extend the center beyond the area occupied by buildings on the original plat.
2. Office spaces have been added on a mezzanine not reflected on the original site plan. A smaller existing mezzanine is being removed. Offices are permitted in the R.L. zoning district and are not subject to special exception.

3. Parking spaces have been increased to better serve the customers of the center. Parking exceeds zoning requirements. The paved area has not been changed.
WHEREFORE, petitioner moves for approval of its amended site plan.

[Signature]
Nancy E. Paige
Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202
(301) 576-4294
Attorney for Petitioner

-2-

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
S/S of Smith Avenue, 372.5' * ZONING COMMISSIONER
W of Wickfield Road - 3rd *
Election District * OF BALTIMORE COUNTY
Greenspring Mall Limited *
Partnership, * Case No. 84-325-X
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AJ/srl

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People's Counsel

ORDER RECEIVED FOR FILING

DATE November 14, 1984

BY *[Signature]*

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
S/S of Smith Avenue, 372.5' * ZONING COMMISSIONER
W of Wickfield Road - 3rd *
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Greenspring Mall Limited *
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Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202
(301) 576-4294
Attorney for Petitioner

-2-

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
S/S of Smith Avenue, 372.5' * ZONING COMMISSIONER
W of Wickfield Road - 3rd *
Election District * OF BALTIMORE COUNTY
Greenspring Mall Limited *
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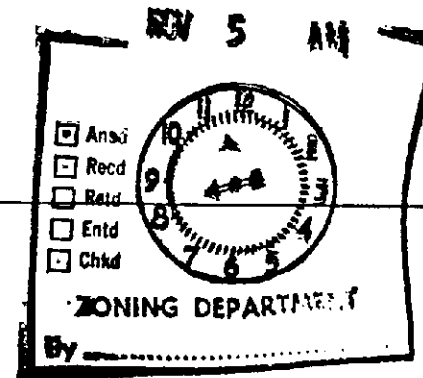
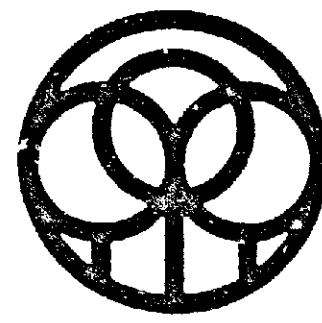
[Signature]
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Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
Garrett Building
233 E. Redwood Street
Baltimore, Maryland 21202
(301) 576-4294
Attorney for Petitioner

-2-

TRANSMITTAL

DAFT-MCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers

530 East Joppa Road, Towson, Md. 21204
Telephone: 301-296-3333



To: Arnold Jablon
Zoning Commissioner

Date: 11/5/84
Job no.: 84029

Attention: Green Spring Mall
Reference: Case # 84-325-X

Gentlemen:

We are sending you ☐ attached ☐ under separate cover: ☐ via
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐

Copies	Date	Number	Description
2			Motion to Amend Site Plan
2			Revised Site Plan

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐

Remarks

cc:

Signed: Ed Hille

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-325-X

District: 3rd Date of Posting: 5-4-84

Posted for: Special Exception

Petitioner: Greenspring Mall Limited Partnership

Location of property: 575 E. Smith Avenue, 372.15' W of Wickfield Road

Location of Signs: 1 sign north side of road at south entrance to mall
1 sign east end of Long Road, 1 sign north side of Smith Ave.

Remarks: Center of mall

Posted by: A. J. [Signature] Date of return: 5-11-84

Number of Signs: 5

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~XXXXXX~~ of one time ~~XXXXXX~~ before the 23rd day of MAY, 1984, the ~~XXXX~~ publication appearing on the 3rd day of MAY, 1984.

THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$ 18.00

PETITION FOR SPECIAL EXCEPTION
3rd Elected District
COUNTY: Petition for Special Exception
LOCATION: South side of Smith Avenue, 372.15' West of Wickfield Road
DATE & TIME: Wednesday, May 2, 1984, 1:30 P.M.
PUBLIC HEARING: Room 100, 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 Special Exception for movie theatre within perimeter of existing shopping center buildings within a B.L.C.N.S. zone.
Being the property of Greenspring Mall Limited Partnership, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner of Baltimore County
May 3.

84-325-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

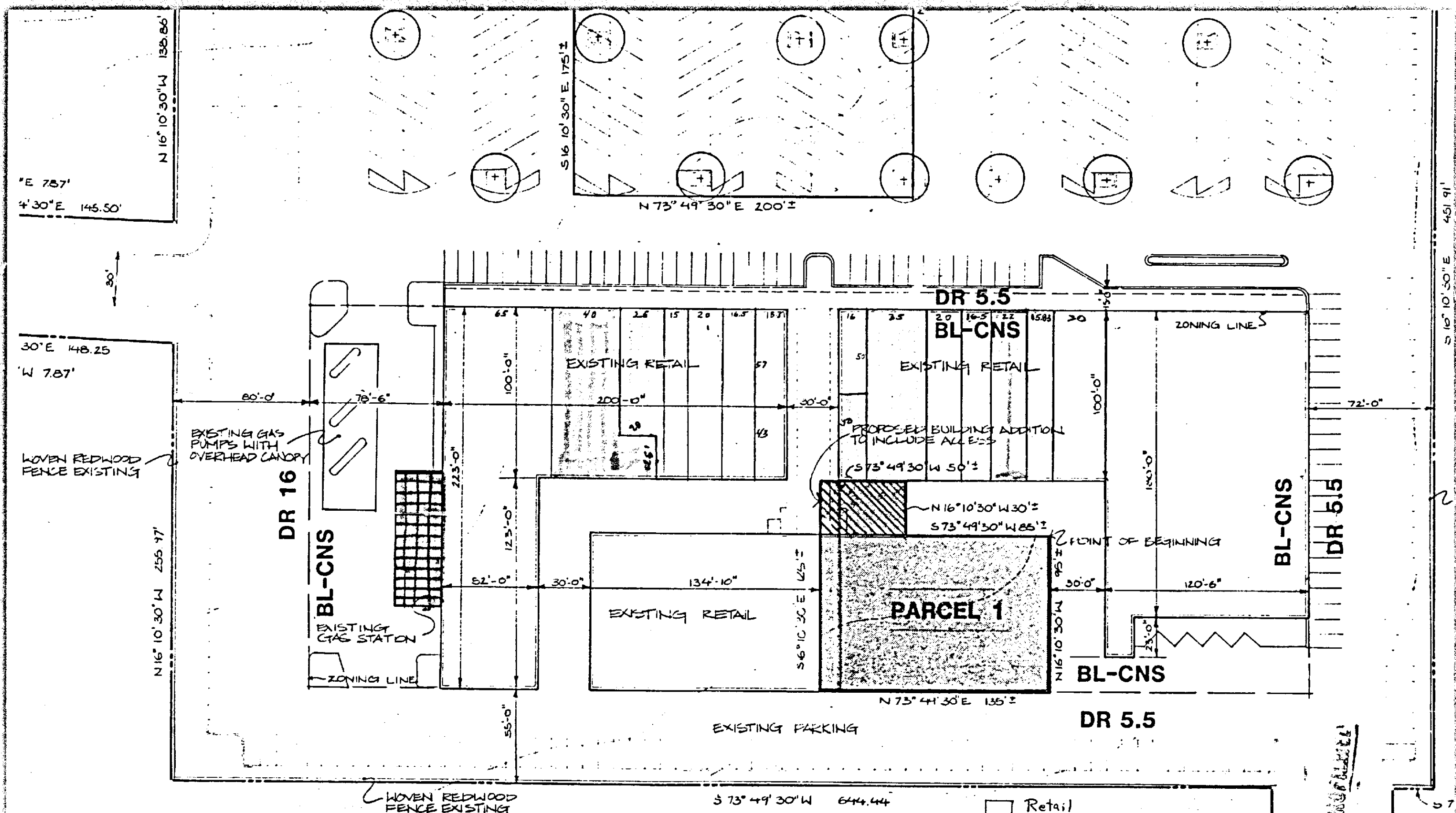
Your petition has been received and accepted for filing this 19th day of April, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner: Greenspring Mall Limited Partnership
Petitioner's Attorney: Nancy B. Paige, Esq.

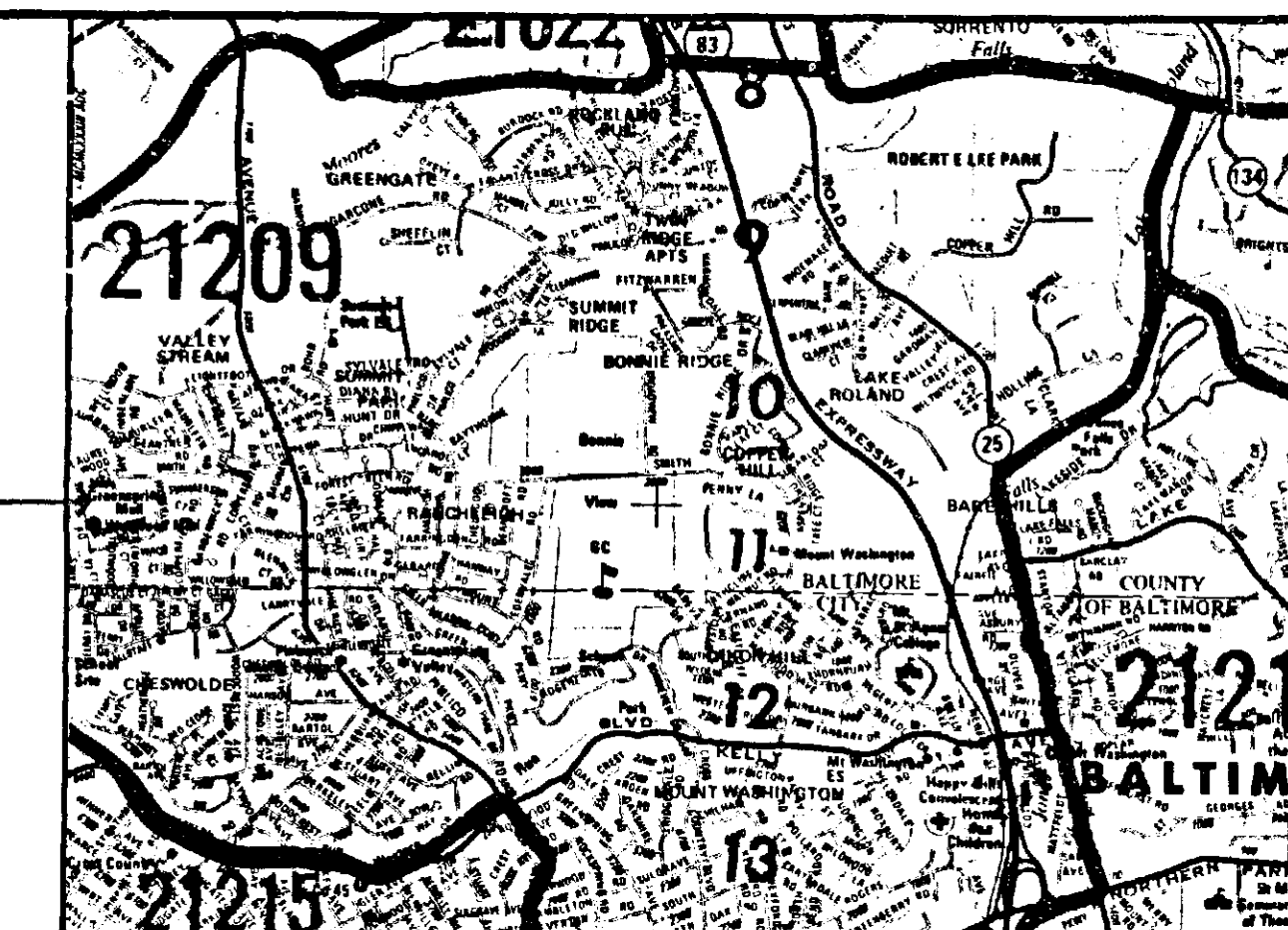
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

MICROFILMED



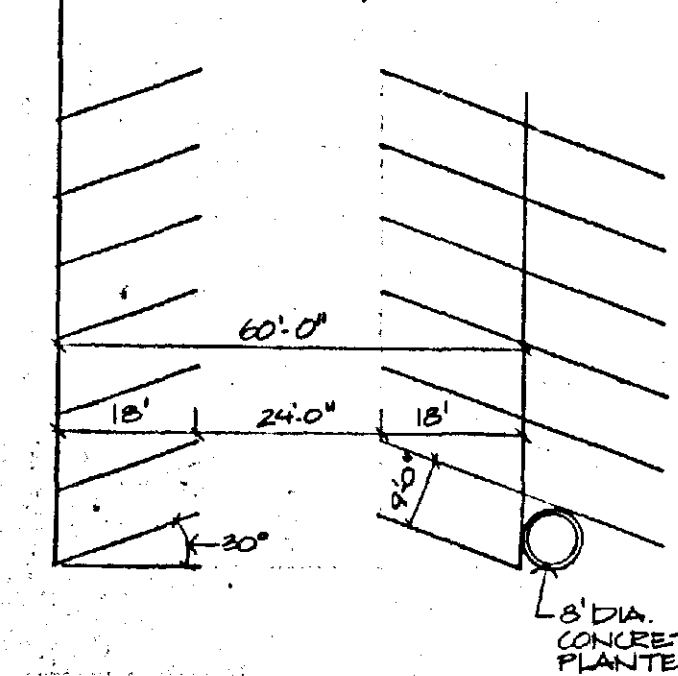
PETITIONER'S EXHIBIT 4

- ☐ Retail
- ☐ Bank
- ☐ Office
- ☐ Gas Station
- ☐ Restaurant



VICINITY MAP
SCALE 1"=2000'

TYPICAL PARKING BAY LAYOUT
SCALE: 1"=20'
4" WIDE WHITE PAINTED PARKING LINES.
(ALL PARKING SPACES NOTED ON THIS PLAN)



PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
T-1	12	ZELKOYA SERRATA VILLAGE GREEN	VILLAGE GREEN ZELKOYA	2-2 1/2" CALIB.	B & B
T-2	5	GLADISTEA TRICANTHOS INERMIS	SHADEMASTER LOCUST	2-2 1/2" CALIB.	B & B
T-3	5	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	2-2 1/2" CALIB.	B & B
EVERGREENS					
E-1	4	PICEA EXCELSA (ADRES)	NORWAY SPRUCE	5' TO 6'	B & B
E-2	17	PINUS STROBUS	WHITE PINE	5' TO 6'	B & B
ORNAMENTAL TREES					
O-1	3	ACER GINNALA	AMUR MAPLE	1 3/4" - 2"	B & B HEAVY
O-3	5	MALLUS 'INDIAN MAGIC'	INDIAN MAGIC CRAB	4' TO 6'	B & B HEAVY
SHRUBS					
S-1	40	TAXUS BACCATA REPANDENS	ENGLISH YEW	18" - 24"	B & B
S-2	32	JUNIPERUS HORIZ. PLUMOSA	ANDROMEDA JUNIPER	18" - 24"	B & B
S-3	4	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	18" - 24"	B & B
S-4	11	COTONEASTER SALIC. REPANDENS	WILLOWLEAF COTONEASTER	15" - 18"	CONT.
GROUND COVERS					
GC-1	97	LIRIOPE MUSCARI	BIG BLUE LILYTURF	1" - 3"	
GC-2	497	EUCYMIUS FORTUNEI 'COLORADO'	WINTERCREEPER EUCYMIUS	4" - 12"	2 1/2" POTS 2" O.C.
GC-3	56	JUNIPERUS HORIZ. 'BAR HARBOR'	BAR HARBOR JUNIPER	12" - 15"	
GC-4	169	VINCA MINOR	MYRTLE	2 YEAR	3" POTS 8" O.C.
PERENNIALS					
P-1	100	NARCISSUS 'KING ALFRED'	KING ALFRED SAFFORIL	2 YEARS	8" O.C.

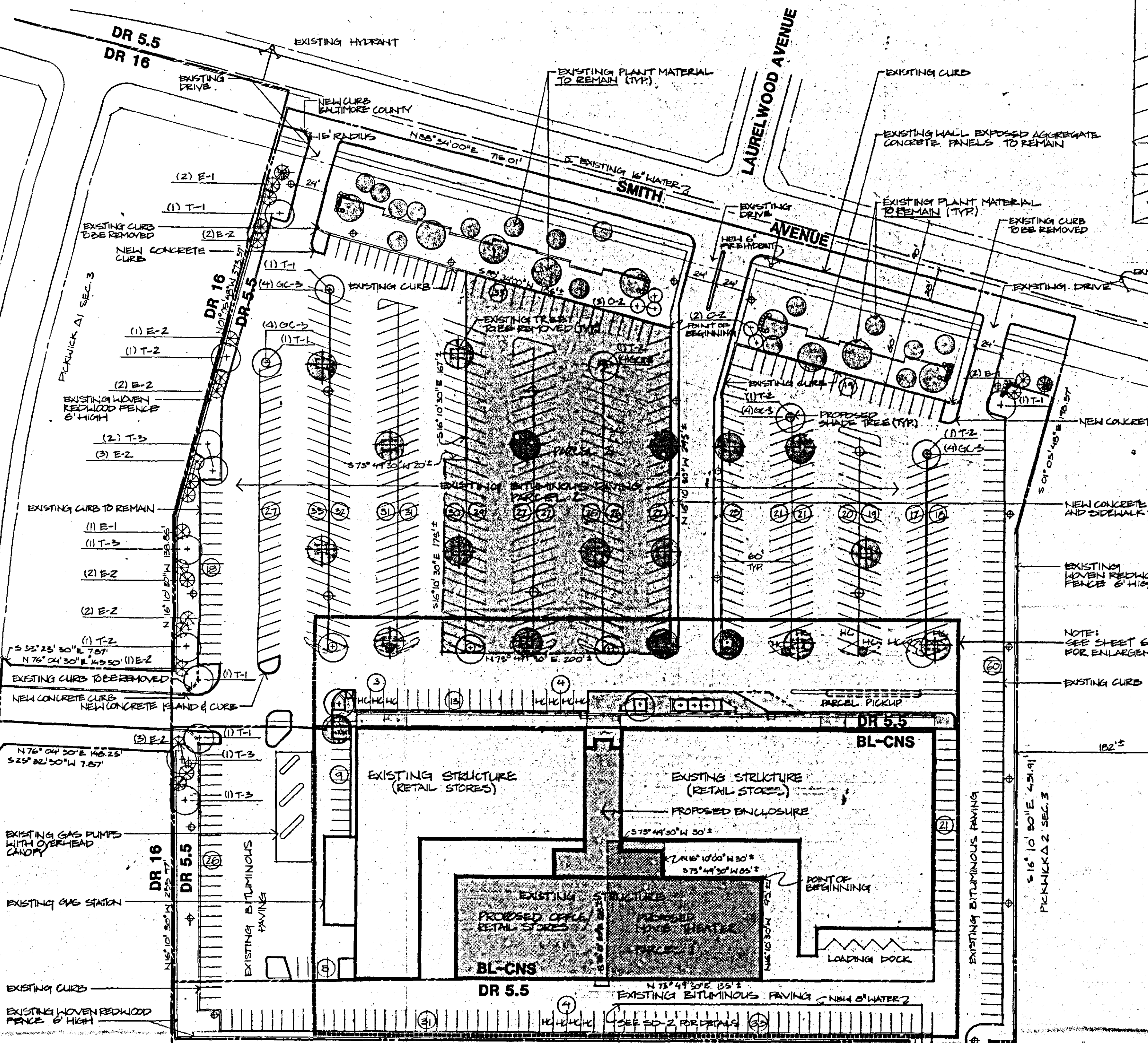
NOTE: PLANT LIST IS FOR BOTH SD-1 & SD-2

LEGEND

- (17) NUMBER OF PARKING SPACES IN A BAY
- (17) EXISTING PLANT MATERIAL TO REMAIN
- (17) EXISTING TREE TO BE REMOVED
- (17) KEY QUANT
- (17) PROPOSED SHADE TREE
- (17) PROPOSED ORNAMENTAL TREE
- (17) PROPOSED EVERGREEN TREE
- EXISTING CURBS TO BE REMOVED
- PROPOSED CURBS
- EXISTING CURBS TO REMAIN
- AREA SHOWN IN SD-2
- H.C. HANDICAPPED PARKING SPACES
- PROPERTY LINE
- ⊕ EXISTING LOW LEVEL LIGHTS 250W
- ⊕ EXISTING HPS LIGHTING 2' 1000W/POLE
- 8" DIA CONCRETE PLANTERS * REQUIRED 13

SITE DATA

GROSS ACREAGE	12.9 ACRES ±
NET ACREAGE	12.2 ACRES ±
ZONING	30 ACRES - BL-CNS / 12 ACRES - DR 5.5
EXISTING BUILDING SF AND USES	
RETAIL BANK	50,094
OFFICE	5,500
GAS STATION	2,275
RESTAURANT	7,500
BOWLING ALLEY	25,110
PROPOSED AND EXISTING USES TO REMAIN	
RETAIL BANK	50,094
OFFICE	5,500
GAS STATION	2,275
RESTAURANT	7,500
RETAIL	14,240
ATRIUM & MALL	72,330
OFFICE	15,840
THEATER	11,012 (100 SEATS)
PARKING REQUIRED	
DEED REFERENCE	4407/65
OWNER	GREENSPRING MALL ASSOCIATES 610 REISTERSTOWN ROAD BALTIMORE, MARYLAND 21208
PARCEL ADDRESS	2001 SMITH AVENUE PARKVILLE, MARYLAND 21209
ELECTION DISTRICT	BALTIMORE COUNTY



GENERAL NOTES

The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.

Location of manholes, inlets, handholes, etc., are not guaranteed. Contractor shall verify to his satisfaction all utility locations. The Contractor shall test pit all existing utilities within the limits of construction to determine the exact location and depth as required. Report any discrepancies from that indicated on plan to the Architect. All utilities are to be retained unless marked otherwise, and appurtenances are to be adjusted to finish grade. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.

The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.

All construction shall follow the latest Baltimore County Standards and Specifications or as detailed on the drawing.

All areas within contract limits, not designated to receive paving, or which in planting areas, shall be fine graded and rolled in accordance with the specifications and also 1/2" thick.

Spot elevations shown in the parking areas and drives are for pavement surfaces and bottom of curbs unless otherwise noted.

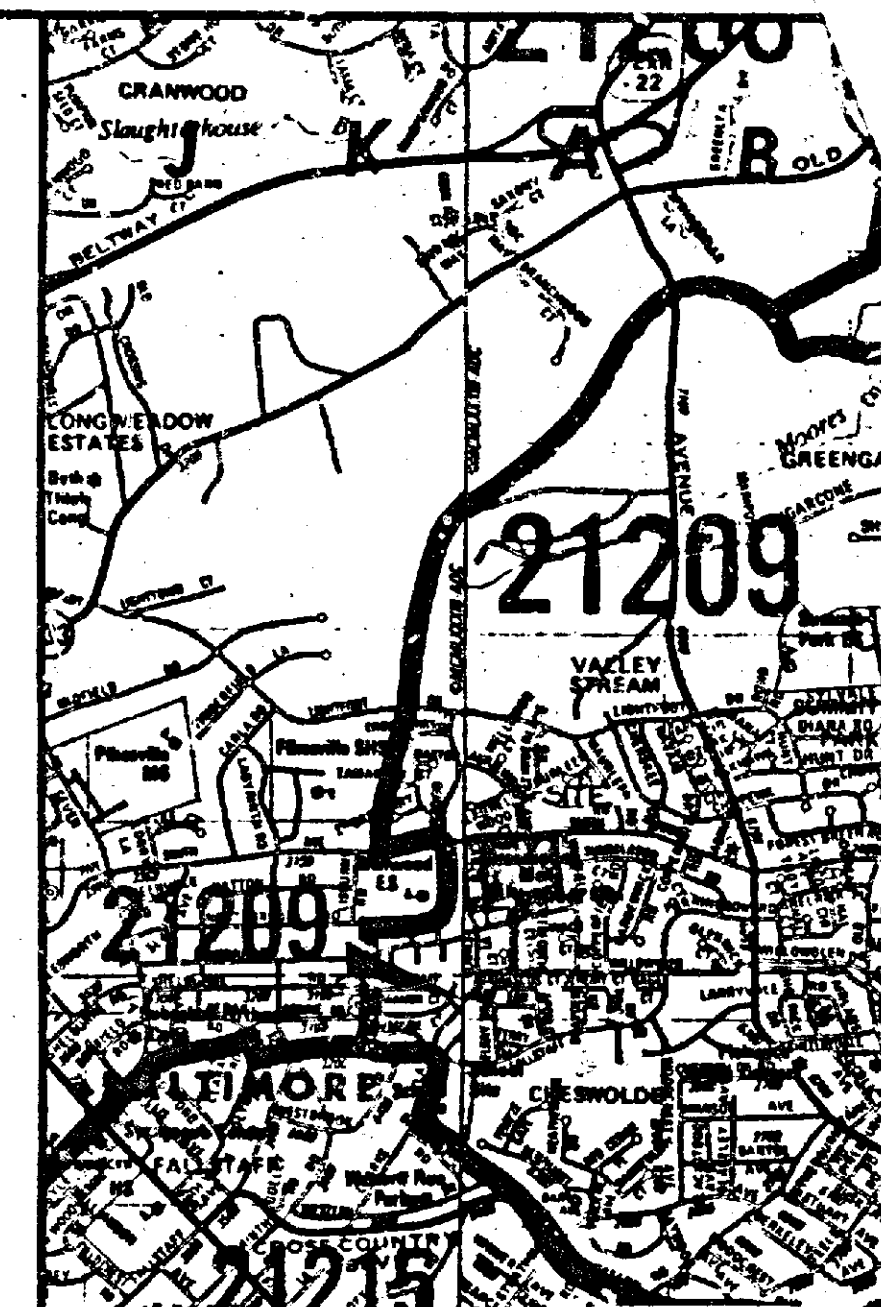
Dimensions shown on the layout plan are to road and building centerlines, face of curbs and face of building (out to out).

Unless otherwise noted all curb radii are 2'-0".

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (301) 296-3333

**GREENSPRING CENTRE
DEMOLITION, LAYOUT
&
PLANTING PLAN**

DATE	7-17-84	REVISIONS	WATER SYSTEM
SCALE	1"=50'	JOB ORDER NO.	84029
		ISSUE DATE	9/14/84
			SD-1



LOCATION MAP
SCALE: 1" = 2,000'

SITE DATA

OWNER: GREENSPRING MALL ASSOCIATES
1515 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208

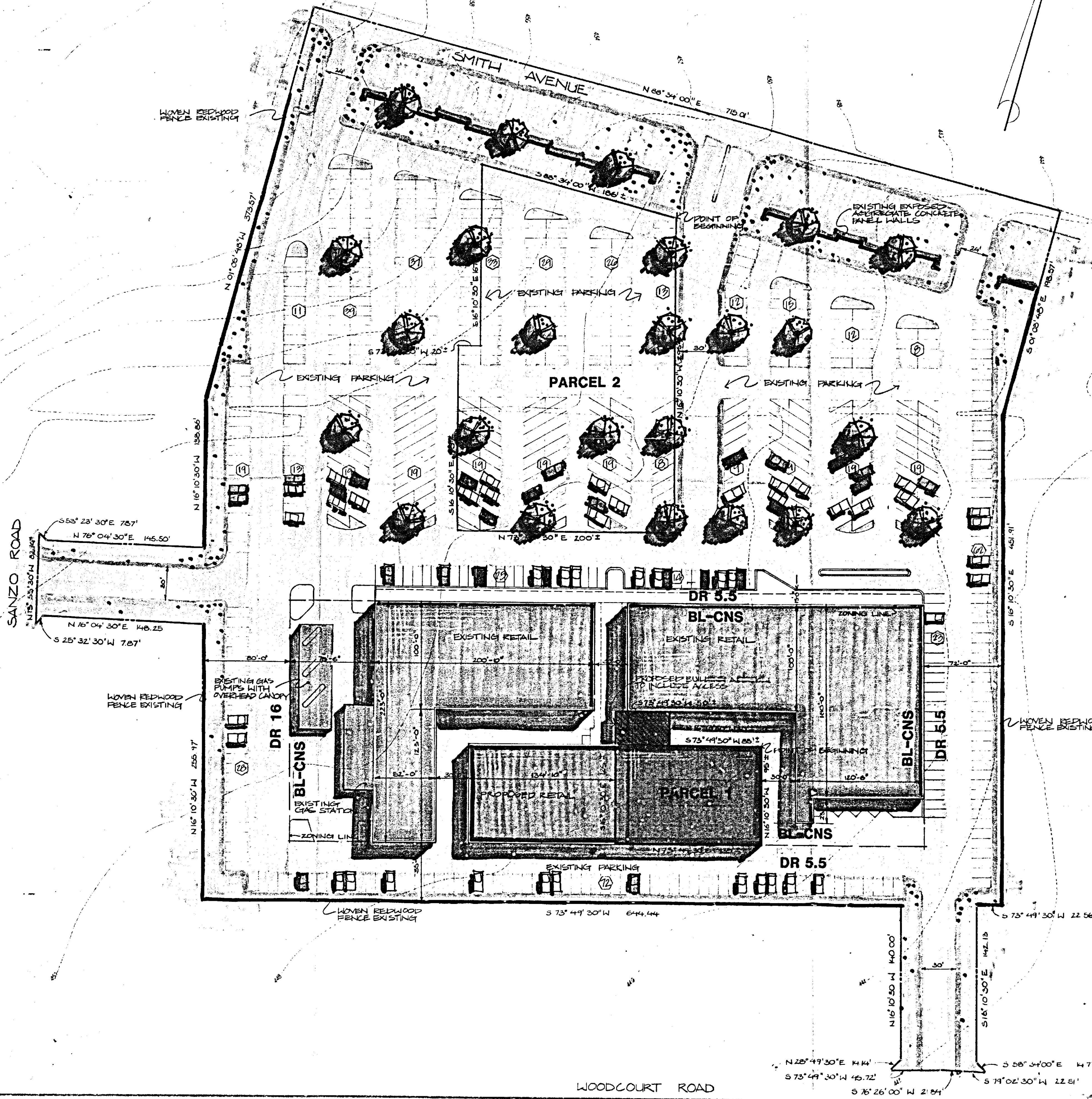
DEED REFERENCE: 4407/65
PARCEL 1 ADDRESS: 2281 SMITH AVENUE
PIKESVILLE, MARYLAND 21209

AREA: 0.30 ACRES
ZONING: BL-CNS
PROPOSED USE: MOVIE THEATER
EXISTING USE: BOWLING ALLEY (32 LANES)

PARCEL 2 ADDRESS: SAME AS ABOVE
AREA: 1.40 ACRES
ZONING: DR 5.5
PROPOSED USE: PARKING FOR MOVIE THEATER
EXISTING USE: PARKING

PROPOSED AND EXISTING USES TO REMAIN	RETAIL	50,094	1/200	251
BANK	5,500	1/300	18	
OFFICE	800	1/300	3	
GAS STATION	2,275	1/300	8	
RESTAURANT	7,500	1/50	150	
PROPOSED RETAIL	14,110	1/200	71	
MOVIE THEATER	13,075 (912 SEATS)	1/6 SEATS	152	

PARKING REQUIRED: 653 SPACES
PARKING PROVIDED: 660 "



PETITIONER'S
EXHIBIT 2

DAFT - McCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE 301-296-3333

GREENSPRING CENTER

PLAT FOR SPECIAL EXCEPTION



DATE	REVISIONS
4.18.84	
5.22.84	PARKING NOTATIONS ADDED

SCALE: 1" = 50'	
JOB ORDER NO. 84-029	
ISSUE DATE 3/22/84	

NOT FILMED