

416 86-103-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1801.2.C.2.a and 1801.2.C.6 (ODP V.B.5-b) to permit a setback of 20 feet in lieu of the required 35 feet for Lot 422 and 8 feet in lieu of the required 30 feet for Lots 358, 370, and 422.

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

Hardship as zoning will not permit development of Lot No.'s 358, 370 and 422 as intended and as previously approved through the development process and recorded prior hereto on Record Plats.

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

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

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

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) GOLDENTREE DEVELOPMENT COMPANY
 Signature BY: *[Signature]*
 Address (Type or Print Name)
 City and State

Attorney for Petitioner: P.O. Box 5890 256-1000
 (Type or Print Name) Address Phone No.
 Signature Baltimore, MD. 21208
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Lewis Hess, Agent
 Name
 Address P.O. Box 5890 256-1000
 City and State Baltimore, MD 21208
 Attorney's Telephone No.: 31st day

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1985, at 10:00 o'clock.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

Douglas L. Kennedy, P.E.
 John M. Cosarquis, L.S.
 William K. Woody, L.S.

KCW Consultants, Inc.
 Civil Engineers and Land Surveyors
 760 Fairmount Avenue
 Towson, Maryland 21204

June 21, 1985

DESCRIPTION OF NO. 32, BOX CIRCLE
 MIDDLE RIVER, MARYLAND

All that piece or parcel of ground located on the southeast side of Box Circle approximately 60 feet northeasterly of Fuselage Avenue, known as Lot No. 358, as shown on Plat 3, Section 4, "Goldentree", which plat is recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 52, Folio 70.



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3333

ARNOLD JABLON
 ZONING COMMISSIONER

September 11, 1985

Mr. Lewis Hess
 Goldentree Development Company
 P. O. Box 5890
 Baltimore, Maryland 21208

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
 E & W/S of Box Circle, 60'
 & 85' NE of Fuselage Ave.,
 & NE/S of Fuselage Ave.,
 150' SE of Box Circle -
 15th Election District
 Goldentree Development Co.,
 Petitioner
 Case No. 86-103-A

Dear Mr. Hess:

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

Very truly yours,
[Signature]
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
 E and W/S of Box Circle, 60'
 and 85' NE of Fuselage Ave.,
 and NE/S of Fuselage Ave.,
 150' SE of Box Circle -
 15th Election District
 Goldentree Development Company,
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-103-A

The Petitioner herein requests variances to permit a setback of 20 feet in lieu of the required 35 feet for Lot 422 and 8 feet in lieu of the required 30 feet for Lots 358, 370 and 422.

Testimony on behalf of the Petitioner indicates that at the time the development plan was approved on May 7, 1984 there was no mention of required 30 feet side yard setbacks for these three lots located on the periphery of the development. Existing homes in the adjacent older Victory Villa development are located relatively close to property lines. Houses comparable to those being built throughout the subject development could not be built unless the requested variances are permitted.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested would not adversely affect the health, safety and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of September, 1985, that the herein Petition for Variances to permit a setback of 20 feet in lieu of the required 35 feet for Lot 422 and 8 feet in lieu of the required 30 feet for Lots 358, 370 and 422, in accordance with the plans submitted and filed herein, are hereby GRANTED, from and after the date of this Order.

[Signature]
 Deputy Zoning Commissioner
 of Baltimore County

ORDER RECEIVED FOR FILING
 DATE Sept 11 1985
 BY *[Signature]*

Douglas L. Kennedy, P.E.
 John M. Cosarquis, L.S.
 William K. Woody, L.S.

KCW Consultants, Inc.
 Civil Engineers and Land Surveyors
 760 Fairmount Avenue
 Towson, Maryland 21204

June 21, 1985

DESCRIPTION OF NO. 631, FUSELAGE AVENUE
 MIDDLE RIVER, MARYLAND

All that piece of parcel of ground located on the northeast side of Fuselage Avenue approximately 150 feet southeasterly of Box Circle, known as Lot No. 370, as shown on Plat 2, Section 4, "Goldentree", which plot is recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 51, Folio 86.



[Signature]

PETITION FOR VARIANCE
 15th Election District

LOCATION: East & West side of Box Circle, 60' & 85' Northeast of Fuselage Avenue; and Northeast side of Fuselage Avenue, 150' Southeast of Box Circle
 DATE AND TIME: Wednesday, September 11, 1985 at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Variances from Sections 1801.2.C.2.a and 1801.2.C.6 (ODP V.B.5.b) to permit a setback of 20 feet in lieu of the required 35 feet for Lot 422 and 8 feet in lieu of the required 30 feet for Lots 358, 370 and 422.

Being the property of Goldentree Development Company as shown on the plat filed with the Zoning Office.

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.

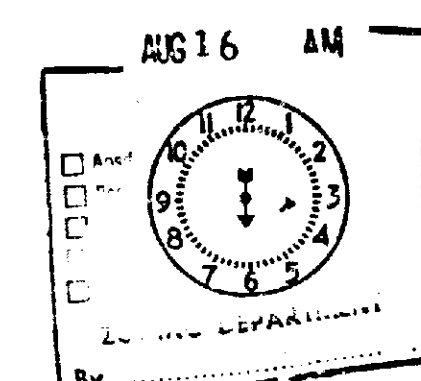
BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES
 E & W/S Box Circle, 60'
 & 85' NE/Fuselage Ave.,
 & NE/S Fuselage Ave.,
 150' SE/Box Circle,
 15th District
 GOLDENTREE DEVELOPMENT
 COMPANY, Petitioner

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-103-A

ENTRY OF APPEARANCE

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



[Signature]
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Lewis Hess, Agent, Goldentree Development Company, P. O. Box 5890, Baltimore, MD 21208, Petitioner.

[Signature]
 Peter Max Zimmerman
 Peter Max Zimmerman

APR 11 1986

96-653
BALTIMORE COUNTY
TRANSMITTAL MEMO
TO: Arnold Jablon
FROM: Al Zawicki
SUBJECT: Towson Estates
DATE: 9/11/85
Please prepare a response for DPH's signature.
Thanks.
SEP 6 AM
ZONING DEPARTMENT
DPH's X

Case No. 86-106-A
T. G. STORES, INC.
826 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
September 4, 1985
Honorable Donald P. Hutchinson
County Executive of Baltimore County
Court House
Towson, Maryland 21204
Dear Donald,
Thank you for your help with the recent curb and paving problems in Towson Estates. We are eagerly awaiting final word from Al and Len on the prognosis.
I wanted you to know that the executive board of the Towson Estates Association, Inc., voted unanimously to oppose a proposed change in zoning in our neighborhood, the petition for variances at what is described as the South West Corner of Joppa and Prince Roads (900 Block of Goucher Blvd.). We are strongly opposed to the parking variance in particular since, with the advent of new operations (three in the last year alone in five-store center) parking has become increasingly tight and we have not yet experienced the peak season. The loss of nearly ten percent of the parking, in addition to the new traffic generated by the proposed building and its operations could have serious implications should traffic or parking spill over into Towson Estates, where the streets are not equipped for additional loads. As you know, we have had parking problems with Blue Cross-Blue Shield employees in the past, among others, and the traffic engineering department has been helpful in solving these problems. A large increase in shopping center traffic and parking would create tremendous problems. Additionally, we oppose further construction in the area in question until the property owners and tenants improve maintenance of the existing structures.
We would appreciate your guidance, support and assistance in this matter. The next general meeting of the Association is at 8:00 P.M., Tuesday, September 10 at 5 Centre Road (one block north of the 1000 Block Joppa Road, between the two small apartment buildings). We hope you can join us. I am enclosing a copy of our newsletter for your information.
With best regards,
Sincerely,
Bruce C. Frame
President
Towson Estates Association, Inc.
SEP 5 1985
EXECUTIVE OFFICE

Towson Estates
Lantern
August, 1985
VARIANCE SOUGHT
T.G. Stores, Inc. is petitioning for variances to allow a total of 747 parking spaces in lieu of the required 818 spaces and to allow a total of 10 persons to be engaged in the repair or fabrication of goods on the premises in lieu of the allowed 5 persons. Two Guys Stores, Inc. would like to build a 1 story free standing 30ft x 30ft on the SW corner of Joppa and Prince Rds. (300blk. of Goucher Blvd.) to house an optometrist and eye lab. The company name Eye Lab, Inc. TEA is in contact with Baltimore County concerning the petition and will keep you informed concerning any new information.
The agenda will include election of officers and a discussion of the Nuclea. Free Zone issue and community involvement.
OUR FLAG IS FLYING
For the past 10 weeks the American flag has been flying once again in Towson Estates. Jeffrey Hubbard is a member of Handicapped Boy Scout Troop #730 and is preparing his requirement for a Citizenship badge. Jeffrey has taken pride in this responsibility and we wish to thank him for a job well done.
SUMMER SOCIAL SUCCESS
Thank you to the Social Committee for their efforts in organizing the "Sweet Summer Social." Judy Willie, Kris Siskind, Janet Seibel, Marie Welch and Martha Clarke, and a special thank you to Les and Sharon Bley for their enthusiastic support of the "Summer Games" (Our sports editor reports that everyone was a winner!).
AUF WIEDERSEHEN!!!
Our neighbors, David and Helde Hangerford - Edgewood Road, will be moving from Towson Estates the end of August. We extend to this fine family our very best wishes and our thanks for their support and many contributions to TEA over the past 13 years.
ANNUAL BLOCK PARTY
On Saturday, September 7, at 7:30p.m. TEA will sponsor our annual "Block Party." Each household received a flyer announcing this event that will be held rain or shine. This year's affair will be held at the home of Les and Jean Hubbard - 17 Edgely Rd. A delightful evening with Good Food! Good Friends! So come and join us and meet your neighbors. Refer to your flyer for complete details.
The nominating committee submit the following names as officers and members at large for the year 1985-86.
President: Bruce Frame
Vice President: Martha Clarke
Secretary: Sally Weisner
Treasurer: Les Bley
Members at large: Dan Hays
Margaret Starrock
Marie Welch
Nominations will be accepted from the floor at the association meeting on Tuesday, September 10.

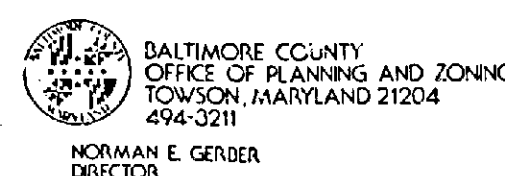
Continued - "Towson Estates Lantern"
August, 1985
"WELCOME HOME TRAVELERS"
Jim and Marguerite McManus recently returned from a trip to Ireland. Did ya see any Leprechaun's Jim?
NEW STORE AT TOWSON MARKETPLACE
A sporting goods store will be the latest addition to Towson Market Place. To open in early October in the corner where the old Pantry Pride use to be.
MEETINGS PLANNED
Thomas S. Korman, Speaker Pro Tem of the House of Delegates of the State of Maryland is planning a series of forums on subjects and issues that will come before the 1986 General Assembly. Mr. Korman extends a most cordial invitation to each resident of Towson Estates to attend. The following are the dates, places and subjects. All forums will be on Thursday evenings from 7:30 pm to 8:45 pm.
Sept. 12 - Towson Library - Jobs and Job Training - 323 York Road
Sept. 26th - Loch Raven Library - Financial Institutions. Taylor Ave.
Oct. 10th - Cockeysville Library - Education. 9833 Greenlane Drive.
Oct. 24th - Pikesville Library - Child Care and Child Abuse. Reisterstown Rd.
Nov. 21st - Randallstown Library - Housing and Community Growth. Liberty Road
Dec. 5th - Essex Library - Community Colleges' Role in Economic Development - Eastern Blvd.
Mr. Korman hopes to be able to share with us information he has and to hear the concerns that we have. If you would like more specific information, please call his district office 823-8440.
SURE SITUATION
At the present time the matter rests with Baltimore County. Your TEA President is waiting for a reply from Al Zawicki side to Donald Hutchinson. We will keep you posted as to any developments.
FLIER ATTACHED
Please find attached to this newsletter a newspaper article about Towson Estates. This should be of interest to all residents. Thanks to Joanna Kahle for bringing our attention to this article.
GRASS CUTTING
A word of thanks to Caitlin Ames and Marshall Clarke for the fine job of keeping the Joppa Road island looking trim this summer. These two teens were hired by TEA to keep the lawn mowed. They certainly earned their pay!
HAVE A SAFE AND HAPPY HOLIDAY!
"Notable Quotes for Fall"
Few things are more discouraging than having to rake leaves for the first time so you can mow the lawn for the last time!

LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN
300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
TELEPHONE: (301) 828-3800
TELEX: 874938
FAX: 874938
BUREAU 7
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21046
WRITER'S DIRECT NUMBER IS
(301) 625-3647
JUL 25 AM
ZONING DEPARTMENT
Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204
Re: Petition for Zoning Variance
Item No. 418
900 Block Goucher Boulevard
Dear Mr. Jablon:
This firm represents Eyalab, Inc., the Petitioner, with regard to the above-referenced matter. This matter was filed on or about June 28, 1985. Because of the present backlog of cases, we have been informed that this matter may not be scheduled for hearing until September.
Eyalab, Inc. intends to improve the subject property with an 8,100 square foot building. If a building is not held until September and the petition is granted, Eyalab, Inc. will likely have to wait until November before the appeal period runs and it can initiate construction. This would unfortunately force our client to postpone its building plans until spring.

FRANK, BERNSTEIN, CONAWAY & GOLDMAN
Mr. Arnold Jablon
July 22, 1985
Page Two
If at all possible, we would very much appreciate it if you could arrange for an expedited hearing, so that Eyalab, Inc. can initiate construction (if the variances are allowed) before this winter. While we realize that the number of matters may make this request difficult to grant, any consideration or help you can give us in advancing the hearing date is greatly appreciated.
Sincerely,
Gail M. Stern
GMS/lld
cc: Mr. Noal S. Solomon

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5550
Direct Dial Number
321-5557
July 12, 1985
Mr. Nick Commodari
Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Dear Nick:
Subject: Eyalab
900 Block Goucher Boulevard
KCI Job Order No.: 1-85156
We are forwarding herewith 10 copies of the revised plan to accompany petition for parking variance on which we have added Note 10 to ask for a variance to Section 230.124 of the Zoning Regulations.
Please insert these plans into the file and destroy the plans previously on file.
Very truly yours,
Richard L. Smith, Associate
Urban Planning & Development
rjm
Enclosure
cc: Ms. Gail Stern w/Encl.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 19, 1985
Ms. Gail M. Stern
Attorney at Law
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202
RE: Item No. 418 - Case No. 86-106-A
Petitioner - T. G. Stores, Inc.
Variance Petition
Dear Ms. Stern:
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,
James E. Dyer
Chairman
Zoning Plans Advisory Committee
JED:nr
Enclosures
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



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

AUGUST 22, 1985

Re: Zoning Advisory Meeting of JULY 9, 1985
Item # 418
Property Owner: T.G. STORES, INC.
Location: S/W CORNER JOPPA RD. AND
PRINCE RD.

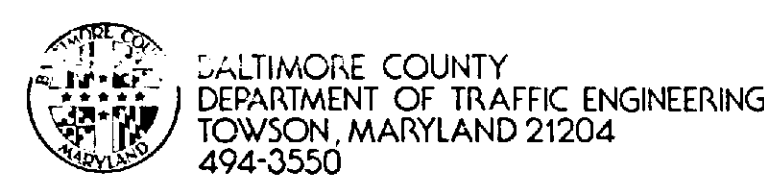
Dear Mr. Jablon:

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: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by §111.106-7. 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 "D" level intersection as defined by §111.106-7, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: A WAIVER OF CRG PLAN CAN BE APPLIED FOR ON THE BASIS OF CONSTRUCTION OF AN ACCESSORY STRUCTURE IN AN EXISTING SHOPPING CENTER.

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

Item No. 418 -ZAC- July 9, 1985
Property Owner: T.G. STORES, INC.
Location: S/W CORNER JOPPA ROAD AND PRINCE ROAD
Existing Zoning: B.L.-GCC
Proposed Zoning: Variance to allow a total of 747 spaces instead of the required 817 spaces.

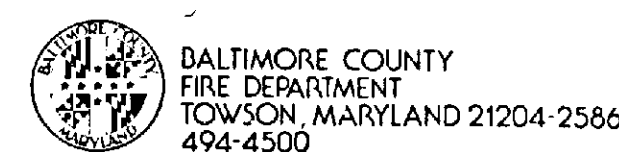
Acres: 14.6550 acres
District: 9th

Dear Mr. Jablon:

Parking in this area has been a problem in the past and any reduction in parking can only have an adverse impact in the neighborhood.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. REINCKE
CHIEF

August 1, 1985

Mr. Arnold Jablon
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: T. G. Stores, Inc.

Location: S/W Corner Joppa Road and Prince Road

Item No.: 418

Zoning Agenda: Meeting of 7/9/85

gentleman:

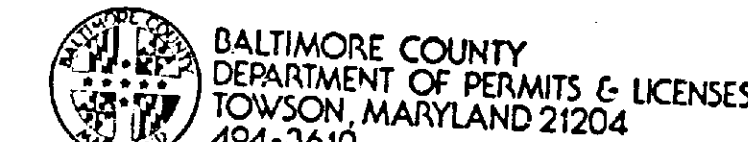
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. 10' Fire Main shall be extended to Goucher Blvd. Entrance.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle road end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Entire site shall be posted with fire lane signs.
- (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.

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *Errol M. Markowicz*
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

August 19, 1985

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

Dear Mr. Jablon:

Comments on Item # 418 Zoning Advisory Committee Meeting are as follows:
Property Owner: T. G. Stores, Inc.
Location: S/W Corner Joppa Road and Prince Road
District: 9th.

APPLICABLE CODES ARE CIRCLED:

- (C) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. #117-1 - 1985) and other applicable Codes and Standards.
- (C) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be required on plans and technical data.
- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (C) All Two Group except P-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Two Group require a one hour wall if closer than 7'-0" to an interior lot line. Lay wall built on an interior lot line shall require a fire or party exterior wall within 7'-0" of an interior lot line.
- (C) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 400 and 505 and have your Architect/Engineer contact this department.
- (C) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (C) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group and the use shall be shown on the plans or to filed Use.
- (C) The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (C) Comments:
- (C) These abbreviated 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 the applicant may obtain additional information by visiting Room 121 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Traffic Engineering Assoc. II

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: August 26, 1985

SUBJECT: Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A,
86-104-A and 86-106-A

There are no comprehensive planning factors requiring comment on these petitions.

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

KJG:JGH:alu

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

TIMOTHY A. RYAN, PE

EDUCATION Master of Science in Engineering - 1979
University of Connecticut
Bachelor of Science in Engineering - 1977
University of Connecticut
Candidate for Ph.D. in Civil Engineering - 1985
University of Maryland

REGISTRATION Professional Engineer - MD, PA

PROFESSIONAL AFFILIATIONS American Society of Civil Engineers
Institute of Transportation Engineers

EXPERIENCE Mr. Ryan is an Associate and Project Manager in Kidde Consultants' Transportation Division. He has served as Project Engineer for several traffic control signal design projects, for the Anne Arundel County, Maryland Hazardous Location Study, and for various transportation impact statements prepared for private developers. In addition, Mr. Ryan was closely involved with preparation of the Great Seneca Highway Environmental Impact Statement for the Montgomery County, Maryland Department of Transportation.

Mr. Ryan's responsibilities for signal design include signal layout, plan preparation, specifications, and estimates. The Anne Arundel Hazardous Location Study involved analysis of existing conditions followed by a report recommending improvements to ameliorate the dangerous conditions. Transportation impact statements detail the effects of proposed development upon adjacent street networks.

Before joining Kidde, Mr. Ryan worked as a transportation engineer for a Connecticut firm. As a graduate assistant at the University of Connecticut, he worked on the following projects: developing queuing analysis procedures for the Connecticut Department of Transportation; compiling a simplified users' guide to the Network Simulation (NETSIM) Computer Package to be used by both the University of Connecticut and the Connecticut State Department of Transportation; and research to determine the relative effectiveness of elements within Transportation System Management.

Timothy A. Ryan
Timothy A. Ryan, PE

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

TIMOTHY A. RYAN, PE

Mr. Ryan worked as Project Manager in Media, PA on the I-476 Environmental Monitor project. Kidde serves as liaison to affected communities, as a source of environmental expertise, and to insure that all environmental commitments are implemented. Mr. Ryan was responsible for coordinating Kidde's activities in order to accomplish the objectives. This also included presentations to various citizens' groups.

TECHNICAL PAPERS

Ryan, T. A., and Davis, C. F., 1982, "Driver Use of the All-Red Signal Interval" (Master's Thesis). Transportation Research Record 881 - Traffic Control Devices and Traffic Signal Systems.

Davis, C. F., and Ryan, T. A., 1981, "Comparison of NETSIM Results with Field Observation and Webster Predictions for Isolated Intersections". Transportation Research Board Special Report 194 - The Application of Traffic Simulation Models.

Ryan, T. A., 1983, "Strobe - Supplemented Red Signal Indications," Transportation Research Record 956 - Traffic Control Devices and Grade Crossings.

Ryan, T. A., Davis, C. F., and Taylor, B. G., 1983, "Auto Occupancy Variations," presented at 63rd Annual Meeting of Transportation Research Board.

Ryan, T. A. and Erdman, J. W., 1985, "Procedure for a Priority Ranking System for Rail-Highway Grade Crossings," Transportation Research Record 1010 - Traffic Control Devices and Rail-Highway Crossings.

Case No. 86-106-A

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
31st day of July, 1985.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: T. G. Stores, Inc.
Petitioner's Attorney: Ms. Gail M. Stern
Received by: *James E. Howell*
Zoning Plans Advisory Committee



APR 11 1986

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

1000 CROWWELL BRIDGE ROAD
50 WEST MONTGOMERY AVENUE
SUITE 200, CHARTERS TOWER
700 NORTH CHAMBERS HIGHWAY
SUITE 100, UNIVERSITY OFFICE PLAZA
410 SAVANNAH ROAD
810 WELLINGTON ROAD

BALTIMORE, MARYLAND 21204
ROCKVILLE, MARYLAND 20850
LA PLATA, MARYLAND 20646
GLEN BURNIE, MARYLAND 21061
NEWARK, DELAWARE 19702
LEWES, DELAWARE 19658
MANASSAS, VIRGINIA 22110

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LEWES, DELAWARE 19658
MANASSAS, VIRGINIA 22110

DESIGN RLS DATE 12-2-85 SUBJECT EYELAB - PARKING VARIANCE, I.O. 1-85/56
CHECK DATE EXPLANATION OF PICTURES SHEET 1 OF

THE SITE WAS OBSERVED ON TWO CONSECUTIVE DAYS FOLLOWING THUNDERSTORM - FRIDAY, NOV. 23, 1985 FROM 11:15 A.M. TO 1:15 P.M. AND FROM 4:15 P.M. TO 5:15 P.M. THE PICTURES WERE TAKEN FROM 12:15 P.M. TO 1:00 P.M. THE DAY WAS CLOUDY WITH TEMPERATURES IN THE 50'S. AND SATURDAY, NOV. 30, 1985 FROM 11:45 A.M. TO 1:00 P.M. THE DAY WAS CLOUDY WITH RAIN & TEMPERATURES AGAIN IN THE 50'S.

BOTH SETS OF PICTURES ARE TAKEN FROM THE SAME LOCATIONS LOOKING THE SAME DIRECTIONS AT THE SITE OF THE PROPOSED BUILDING.

FRIDAY, NOV. 23RD, 1985
PICTURE N° 1 - LOOKING NORTH FROM THE SOUTH END OF THE PARKING LOT - NO CARS ARE PARKED IN THE VICINITY OF THE SITE.

PICTURE N° 2 - LOOKING EAST FROM THE SOUTHWEST SIDE OF THE PARKING LOT. THE YELLOW CAR PARKED ON THE EAST EDGE OF THE LOT ARRIVED AT 12:15 P.M. & THE PERSON WALKED ACROSS THE STREET TO ROY ROGERS. THE CAR LEFT AT 12:50 P.M. THE RED CAR SHOWN BY THE LIGHT BLUE ARRIVED AT 12:22 P.M. & THE COUPLE PROCEEDED TO EAT LOUNCH. THE CAR LEFT AT 12:50 P.M. NO OTHER CARS IN AREA.

PICTURE N° 3 - LOOKING SOUTHWEST FROM THE EAST SIDE OF THE PARKING LOT. THE RED CAR IS VISIBLE. NO OTHER CARS IN AREA.

PICTURE N° 4 - LOOKING NORTH FROM SOUTH END OF PARKING LOT THE RED CAR IS GONE. THE TRUCK ARRIVED AT 12:57 P.M. & THE DRIVER WALKED OVER TO ROY ROGERS. THE TRUCK LEFT AT 1:00 P.M.

FRIDAY (CONT'D)
PICTURE N° 5 - LOOKING NORTH FROM SOUTH END OF PARKING LOT AT "KIOS R US" - NO CARS IN VICINITY

SATURDAY - NOV. 30, 1985
PICTURE N° 6 - TAKEN FROM SAME LOCATION AS PICTURE N° 1 - NO CARS IN VICINITY OF SITE

PICTURE N° 7 - TAKEN FROM SAME LOCATION AS PICTURE N° 2 - 1 CAR & BAY WEST OF SITE

PICTURE N° 8 - TAKEN FROM SAME LOCATION AS PICTURE N° 3 - NO CARS IN VICINITY OF SITE

PICTURE N° 9 - TAKEN FROM SAME LOCATION AS PICTURE N° 4 - NO CARS IN VICINITY OF SITE

PICTURE N° 10 - TAKEN FROM SAME LOCATION AS PICTURE N° 5 - NO CARS IN VICINITY OF SITE



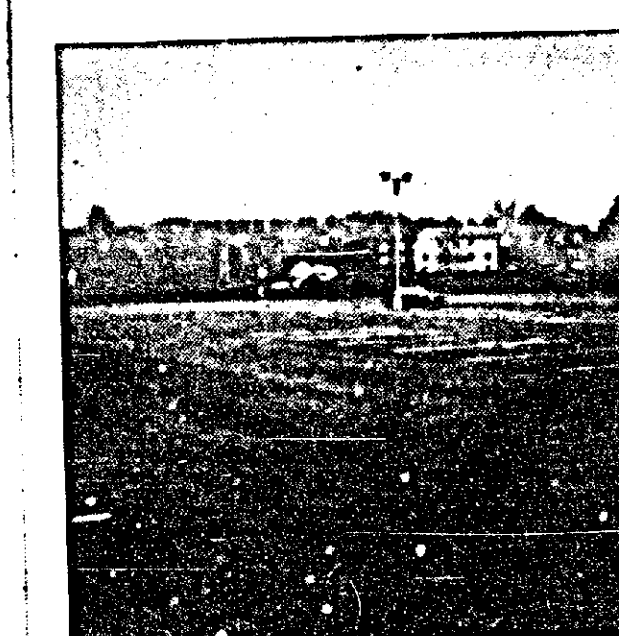
11/23/85 12:15 P.M. Looking North from South End of Parking Lot



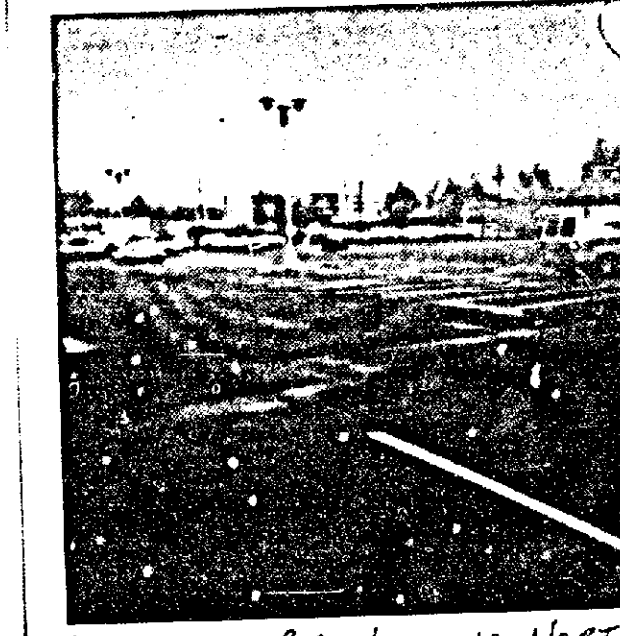
11/23/85 12:30 P.M. Looking East from Southwest Side of Parking Lot



11/23/85 1:00 P.M. Looking North at Kios R Us from South End of Lot



11/23/85 12:45 P.M. Looking Southwest from East Side of Parking Lot



11/23/85 1:00 P.M. Looking North from South End of Parking Lot



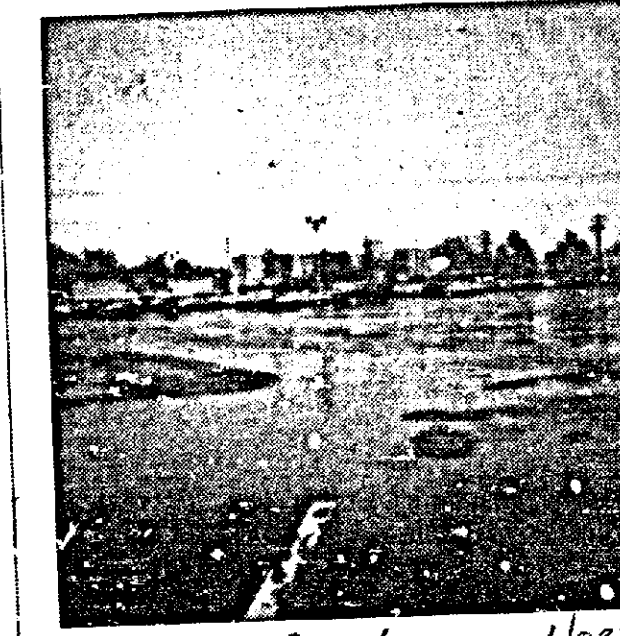
11/30/85 12:15 P.M. Looking North from South End of Parking Lot



11/30/85 12:30 P.M. Looking East from Southwest Side of Parking Lot



11/30/85 12:45 P.M. Looking Southwest from East Side of Parking Lot



11/30/85 1:00 P.M. Looking North from South End of Parking Lot

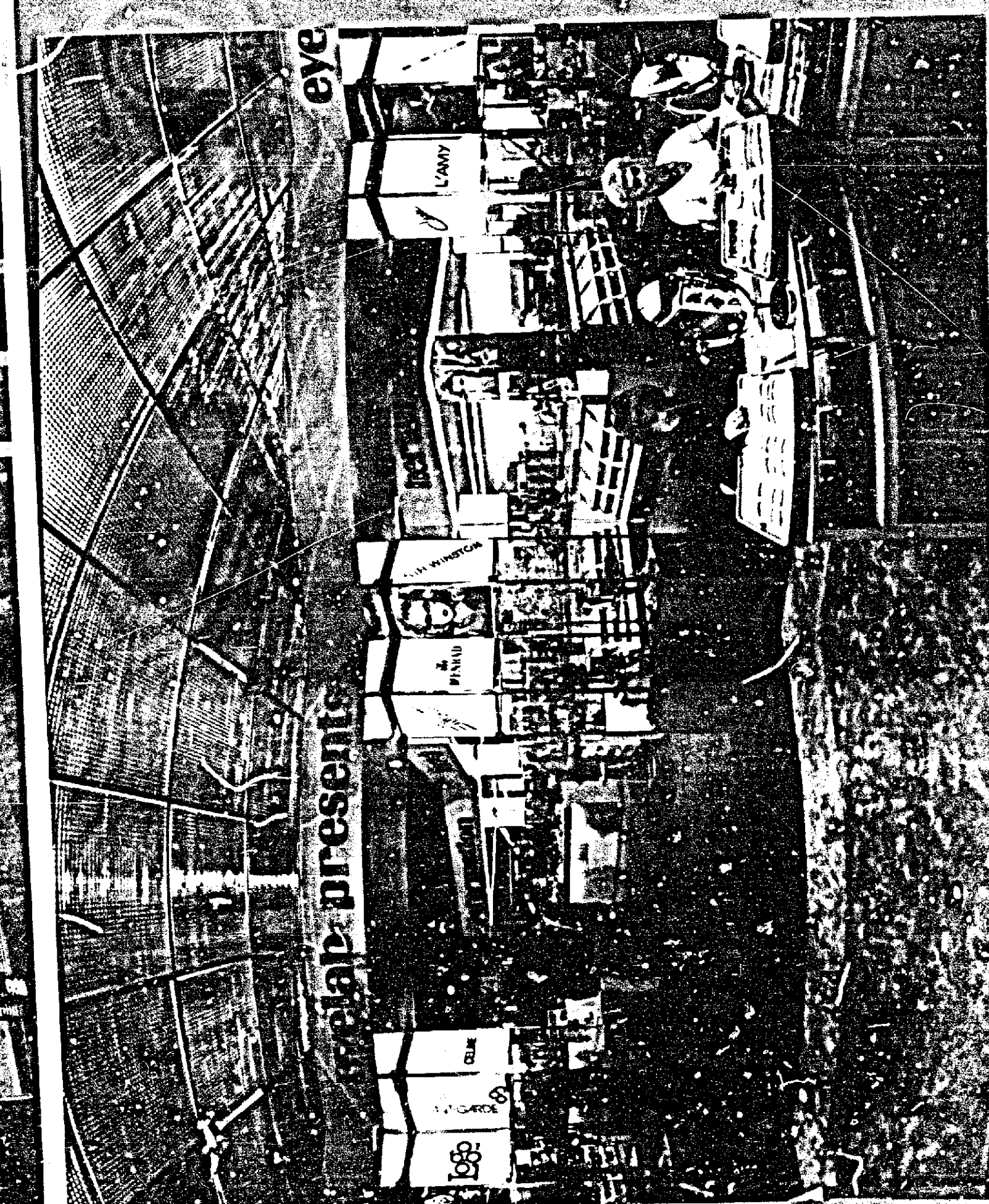


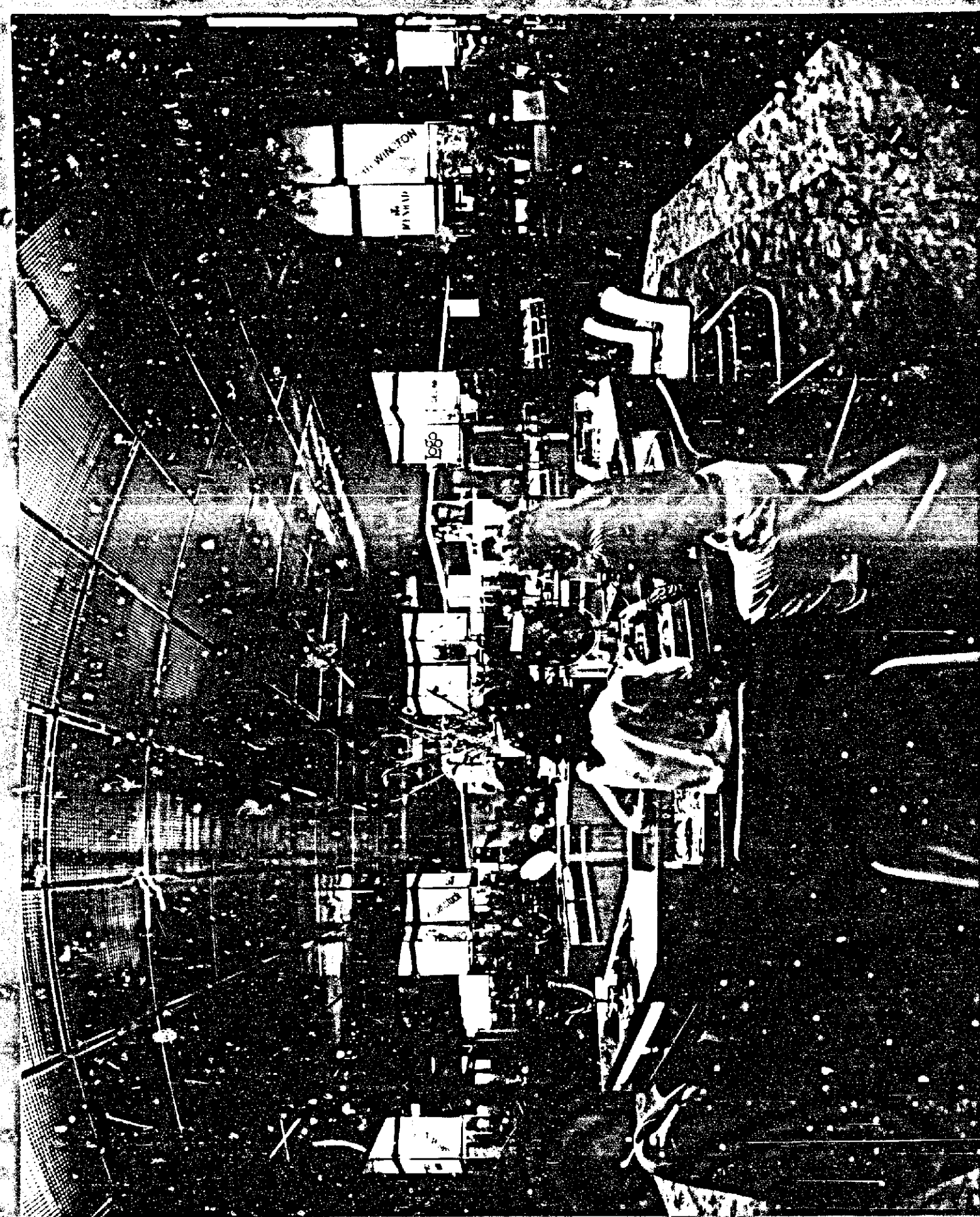
11/30/85 1:00 P.M. Looking North from South End of Parking Lot

GRAND OPENING!
THE EYEWEAR STORE
OF TOMORROW
OPENS IN
SAUGUS TODAY



eyelab
THE WORLD'S FIRST EYEWEAR DEPARTMENT STORE.

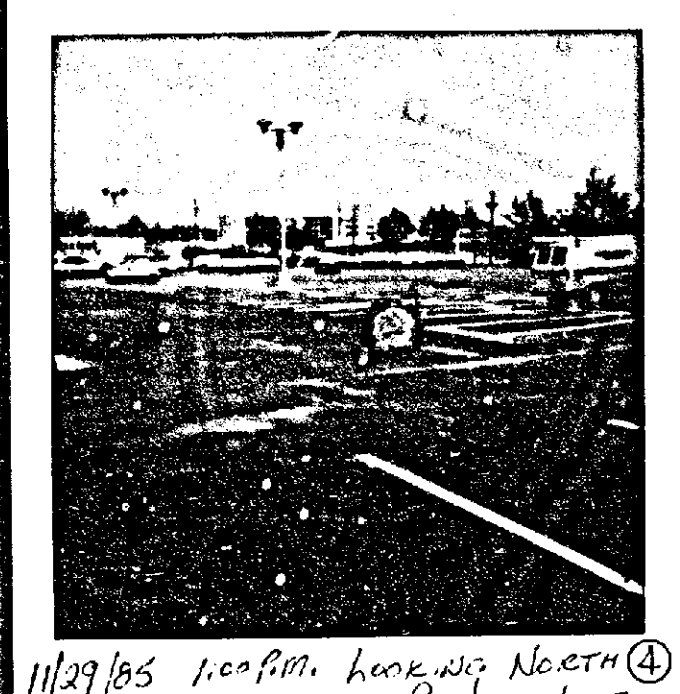




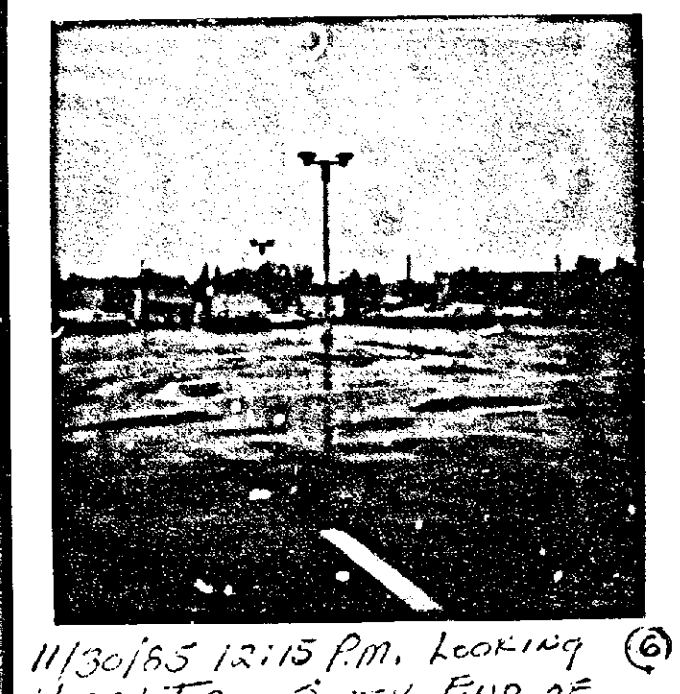
11/29/85 12:15 P.M. Looking North From South End of Parking Lot ①



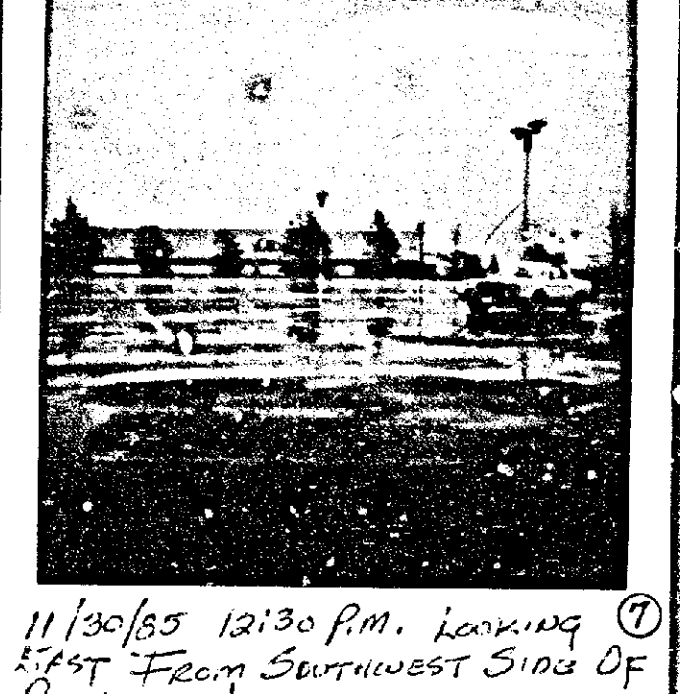
11/30/85 12:45 P.M. Looking South From East Side of Parking Lot ②



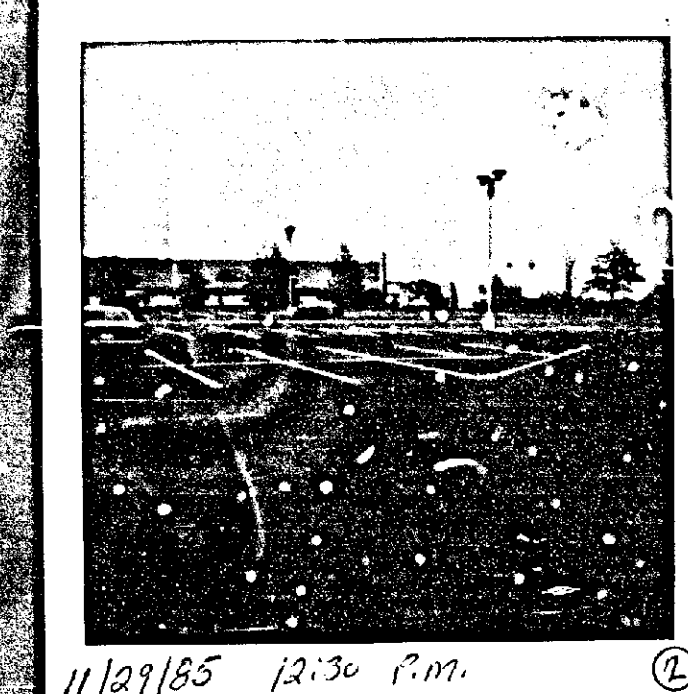
11/29/85 1:00 P.M. Looking North From South End of Parking Lot ④



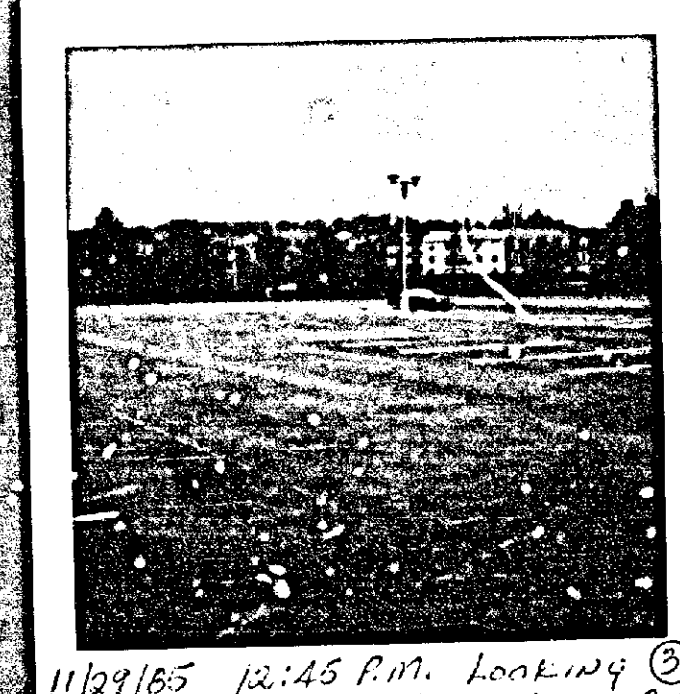
11/30/85 12:15 P.M. Looking North From South End of Parking Lot ⑥



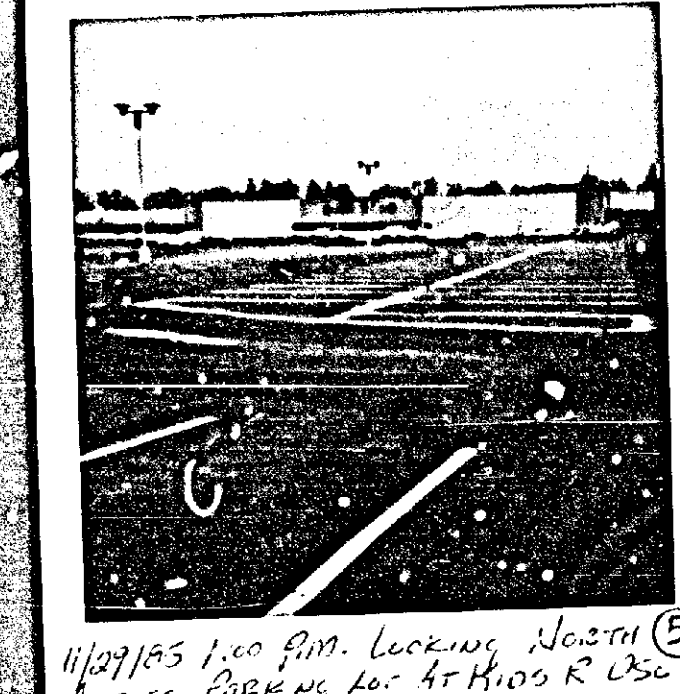
11/30/85 12:30 P.M. Looking East From Southwest Side of Parking Lot ⑦



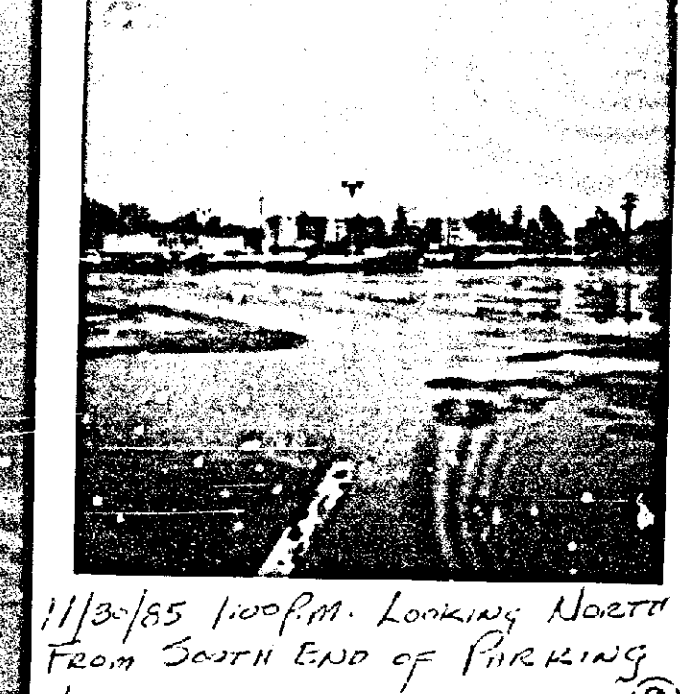
11/29/85 12:30 P.M. Looking East From Southwest Side of Parking Lot ③



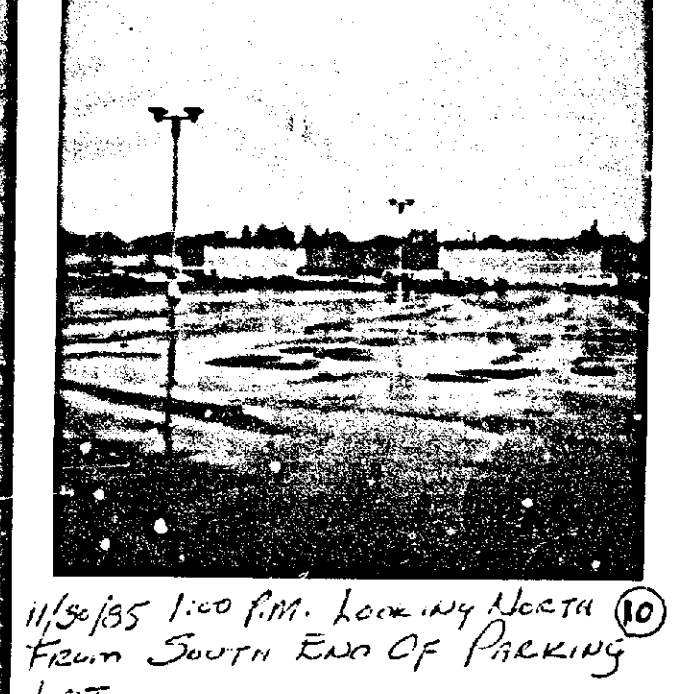
11/29/85 12:45 P.M. Looking Southwest From East Side of Parking Lot ⑤



11/29/85 1:00 P.M. Looking North From South End of Parking Lot ⑤



11/30/85 1:00 P.M. Looking North From South End of Parking Lot ⑧

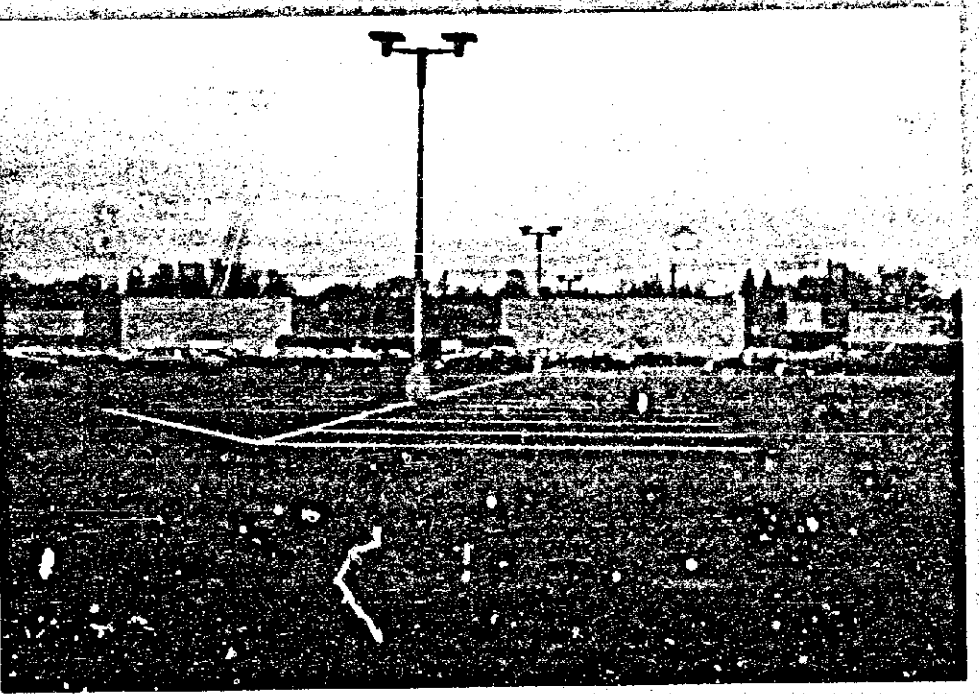
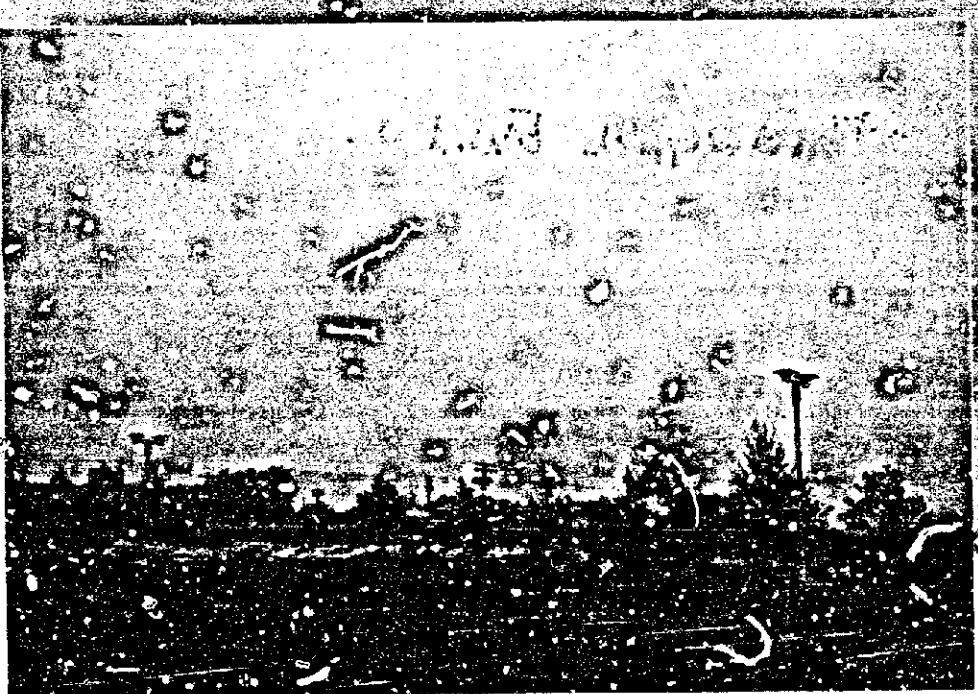
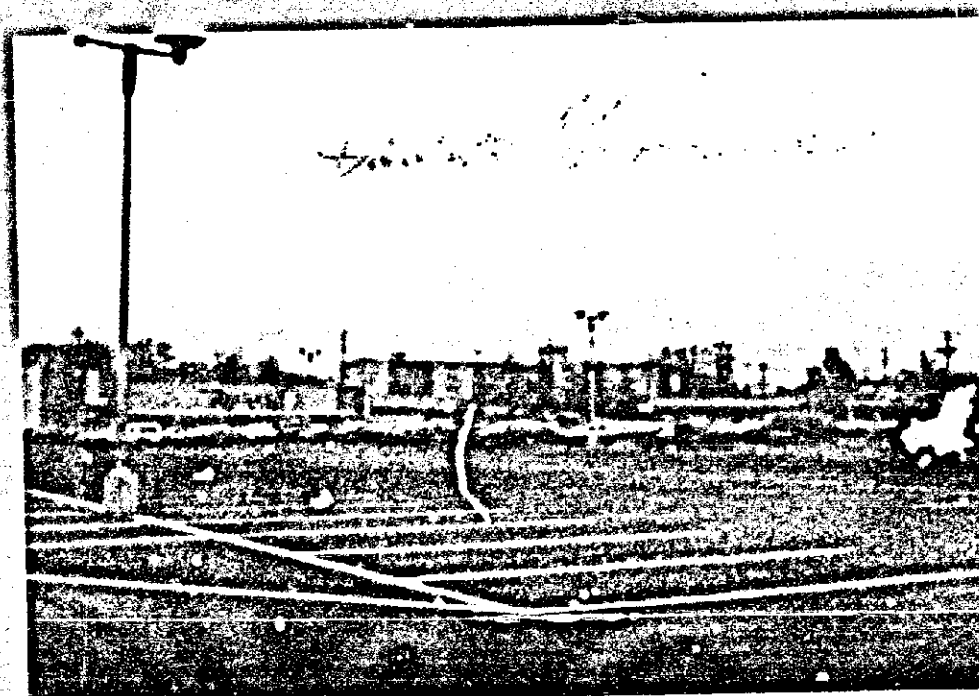
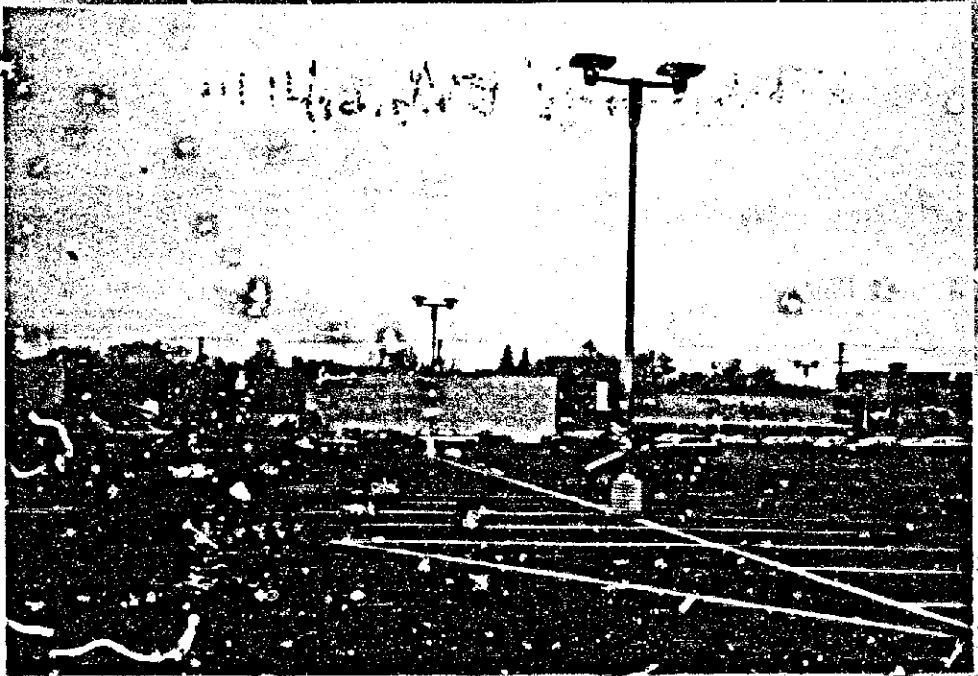
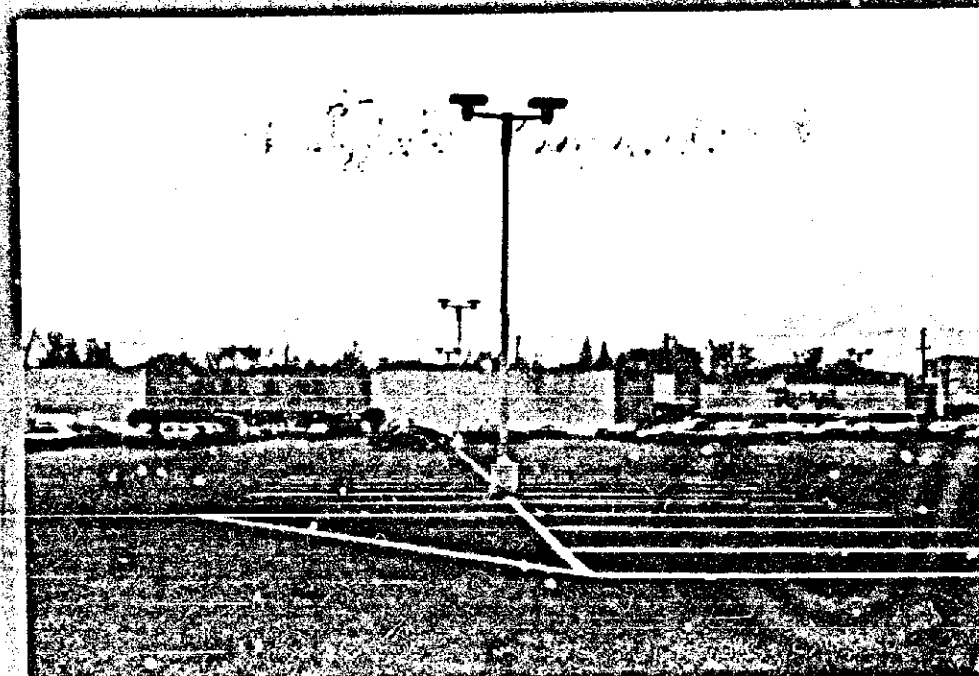
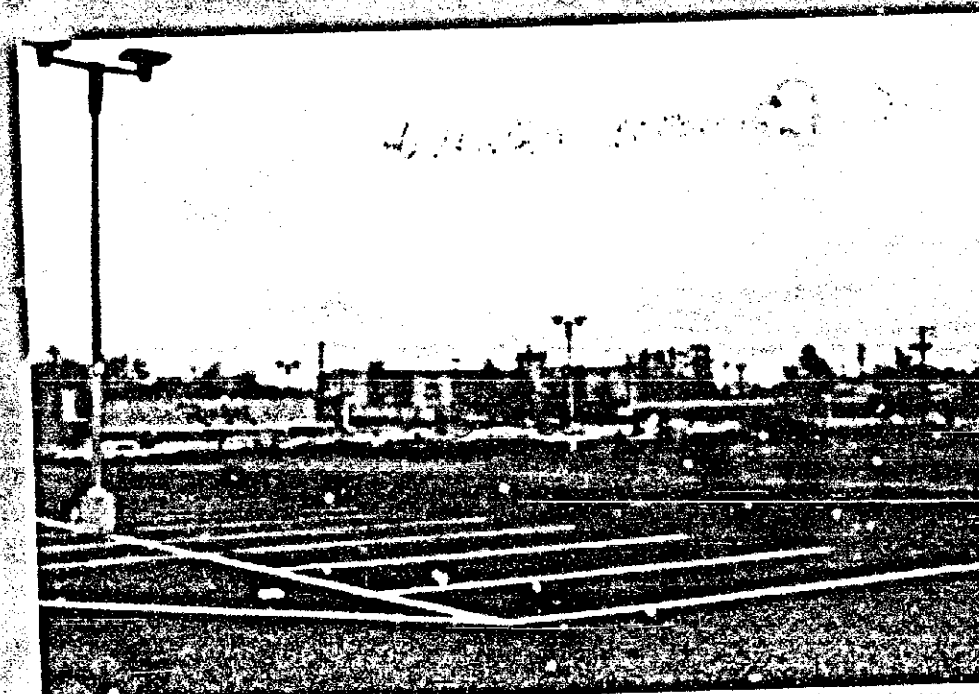
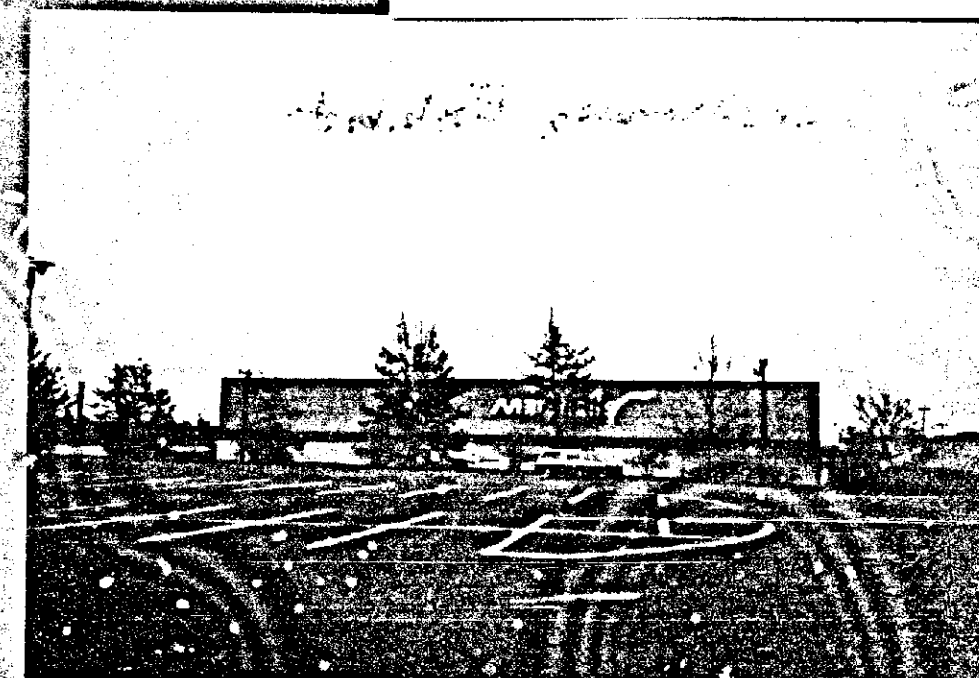


11/30/85 1:00 P.M. Looking North From South End of Parking Lot ⑩

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Noel S. Solomon
Vice President - Real Estate

The Eyelab Building
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(201) 489-6030 TEL. 4990641



KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

CONSULTING
ENGINEERS

TOWSON EYELAB
PARKING STUDY
October, 1985

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 581-5500

Direct Dial Number:
321-5542

October 25, 1985

Mr. Noal S. Solomon
Vice President of Real Estate
The Eyslab Building
10 Elizabeth Street
River Edge, NJ 07661

Subject: Towson Eyslab Parking Study
01-85156/9111C

Attached is the Towson Eyslab Parking Study, which is being forwarded for your use. The results of the study may be summarized as follows:

1. During the observation period on Friday, October 11, 1985, a maximum of 346 spaces were simultaneously occupied at the existing shopping center.
2. Following construction of the Eyslab facility, the highest hourly parking demand on an average day during the peak month is expected to be 664 spaces, or 89% of the proposed supply of 747 spaces.

Thank you for providing us with the opportunity to work on this project. If you have any questions or desire further information, please do not hesitate to contact us.

Very truly yours,

Timothy A. Ryan
Timothy A. Ryan, P.E.
Associate

Adrian A. Gunderson
Adrian A. Gunderson,
Transportation Engineer

CONSULTING ENGINEERS

I. INTRODUCTION

A neighborhood shopping center currently exists on the site bordered by Joppa Road, Goucher Boulevard and Prince Road in Baltimore County, Maryland. The location of the site is shown in Figure 1. At the present time, the shopping center consists of 155,319 gross square feet, which are occupied by Rickel Home Center, Pathmark Drugs, Kids R Us, and Basics and More Food Store. Approximately 6000 gross square feet are currently unoccupied.

An Eyslab Store, 8100 gross square feet in size, has been proposed for the southern portion of the site. This store would reduce the area currently available for on-site parking, and would increase on-site parking demand to some extent.

The purpose of this study is to determine the adequacy of on-site parking following construction of the Eyslab facility.

II. EXISTING CONDITIONS

On Friday, October 11, 1985 a parking occupancy study was conducted between 12:00 noon and 8:00 p.m. at the shopping center. The results of this study are summarized in Table 1. Examination of Table 1 reveals that parking demand was relatively constant throughout the observation period, and was never greater than 346 spaces.

III. PROPOSED DEVELOPMENT

The proposed Eyslab facility will, of course, generate demand for parking spaces. This demand can be estimated through use of a parking occupancy survey conducted at an existing Eyslab

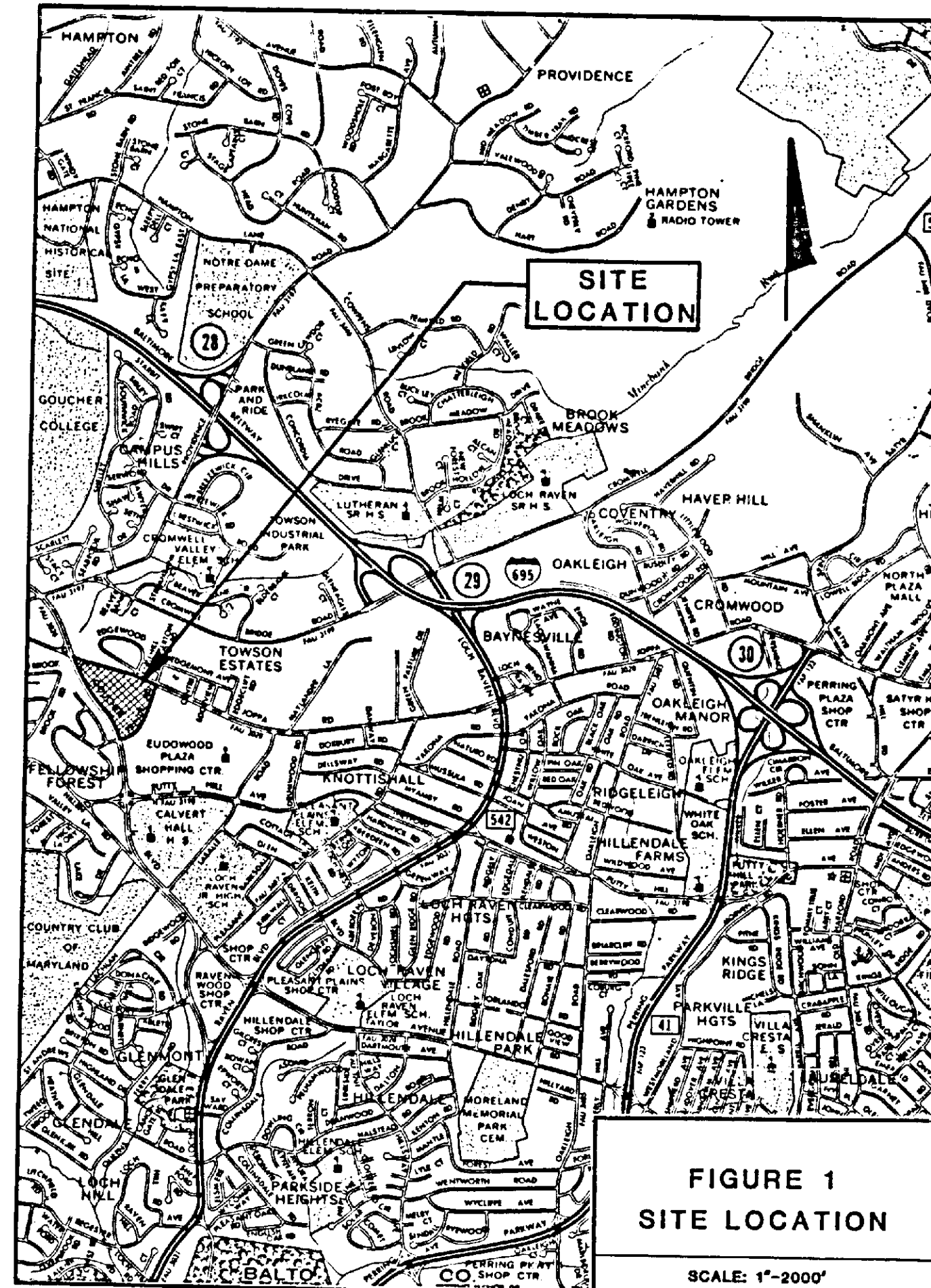


TABLE 1
RESULTS OF OCCUPANCY SURVEY:
Friday, October 11, 1985

Time	Number of Occupied Spaces
12:00 noon	343
1:00	342
2:00	346
3:00	295
4:00	301
5:00	288
6:00	262
7:00	289
8:00	327
Average:	310

FIGURE 1
SITE LOCATION

SCALE: 1"=200'

Store in Totowa, New Jersey on Friday, November 16, 1984. The size of that facility was 8000 square feet; the data from the survey is summarized in Table 2. Examination of Table 2 reveals that a maximum of 32 spaces were occupied during the observation period.

IV. FUTURE CONDITIONS

A. Determination of Peak Month

Activity levels at neighborhood shopping centers and Eyslab facilities vary from month to month. These monthly variations were analyzed, in order to determine the peak month at the shopping center following construction of the Eyslab facility. This analysis is summarized in Table 3. Examination of Table 3 reveals that December is currently the peak month, and is expected to remain the peak month following construction of the Eyslab facility, despite the fact that December is typically the month of lowest activity at Eyslab facilities.

B. Hourly Parking Demand

Assuming that the occupancy data was collected on "average" days at the existing Eyslab facility and at the existing shopping center, hourly parking demand on the average day of the peak month can be estimated by applying the factors used in the development of Table 3 to the hourly data shown in Table 1 and Table 2. The results of this analysis are summarized in Table 4. Examination of Table 4 shows that the largest hourly demand is expected to be 664 spaces.

TABLE 2
RESULTS OF OCCUPANCY SURVEY:
Eyslab Facility in Totowa, New Jersey
Friday, November 16, 1984

Time	Number of Occupied Spaces
10:30 a.m.	23
11:30 a.m.	27
12:30 p.m.	32
1:30 p.m.	31
2:30 p.m.	27
3:30 p.m.	28
4:30 p.m.	25
5:30 p.m.	24
6:30 p.m.	26
7:30 p.m.	31
8:30 p.m.	23
9:30 p.m.	22
Average:	27

Note: Includes 17 employee vehicles

TABLE 3
PARKING DEMAND FORECAST

Month	Percentage of Peak Monthly Activity Occurring During This Month		Number of Parking Space Required		
	Neighborhood Shopping Center(1)	Eyslab	Neighborhood Shopping Center(2)	Eyslab(3)	Total
January	51	80	294	24	318
February	49	80	282	24	306
March	56	95	322	29	351
April	57	90	328	27	355
May	58	95	334	27	361
June	53	100	305	30	335
July	53	90	305	27	332
August	58	95	334	29	363
September	56	85	322	26	348
October	56	80	322	24	346
November	69	90	397	27	424
December	100	70	576	21	597

(1) Urban Land Institute, "Parking Requirements for Shopping Centers: Summary Recommendations and Research Study Report," p.47.

(2) Average Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during this Month Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Total Area of Shopping Center Divided by Occupied Area of Shopping Center during Occupancy Survey.

(3) Average Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during this Month Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Area of Proposed Eyslab Facility Divided by Area of Surveyed Eyslab Facility.

TABLE 4
HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required by		
	Existing Shopping Center(1)	Eyslab(2)	Total
12:00 noon	637	25	662
1:00 p.m.	635	24	659
2:00 p.m.	643	21	664
3:00 p.m.	548	22	570
4:00 p.m.	559	20	579
5:00 p.m.	535	19	554
6:00 p.m.	487	20	507
7:00 p.m.	537	24	561
8:00 p.m.	607	18	625

(1) Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during December Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Total Area of Shopping Center Divided by Occupied Area of Shopping Center during Occupancy Survey.

(2) Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during December Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Area of Proposed Eyslab Divided by Area of Surveyed Eyslab.

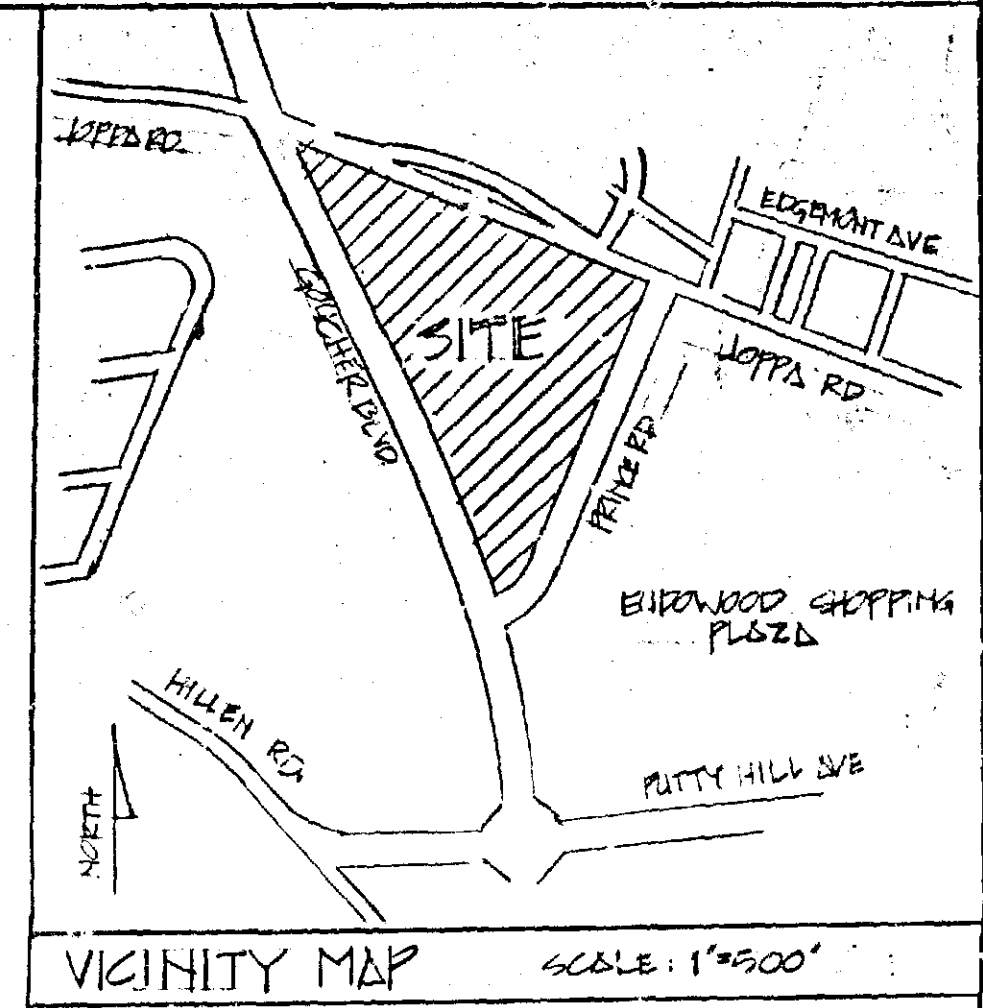
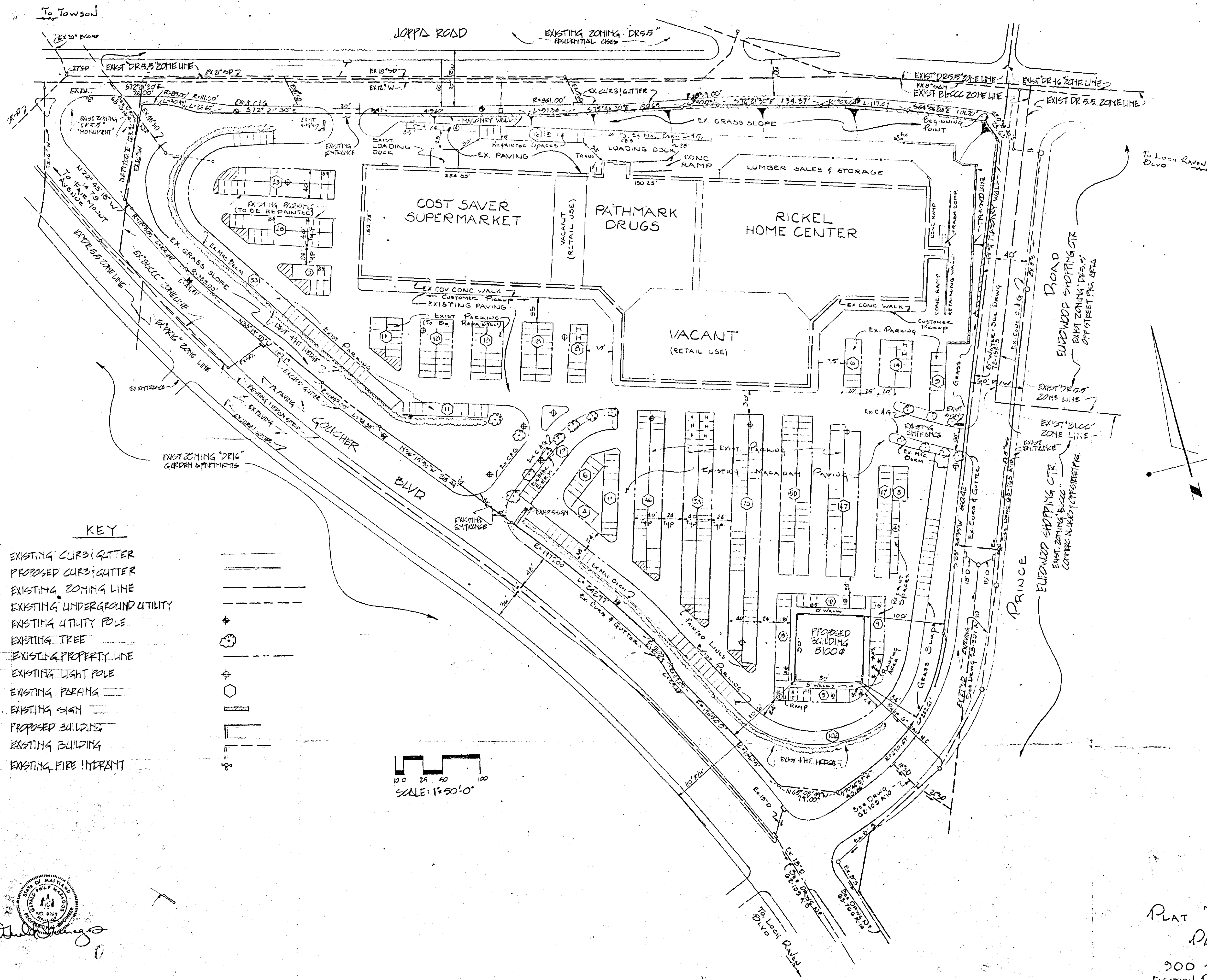
C. Comparison of Peak Demand to Supply

Current plans call for the provision of 747 on-site parking spaces. The largest hourly demand shown in Table 4 is 664 spaces. Thus, during the busiest hour on the average day of the peak month, 89% of the available spaces are expected to be occupied; 83 spaces will be unoccupied.

V. SUMMARY

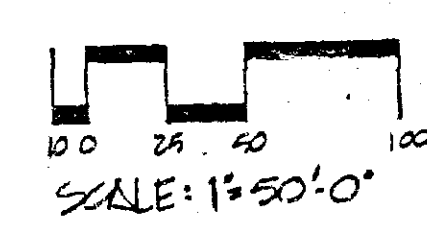
The results of this study may be summarized as follows:

1. During the observation period on Friday, October 11, 1985, a maximum of 346 spaces were simultaneously occupied at the existing shopping center.
2. Following construction of the Eyselab facility, the highest hourly parking demand on an average day during the peak month is expected to be 664 spaces, or 89% of the proposed supply of 747 spaces.



- ### GENERAL NOTES
1. TOTAL SITE AREA = 14.655 ACRES
 2. GROSS SITE AREA = 17.02 ACRES
 3. EXISTING ZONING OF SITE = "DL-CDC"
 4. EXISTING USE OF SITE = "NEIGHBORHOOD SHOPPING CENTER"
 5. OFF-STREET PARKING DATA:
 - A. FOOD MARKET = 30,000 S.F. REQUIRING 100 SPACES
 - B. PATHMARK DRUGS = 25,127 S.F. REQUIRING 125.6 SPACES
 - C. RICKEL HOME CENTER = 54,457 S.F. REQUIRING 272.3 SPACES (INCLUDING OUTDOOR LUMBER SALES AREA & NEW LOADING DOCK)
 - D. VACANT RETAIL AREA = 36,040 S.F. REQUIRING 180.2 SPACES
 - E. PROPOSED EYE LAD BUILDING = 9,100 S.F. REQUIRING 40.5 SPACES
 - F. TOTAL SPACES REQUIRED = 817.1 = 817 SPACES
 - G. TOTAL SPACES EXISTING = 747 SPACES. SEE NOTE 6.
 6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 400.2.6 (G) OF ZONING REGULATIONS TO ALLOW A TOTAL OF 747 SPACES INSTEAD OF THE REQUIRED 817 (A VARIANCE OF 70 SPACES)
 7. ALL UTILITIES EXIST AT THE SITE
 8. SITE IS LOCATED IN THE HERRING RUN DRAINAGE AREA
 9. SITE IS CURRENTLY LANDSCAPED
 10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 230.12.5 OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 10 PERSONS TO BE ENGAGED IN THE REPAIR OR FABRICATION OF GOODS ON THE PREMISES INSTEAD OF THE ALLOWED 5 PERSONS (A VARIANCE OF 5 PERSONS)

- ### KEY
- EXISTING CURB/GUTTER
 - PROPOSED CURB/GUTTER
 - EXISTING ZONING LINE
 - EXISTING UNDERGROUND UTILITY
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - EXISTING PROPERTY LINE
 - EXISTING LIGHT POLE
 - EXISTING PARKING
 - EXISTING SIGN
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - EXISTING FIRE HYDRANT



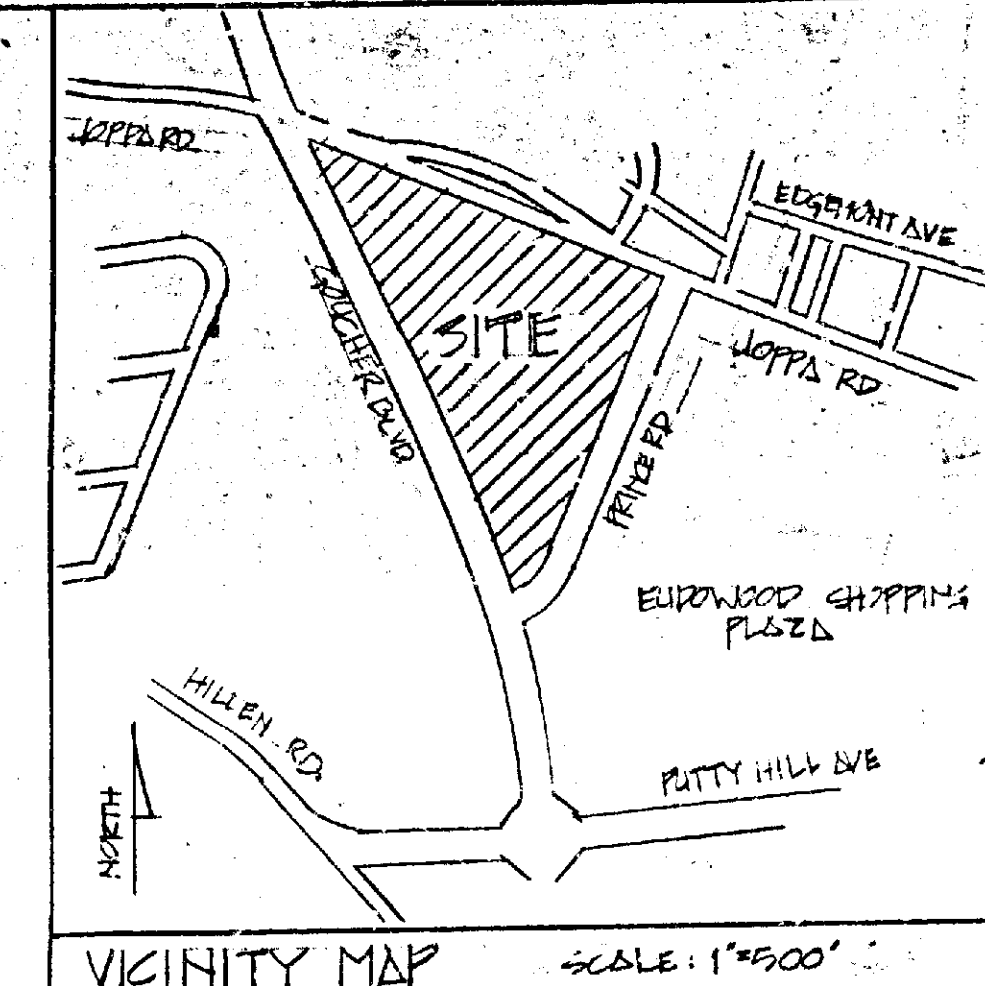
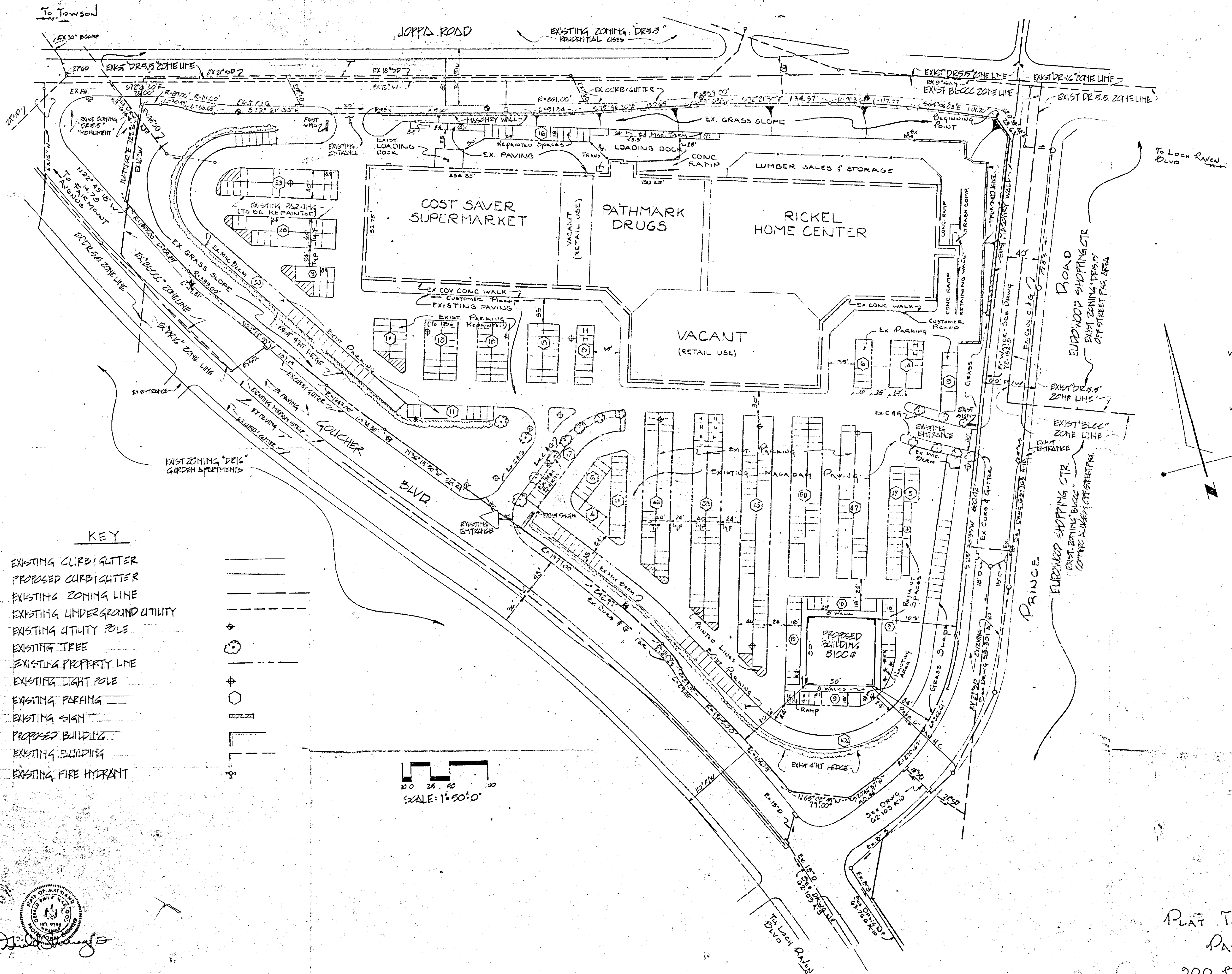
KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

Approved Notes to General Notes	7-10-85
REVISION	DATE

Revised 7/15/85
#418

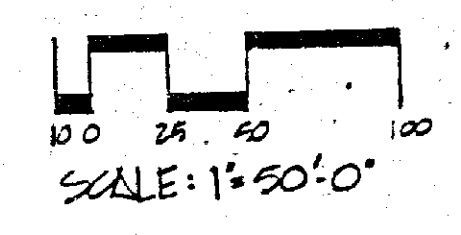
PETITIONER'S EXHIBIT 5

PLAT TO ACCOMPANY PETITION FOR
PARKING VARIANCE
VICINITY
300 BLOCK GOUCHER BOULEVARD
BALTIMORE COUNTY, MD.
ELECTION DISTRICT 3
DATE: MAY 28, 1985
SCALE: 1"=50'
REVISED: JULY 10, 1985



- ### GENERAL NOTES
1. TOTAL SITE AREA = 14.655 ACRES
 2. GROSS SITE AREA = 17.02 ACRES
 3. EXISTING ZONING OF SITE = "DR-CCC"
 4. EXISTING USE OF SITE = "NEIGHBORHOOD SHOPPING CENTER"
 5. OFF-STREET PARKING DATA:
 - A. FOOD MARKET = 33,405 S.F. REQUIRING 188.5 SPACES.
 - B. PATHMARK DRUGS = 25,127 S.F. REQUIRING 125.6 SPACES.
 - C. RICKEL HOME CENTER = 54,451 S.F. REQUIRING 272.3 SPACES (INCLUDING OUTDOOR LUMBER SALES AREA & NEW LOADING DOCK).
 - D. VACANT RETAIL AREA = 36,040 S.F. REQUIRING 180.2 SPACES.
 - E. PROPOSED EYE LAG BUILDING = 6,100 S.F. REQUIRING 40.5 SPACES.
 - F. TOTAL SPACES REQUIRED = 817.1 = 817 SPACES.
 - G. TOTAL SPACES EXISTING = 747 SPACES. SEE NOTE 6.
 6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 400.26 (G) OF ZONING REGULATIONS TO ALLOW A TOTAL OF 747 SPACES INSTEAD OF THE REQUIRED 817 (A VARIANCE OF 70 SPACES).
 7. ALL UTILITIES EXIST AT THE SITE.
 8. SITE IS LOCATED IN THE HERRING RUN DRAINAGE AREA.
 9. SITE IS CURRENTLY LANDSCAPED.
 10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 230.12 B OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 10 PERSONS TO BE ENGAGED IN THE REPAIR OR FABRICATION OF GOODS ON THE PREMISES INSTEAD OF THE ALLOWED 5 PERSONS (A VARIANCE OF 5 PERSONS).

- ### KEY
- EXISTING CURB/GUTTER
 - PROPOSED CURB/GUTTER
 - EXISTING ZONING LINE
 - EXISTING UNDERGROUND UTILITY
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - EXISTING PROPERTY LINE
 - EXISTING LIGHT POLE
 - EXISTING PARKING
 - EXISTING SIGN
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - EXISTING FIRE HYDRANT



KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

A	Approved Note 10 To General Notes	7-10-85
U2	Revision	DATE

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
VICINITY
900 BLOCK GOUCHER BOULEVARD
ELECTION DISTRICT 2
BALTIMORE COUNTY, MD.
DATE: MAY 23, 1985
REVISED: JULY 10, 1985

REVISED PLANS
OFFICE COPY

86-106

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 381-3500

Direct Dial Number:
321-5542

October 25, 1985

Mr. Noal S. Solomon
Vice President of Real Estate
The Eyslab Building
10 Elizabeth Street
River Edge, NJ 07661

Subject: Towson Eyslab Parking Study
01-85156/9111C

Attached is the Towson Eyslab Parking Study, which is being forwarded for your use. The results of the study may be summarized as follows:

1. During the observation period on Friday, October 11, 1985, a maximum of 346 spaces were simultaneously occupied at the existing shopping center.
2. Following construction of the Eyslab facility, the highest hourly parking demand on an average day during the peak month is expected to be 664 spaces, or 89% of the proposed supply of 747 spaces.

Thank you for providing us with the opportunity to work on this project. If you have any questions or desire further information, please do not hesitate to contact us.

Very truly yours,

Timothy A. Ryan
Timothy A. Ryan, P.E.
Associate

Adrian A. Gunderson
Adrian A. Gunderson,
Transportation Engineer

CONSULTING ENGINEERS

I. INTRODUCTION

A neighborhood shopping center currently exists on the site bordered by Joppa Road, Goucher Boulevard and Prince Road in Baltimore County, Maryland. The location of the site is shown in Figure 1. At the present time, the shopping center consists of 155,319 gross square feet, which are occupied by Rickel Home Center, Pathmark Drugs, Kids R Us, and Basics and More Food Store. Approximately 6000 gross square feet are currently unoccupied.

An Eyslab Store, 8100 gross square feet in size, has been proposed for the southern portion of the site. This store would reduce the area currently available for on-site parking, and would increase on-site parking demand to some extent.

The purpose of this study is to determine the adequacy of on-site parking following construction of the Eyslab facility.

II. EXISTING CONDITIONS

On Friday, October 11, 1985 a parking occupancy study was conducted between 12:00 noon and 8:00 p.m. at the shopping center. The results of this study are summarized in Table 1. Examination of Table 1 reveals that parking demand was relatively constant throughout the observation period, and was never greater than 346 spaces.

III. PROPOSED DEVELOPMENT

The proposed Eyslab facility will, of course, generate demand for parking spaces. This demand can be estimated through use of a parking occupancy survey conducted at an existing Eyslab

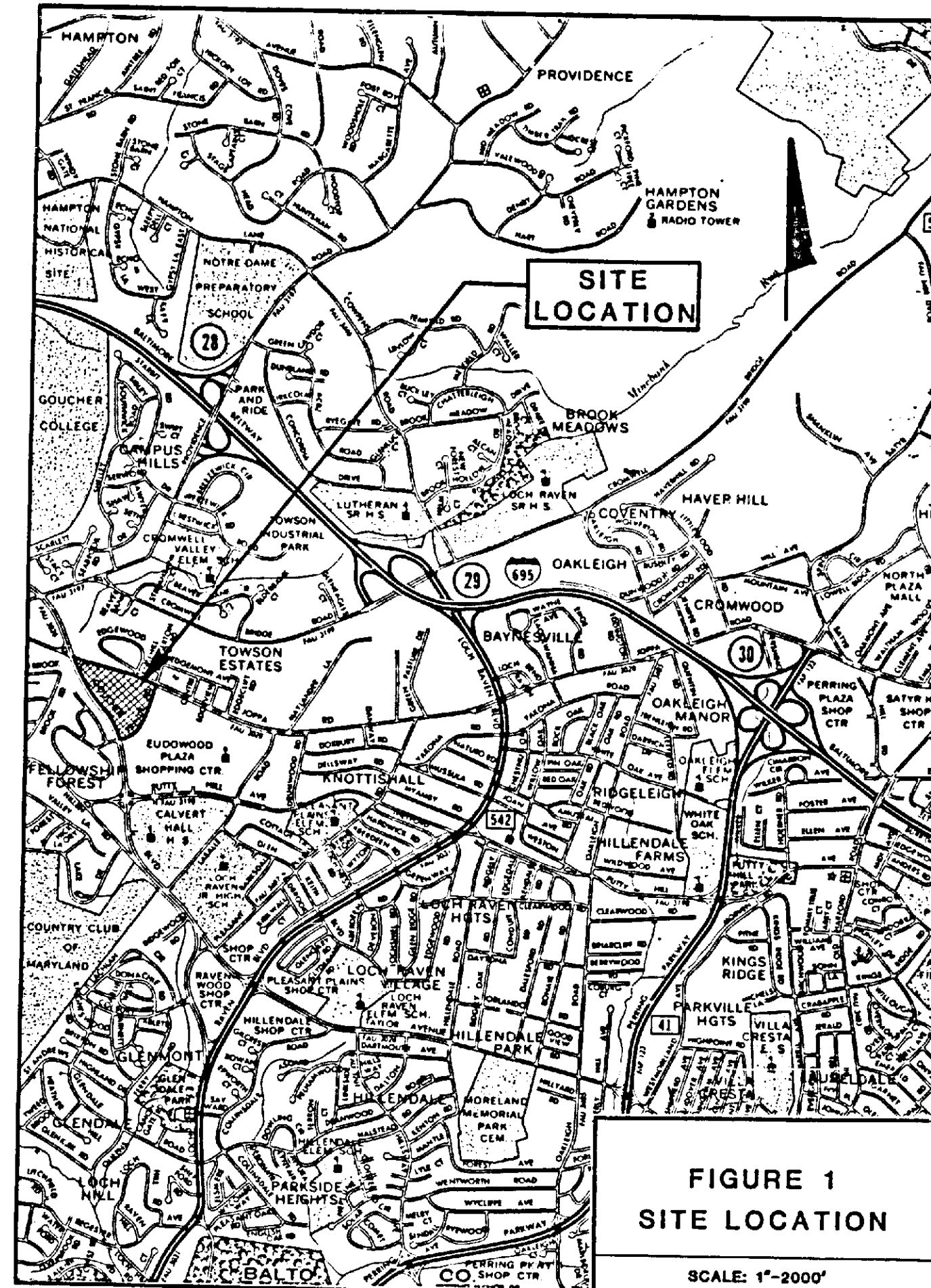


TABLE 1
RESULTS OF OCCUPANCY SURVEY:
Friday, October 11, 1985

Time	Number of Occupied Spaces
12:00 noon	343
1:00	342
2:00	346
3:00	295
4:00	301
5:00	288
6:00	262
7:00	289
8:00	327
Average:	310

Store in Totowa, New Jersey on Friday, November 16, 1984. The size of that facility was 8000 square feet; the data from the survey is summarized in Table 2. Examination of Table 2 reveals that a maximum of 32 spaces were occupied during the observation period.

IV. FUTURE CONDITIONS

A. Determination of Peak Month

Activity levels at neighborhood shopping centers and Eyslab facilities vary from month to month. These monthly variations were analyzed, in order to determine the peak month at the shopping center following construction of the Eyslab facility. This analysis is summarized in Table 3. Examination of Table 3 reveals that December is currently the peak month, and is expected to remain the peak month following construction of the Eyslab facility, despite the fact that December is typically the month of lowest activity at Eyslab facilities.

B. Hourly Parking Demand

Assuming that the occupancy data was collected on "average" days at the existing Eyslab facility and at the existing shopping center, hourly parking demand on the average day of the peak month can be estimated by applying the factors used in the development of Table 3 to the hourly data shown in Table 1 and Table 2. The results of this analysis are summarized in Table 4. Examination of Table 4 shows that the largest hourly demand is expected to be 664 spaces.

TABLE 2
RESULTS OF OCCUPANCY SURVEY:
Eyslab Facility in Totowa, New Jersey
Friday, November 16, 1984

Time	Number of Occupied Spaces
10:30 a.m.	23
11:30 a.m.	27
12:30 p.m.	32
1:30 p.m.	31
2:30 p.m.	27
3:30 p.m.	28
4:30 p.m.	25
5:30 p.m.	24
6:30 p.m.	26
7:30 p.m.	31
8:30 p.m.	23
9:30 p.m.	22
Average:	27

Note: Includes 17 employee vehicles

TABLE 3
PARKING DEMAND FORECAST

Month	Percentage of Peak Monthly Activity Occurring During This Month		Number of Parking Space Required		
	Neighborhood Shopping Center(1)	Eyslab	Neighborhood Shopping Center(2)	Eyslab(3)	Total
January	51	80	294	24	318
February	49	80	282	24	306
March	56	95	322	29	351
April	57	90	328	27	355
May	58	95	334	27	361
June	53	100	305	30	335
July	53	90	305	27	332
August	58	95	322	29	351
September	56	85	322	26	348
October	56	80	322	24	346
November	69	90	397	27	424
December	100	70	576	21	597

(1) Urban Land Institute, "Parking Requirements for Shopping Centers: Summary Recommendations and Research Study Report," p.47.

(2) Average Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during this Month Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Total Area of Shopping Center Divided by Occupied Area of Shopping Center during Occupancy Survey.

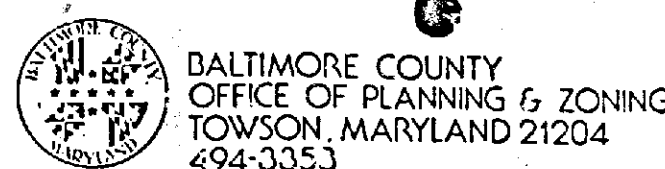
(3) Average Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during this Month Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Area of Proposed Eyslab Facility Divided by Area of Surveyed Eyslab Facility.

TABLE 4
HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required by		
	Existing Shopping Center(1)	Eyslab(2)	Total
12:00 noon	637	25	662
1:00 p.m.	635	24	659
2:00 p.m.	643	21	664
3:00 p.m.	548	22	570
4:00 p.m.	559	20	579
5:00 p.m.	535	19	554
6:00 p.m.	487	20	507
7:00 p.m.	537	24	561
8:00 p.m.	607	18	625

(1) Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during December Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Total Area of Shopping Center Divided by Occupied Area of Shopping Center during Occupancy Survey.

(2) Number of Occupied Spaces during Occupancy Survey times Percentage of Peak Monthly Activity Occurring during December Divided by Percentage of Peak Monthly Activity Occurring during Occupancy Survey Month times Area of Proposed Eyslab Divided by Area of Surveyed Eyslab.



ARNOLD JABLON
ZONING COMMISSIONER

September 5, 1985

Mr. Lewis Hess
Goldentree Development Company
P.O. Box 5890
Baltimore, Maryland 21208

Re: Petition for Zoning Variance
E & W/S Box Circle, 60' & 85' NE/
Fuselage Ave.; & NE/S Fuselage Ave.,
150' SE of Box Circle - 15th Elec. Dist.
Goldentree Development Co., Petitioner
Case No. 86-103-A

Dear Mr. Hess:

This is to advise you that \$80.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204.

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

No. 012570

DATE 9-10-85 ACCOUNT R-01-615-000

AMOUNT \$ 80.55

RECEIVED FROM Goldentree Dev. Co.

FOR Advertising & Posting Case 86-103-A

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-103-A

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 31 day of July, 1985.

Petitioner: Goldentree Development Co.
Petitioner's Attorney:

Received by: James E. Dyer, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 9/19/85

Posted for: Variance

Petitioner: Goldentree Development Co.

Location of property: Lot 337, E & W/S Box Circle, 60' NE/S Fuselage Ave., Lot 472 W/S Fuselage Ave., 85' NE/S Fuselage Ave., Lot 322, NE/S Fuselage Ave., 150' SE of Box Circle

Location of Signs: 1 sign on each lot, 2 signs on property of Baltimore County

Remarks: Each lot is to be posted by lot number and zoning

Posted by: [Signature] Date of return: 9/22/85

Number of Signs: 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 22, 1985.

THE JEFFERSONIAN,

188 Ketchikan
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
15th Elec. District

LOCATION: East & West side of Box Circle, 60' & 85' NE/S Fuselage Avenue and Northeast side of Fuselage Avenue, 150' Southeast of Box Circle.

DATE AND TIME: Wednesday, September 11, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing on the Petition for Variance from Sections 1801.1.C.2.a and 1801.1.C.2.b (CMPD) in the case of Goldentree Development Company, as shown on the site plan filed with the Zoning Office, on the day of the hearing, at the time and place stated above.

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
Aug. 22

Petition for Variance
15th Election District

LOCATION: East & West side of Box Circle, 60' & 85' NE/S Fuselage Avenue and Northeast side of Fuselage Avenue, 150' Southeast of Box Circle.

DATE & TIME: Wednesday, Sept. 11, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing on the Petition for Variance from Sections 1801.1.C.2.a and 1801.1.C.2.b (CMPD) in the case of Goldentree Development Company, as shown on the site plan filed with the Zoning Office, on the day of the hearing, at the time and place stated above.

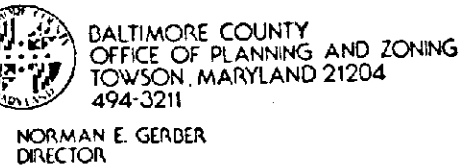
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing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

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

The Times
Middle River, Md., August 19, 1985

This is to certify, that the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 22nd day of August, 1985.

Joe Mount Publisher



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

AUGUST 21, 1985

Re: Zoning Advisory Meeting of July 9, 1985
Item # 416
Property Owner: GOLDENTREE DEVELOPMENT CO.
Location: FUSelage Ave. AT Box Circle AND RIGHT ELEVATOR DRIVE

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 [blank].

☒ Landscaping: Must comply with Baltimore County Landscape Manual.

☒ The property is located in a deficient service area as defined by B11.110-29. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [blank].

☒ The property is located in a traffic area controlled by a "D" level intersection as defined by B11.110-29, and as conditions change traffic capacity may become more limited. The Basic Service Areas are re-evaluated annually by the County Council.

Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

Lewis Hess, Agent
Goldentree Development Company
P. O. Box 5890
Baltimore, Md. 21208

August 10, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E & W/S Box Circle, 60' & 85' NE/
Fuselage Ave.; & NE/S Fuselage Ave.,
150' SE of Box Circle - 15th Elec. Dist.
Goldentree Development Co., Petitioner
Case No. 86-103-A

TIME: 10:00 a.m.

DATE: Wednesday, September 11, 1985

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

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

No. 008544

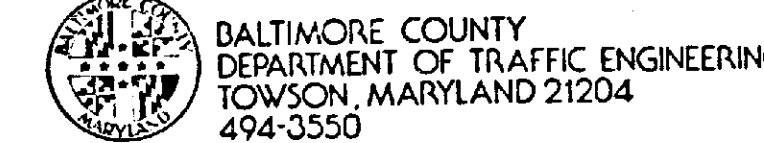
DATE 6/21/85 ACCOUNT R-01-615-000

AMOUNT \$ 50.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER



STEPHEN E. COLLINS
DIRECTOR

August 1, 1985

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

Item No. 410, 412, 413, 414, 416, 417 ZAC-Meeting of July 9, 1985

Property Owner:

Location:

Existing Zoning:

Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 410, 412, 413, 414, 416, and 417.

[Signature]
Traffic Engineering Assoc. II

MSF/cm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 19, 1985

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

Mr. Lewis Hess
Goldentree Development Company
P.O. Box 5890
Baltimore, Maryland 21208

RE: Item No. 416 - Case No. 86-103-A
Petitioner - Goldentree Development Co.
Variance Petition

Dear Mr. Hess:

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.

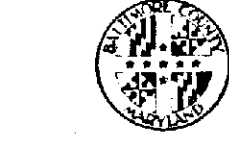
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: KCW Consultants, Inc.
760 Fairmount Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2536
494-4500

PAUL H. RENCKE
CHIEF

August 1, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Goldentree Development Company

Location: Fuselage Avenue and Box Circle and Right Elevator Drive

Item No.: 416 Zoning Agenda: Meeting of 7/9/85

Gentlemen:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Office July 9, 1985 Fire Prevention Bureau
Special Inspection Division



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

TED ZALESKI, JR.
DIRECTOR

August 19, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 1116 Zoning Advisory Committee Meeting are as follows:

Property Owner: Goldentree Development Company
Location: Fuselage Avenue at Box Circle and Right Elevator Drive
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be issued until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments:
11. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

W. S. Burnham
By: C. E. Burnham, Chief
Building Plans Review

11/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 26, 1985

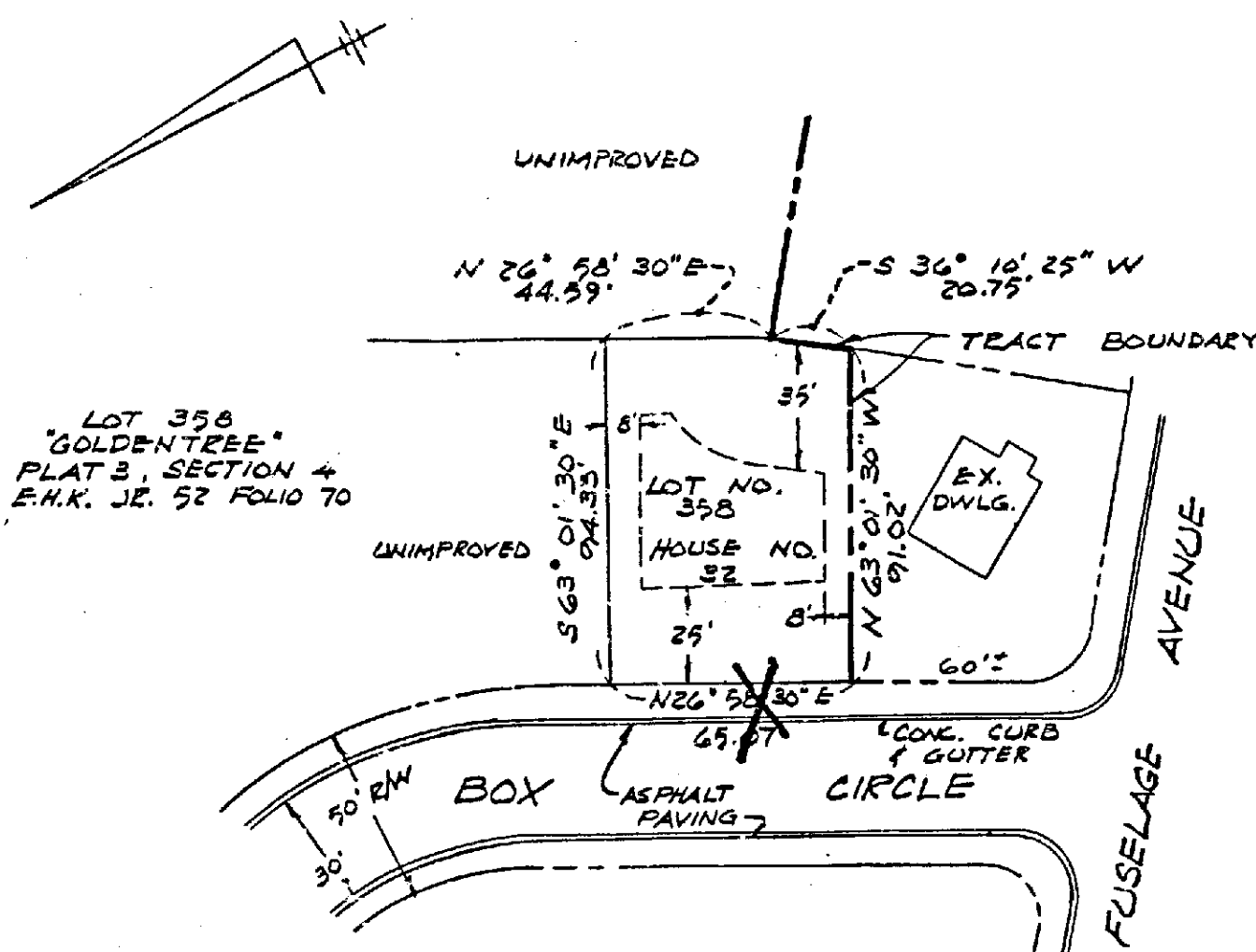
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A,
86-104-A and 86-106-A

There are no comprehensive planning factors requiring comment on these petitions.

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

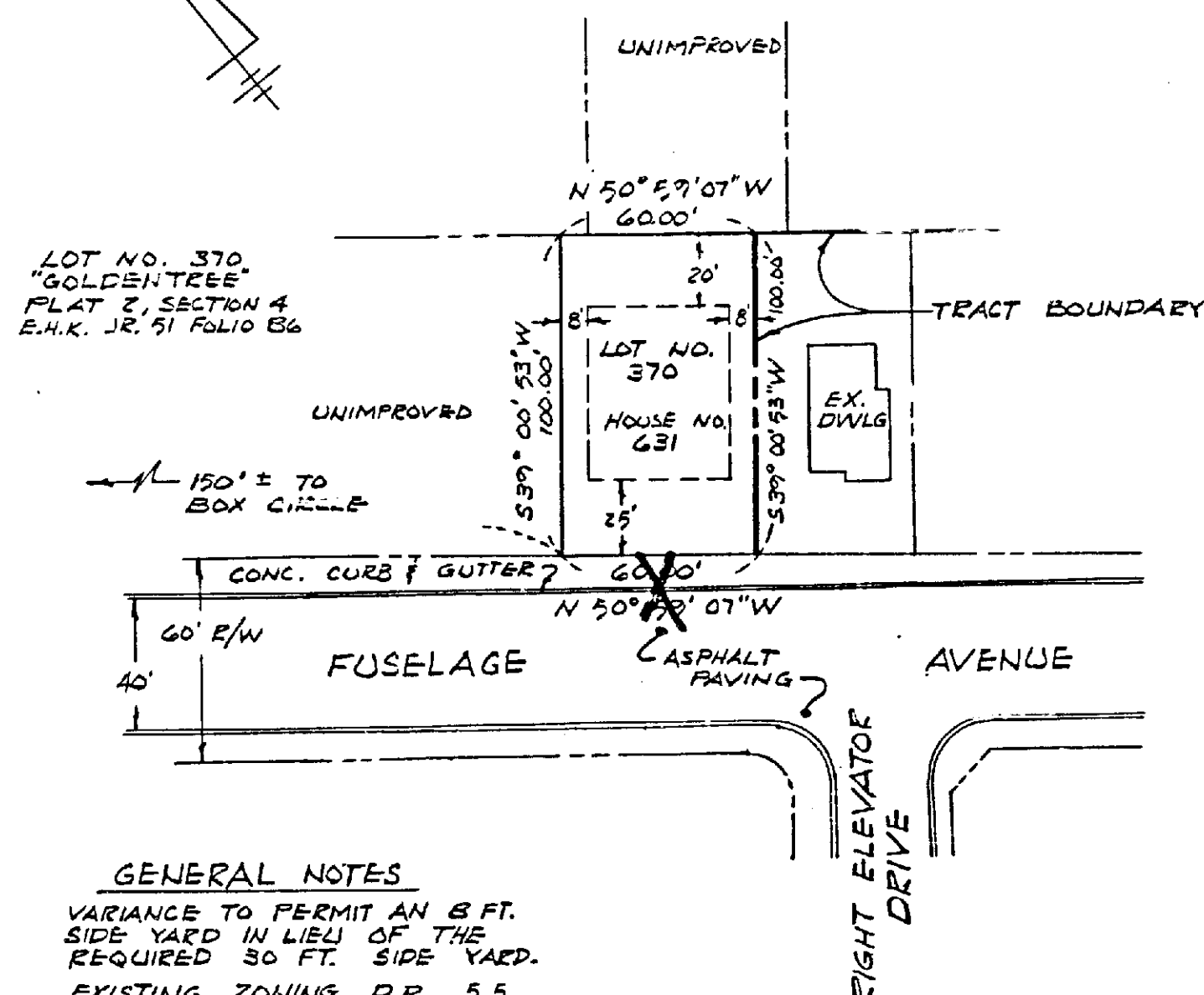
NEG:JGH:slm



GENERAL NOTES
VARIANCE TO PERMIT AN 8 FT. SIDE YARD IN LIEU OF THE REQUIRED 30 FT. SIDE YARD.
EXISTING ZONING D.R. 10.5
PROPOSED ZONING D.R. 10.5
PUBLIC WATER AND SANITARY SEWER EXIST TO SERVE THIS LOT.

PLAT FOR VARIANCE
LOT NO. 358
"GOLDENTREE" SECTION 4
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 24, 1985

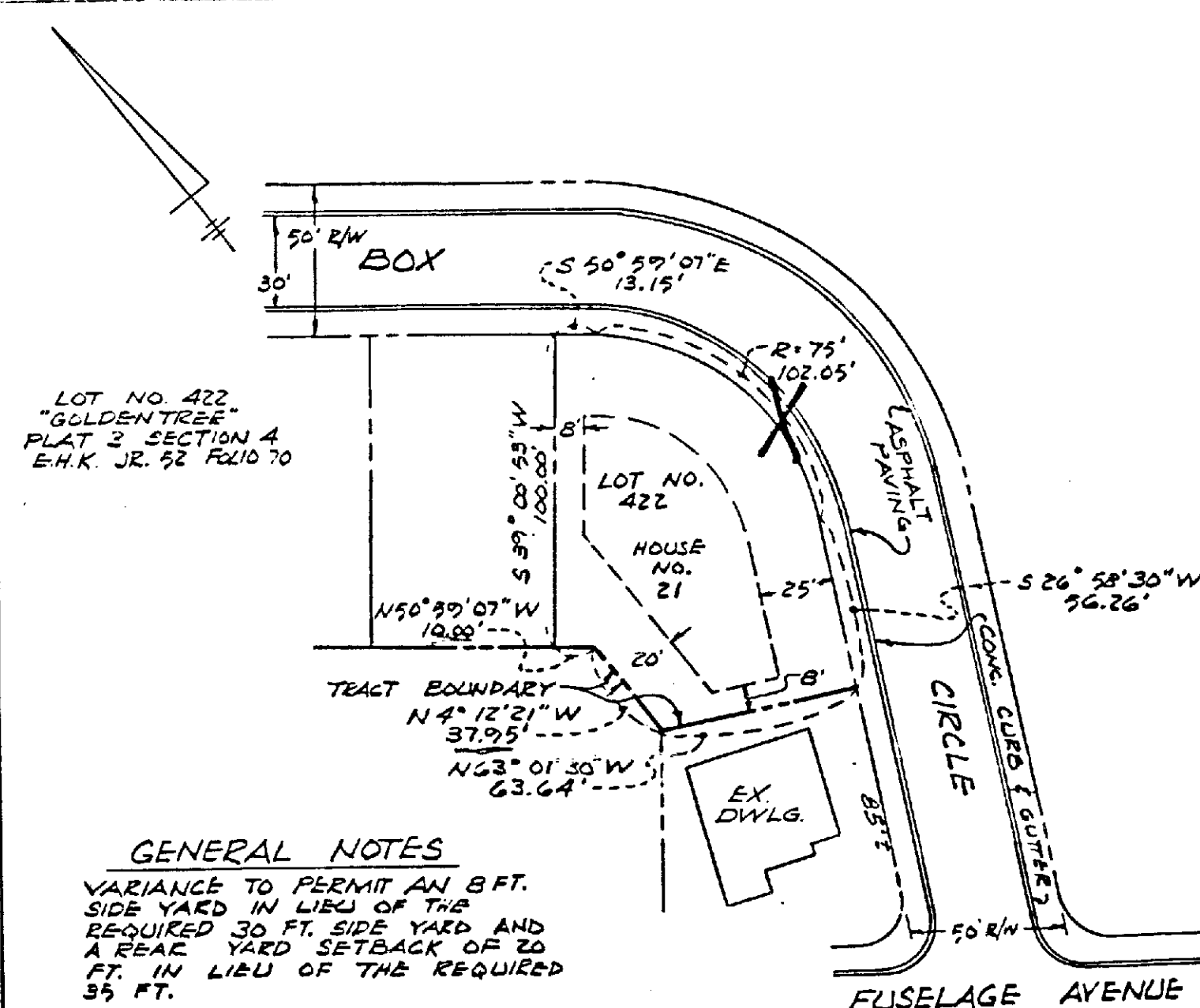
KCW CONSULTANTS, INC.
CIVIL ENGINEERS - LAND SURVEYORS
760 FAIRMOUNT AVENUE
TOWSON/TOWSON CENTRE
TOWSON, MARYLAND 21204
821-6352



GENERAL NOTES
VARIANCE TO PERMIT AN 8 FT. SIDE YARD IN LIEU OF THE REQUIRED 30 FT. SIDE YARD.
EXISTING ZONING D.R. 5.5
PROPOSED ZONING D.R. 5.5
PUBLIC WATER AND SANITARY SEWER EXIST TO SERVE THIS SITE.

PLAT FOR VARIANCE
LOT NO. 370
"GOLDENTREE" SECTION 4
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 21, 1985

KCW CONSULTANTS, INC.
CIVIL ENGINEERS - LAND SURVEYORS
760 FAIRMOUNT AVENUE
TOWSON/TOWSON CENTRE
TOWSON, MARYLAND 21204
821-6352



GENERAL NOTES
VARIANCE TO PERMIT AN 8 FT. SIDE YARD IN LIEU OF THE REQUIRED 30 FT. SIDE YARD AND A REAL YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 35 FT.
EXISTING ZONING D.R. 10.5
PROPOSED ZONING D.R. 10.5
PUBLIC WATER AND SANITARY SEWER EXIST TO SERVE THIS LOT.

PLAT FOR VARIANCE
LOT NO. 422
"GOLDENTREE" SECTION 4
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 24, 1985

KCW CONSULTANTS, INC.
CIVIL ENGINEERS - LAND SURVEYORS
760 FAIRMOUNT AVENUE
TOWSON/TOWSON CENTRE
TOWSON, MARYLAND 21204
821-6352



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

ARNOLD JABLON
ZONING COMMISSIONER

September 4, 1985

Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Maryland 21202

Re: Petition for Variance
SW Cor. Joppa & Prince Road
(900 Block Goucher Blvd.)
9th Election District
T.G. Stores, Inc. - Petitioner
Case No. 86-106-A

Dear Ms. Stern:

This is to advise you that \$82.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, by Office Building, 6.

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

No. 012676

DATE 9-11-85 ACCOUNT 01-15-113

AMOUNT \$ 82.25

RECEIVED FROM Gail Stern Esq.

FOR: Petition for Variance - 86-106-A

DATE 9-11-85

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 22, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 22, 1985.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 9/16/85

Posted for Variance

Petitioner: T.G. Stores, Inc.

Location of property: SW Cor. Joppa Rd & Prince Rd.

900 Blk. of Goucher Blvd.

Location of Sign: 900 Blk. of Goucher Blvd.

Remarks: Petitioner's representative, T.G. Stores, Inc., advised that the property is being used for retail sales of clothing and accessories.

Posted by: [Signature]

Number of Signs: 3

March 5, 1986

Mr. Noal S. Solomon
Vice President of Real Estate
Eyelab - The Eyelab Building
10 Elizabeth Street
River Edge, N.J. 07661

RE: Case No. 86-106-A

Dear Mr. Solomon:

Thank you for the courtesy of your correspondence and color renderings of February 26, 1986.

Either a dryvit or a metal facade as shown in the renderings would be within the spirit and intent of my Order of December 9, 1985.

Sincerely yours,
[Signature]
Noal S. Solomon
Vice President of Real Estate

JMS:jbg

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 21, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1985.

TOWSON TIMES,

Publisher

42.50

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 11/8/85

Posted for Variance

Petitioner: T.G. Stores, Inc.

Location of property: SW Cor. Joppa Rd & Prince Rd.

900 Blk. of Goucher Blvd.

Location of Sign: 900 Blk. of Goucher Blvd.

Remarks: Petitioner's representative, T.G. Stores, Inc., advised that the property is being used for retail sales of clothing and accessories.

Posted by: [Signature]

Number of Signs: 3

eyelab
World's First Eyewear Department Stores

February 26, 1986

Honorable Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW corner of Joppa and Prince Road, (900 block of Goucher Boulevard) - 9th Election District
T. G. Stores, Inc., Petitioners
Case No. 86-106-A

Dear Commissioner Jung:

I would like to show you a color architect's rendering of our store in Towson. The Order you issued on December 9, 1985 indicated that our building would be constructed of split block, dryvit (facade) and glass (store front). Although not specifically included in your summary of the testimony, we also use a metal facade in those locations where using dryvit is not feasible because of availability, cost, etc.

I am enclosing two (2) color renderings - one which shows a dryvit facade and one that shows a metal facade. Although I think you will find both facades attractive, we would like your consent to use either facade material.

Your Order did not specify that we needed to use only a dryvit facade, but as a courtesy to you and your office I thought I would send you these photos.

Since we hope to start construction in the next three or four weeks, we would appreciate your prompt response.

Sincerely yours,

[Signature]
Noal S. Solomon
Vice President of Real Estate

NSS:mh

Enclosure

The Eyelab Building

Corporate Office, 10 Elizabeth Street, River Edge, N.J. 07661 (201) 489-6030 TLX. 4990841

Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Md. 21202

August 10, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW cor. Joppa & Prince Road
(900 block Goucher Blvd.)
9th Election District
T. G. Stores, Inc. - Petitioner
Case No. 86-106-A

TIME: 1:30 p.m.

DATE: Wednesday, September 11, 1985

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

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

No. 008547

DATE 9/24/85 ACCOUNT 01-15-113

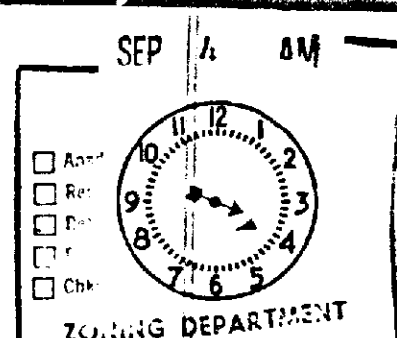
AMOUNT \$ 130.00

RECEIVED FROM Frank Bernstein Conway & Goldman

FOR: Filing fee for 86-106-A

DATE 9/24/85

VALIDATION OR SIGNATURE OF CASHIER



RE: PETITION FOR VARIANCES

SW Corner of Joppa and Prince Roads, (900 Block of Goucher Blvd.), 9th District

T.G. STORES, INC., Petitioner Case No. 86-106-A

ENTRY OF APPEARANCE

Please enter my appearance on behalf of the Towson Estates Association, Inc., a Maryland Corporation, in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Bruce C. Frame
Law Offices of Bruce C. Frame
825 East Joppa Road
Towson, Maryland 21204
821-5927

I HEREBY CERTIFY THAT ON THIS 4th Day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conway and Goldman, 300 East Lombard Street, Baltimore, Maryland 21202, Attorney for Petitioner; Noal S. Solomon, Vice President, 10 Elizabeth Street, River Edge, N.J. 07661, Tenant; and Phyllis Cole Friedman, People's Counsel for Baltimore County, Room 223 Courthouse, Towson, Maryland 21204.

[Signature]
Bruce C. Frame

APR 11 1986

RE: PETITION FOR VARIANCES
SW CORNER OF JOPPA AND PRINCE
ROADS (900 Block of Goucher
Blvd.), 9th District
T.G. Stores, Inc., Petitioner Case No. 86-106-A

SUBPOENA

Mr. Clerk:

Please issue summons to:

Michael S. Flanigan
Department of Traffic Engineering
County Courts Building
Towson, Maryland 21204

to appear in person at the hearing scheduled by the Baltimore County
Zoning Commissioner, on September 11, 1985, at 1:30 p.m. and
continuing from day to day, in Room 106, 111 West Chesapeake Avenue,
Towson, Maryland to testify on behalf of the Towson Estates
Association, Inc., and make same returnable on Wednesday, September
11, 1985 at 1:30 p.m.

Bruce C. Frame
Law Offices of Bruce C. Frame
826 East Joppa Road
Towson, Maryland 21204
821-5927

Mr. Sheriff:

Please issue Subpoena in accordance with the above.

ARNOLD JABLON
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES
SW CORNER OF JOPPA AND PRINCE
ROADS (900 Block of Goucher
Blvd.), 9th District
T.G. Stores, Inc., Petitioner Case No. 86-106-A

SUBPOENA

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Department of Traffic Engineering
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Towson, Maryland 21204

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continuing from day to day, in Room 106, 111 West Chesapeake Avenue,
Towson, Maryland to testify on behalf of the Towson Estates
Association, Inc., and make same returnable on Wednesday, September
11, 1985 at 1:30 p.m.

Bruce C. Frame
Law Offices of Bruce C. Frame
826 East Joppa Road
Towson, Maryland 21204
821-5927

Mr. Sheriff:

Please issue Subpoena in accordance with the above.

COST \$15.00
SUMMONED 7-17-1985
NOT SERVED 19
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY

Received Joppy 9/14/85 - B4

RE: PETITION FOR VARIANCES
SW CORNER OF JOPPA AND PRINCE
ROAD (900 Block of Goucher
Blvd.), 9th District
T.G. Stores, Inc., Petitioner Case No. 86-106-A

SUBPOENA

Mr. Clerk:

Please issue summons to:

Michael S. Flanigan
Department of Traffic Engineering
County Courts Building
Towson, Maryland 21204

to appear in person at the hearing scheduled by the Baltimore County Zoning
Commissioner, on December 3, 1985, at 1:30 p.m. and continuing from day to day,
in Room 106, 111 West Chesapeake Avenue, Towson Maryland, to testify on behalf
of the Towson Estates Association, Inc., and make same returnable on Tuesday,
December 3, 1985 at 1:30 p.m.

Bruce C. Frame
Law Offices of Bruce C. Frame
826 East Joppa Road
Towson, Maryland 21204
301-821-5927

Mr. Sheriff:

Please issue Subpoena in accordance with the attached.

COST \$15.00
SUMMONED 11-25-1985
NOT SERVED 19
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

Mr. James E. Dyer
August 29, 1985
Page Two

Please let me know if it is in fact your preference that
we ask for a continuance, rather than postpone the hearing.

Thank you for your assistance in this matter.

Very truly yours,
Gail M. Stern

GMO/ldd
cc: Mr. Arnold Jablon
Mr. Noel S. Solomon
Mr. Richard Smith

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 11, 1985

John R. Meadowcroft, President
Towson-Loch Raven Community Council, Inc.
P. O. Box 9709 Eudowood Branch
Towson, Maryland 21204

Mrs. Marion K. Yeaple
619 Hillen Road
Towson, Maryland 21204

Bruce C. Frame, Esquire
826 East Joppa Road
Towson, Maryland 21204

Re: Petition for Variance
SW corner Joppa & Prince Rd.
(900 block of Goucher Blvd.)
9th Election District
T. G. Stores, Inc.,
Petitioner
Case No. 86-106-A

To Whom It May Concern:

This is to confirm the new hearing date in the above captioned matter to be
Tuesday, December 3, 1985 at 1:30 p.m.

Should you have any questions, please feel free to call.

Sincerely,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tbj

cc: People's Counsel

TLRCC

towson - loch raven community council, inc.
p.o. box 9709 eudowood branch
towson, maryland 21204

September 10, 1985

To Whom It May Concern:

On Monday September 9, 1985, at a special meeting, the
member associations of Towson Loch Raven Community Council
voted to oppose the granting of a variance in the number
of parking spaces required on the Vornado (Two Guys)
property.

We feel that lowering by 71 the number of parking spaces
on this property at Joppa Road, Prince Road and Goucher
Boulevard should not be granted. It would create more
parking congestion.

Respectfully,
John R. Meadowcroft
President

Bruce C. Frame, Esquire
Towson Estates Association, Inc.
826 East Joppa Road
Towson, Maryland 21204

RE: Case No. 86-106-A
SW corner Joppa and Prince Roads
(900 Block Goucher Boulevard)
9th Election District

Dear Mr. Frame:

Thank you for your letter dated September 4, 1985.

I have asked the Zoning Commissioner, Arnold Jablon, to check into
this matter and he has informed me that you are already familiar with the
Petition for Variance filed by the owner of the property, T.G. Stores, Inc.
and that a hearing has been scheduled before the Zoning Commissioner on
December 3, 1985 at 1:30 p.m.

Matters before the Zoning Commissioner are quasi-judicial in nature,
and I believe it would be inappropriate for me to intervene in that process.
If you disagree with the decision rendered, as would be true for the
petitioner as well, an appeal can be taken to the Board of Appeals of
Baltimore County.

Sincerely,

DONALD P. HUTCHINSON
County Executive

DPH:AJ:eeh

APR 11 1986

BALTIMORE COUNTY TRANSMITTAL MEMO

TO: Arnold Jablon
FROM: Al Zawicki
SUBJECT: Towson Estates

DATE: 9/11/85

Please prepare a response for DPH's signature.

Thanks.

SEP 6 AM

ZONING DEPARTMENT

DPH's X

TOWSON ESTATES ASSOCIATION, INC.
826 EAST JOPPA ROAD
TOWSON, MARYLAND 21204

September 4, 1985

Honorable Donald P. Hutchinson
County Executive of Baltimore County
Court House
Towson, Maryland 21204

Dear Donald,

Thank you for your help with the recent curb and paving problems in Towson Estates. We are eagerly awaiting final word from Al and Len on the prognosis.

I wanted you to know that the executive board of the Towson Estates Association, Inc., voted unanimously to oppose a proposed change in zoning in our neighborhood, the petition for variances at what is described as the South West Corner of Joppa and Prince Roads (900 Block of Goucher Blvd.). We are strongly opposed to the parking variance in particular since, with the advent of new operations (three in the last year alone in five-store center) parking has become increasingly tight and we have not yet experienced the peak season. The loss of nearly ten percent of the parking, in addition to the new traffic generated by the proposed building and its operations could have serious implications should traffic or parking spill over into Towson Estates, where the streets are not equipped for additional loads. As you know, we have had parking problems with Blue Cross-Blue Shield employees in the past, among others, and the traffic engineering department has been helpful in solving these problems. A large increase in shopping center traffic and parking would create tremendous problems. Additionally, we oppose further construction in the area in question until the property owners and tenants improve maintenance of the existing structures.

We would appreciate your guidance, support and assistance in this matter. The next general meeting of the Association is at 8:00 P.M., Tuesday, September 10 at 5 Centre Road (one block north of the 1000 Block Joppa Road, between the two small apartment buildings). We hope you can join us. I am enclosing a copy of our newsletter for your information.

With best regards,

Sincerely,
T.G. Stores, Inc.
Executive Office

Towson Estates Lantern

August, 1985

VARIANCE SOUGHT

T.G. Stores, Inc. is petitioning for variances to allow a total of 747 parking spaces in lieu of the required 818 spaces and to allow a total of 10 persons to be engaged in the repair or fabrication of goods on the premises in lieu of the allowed 5 persons. Two Guys Stores, Inc. would like to build a 1 story free standing 30ft x 30ft on the SW corner of Joppa and Prince Rds. (900blk. of Goucher Blvd.) to house an optometrist and eye lab. The company name Eye Lab, Inc. TEA is in contact with Baltimore County concerning the petition and will keep you informed concerning any new information.

OUR FLAG IS FLYING

For the past 10 weeks the American flag has been flying once again in Towson Estates. Jeffrey Hubbard is a member of Handicapped Boy Scout Troop #730 and is preparing his requirement for a Citizenship badge. Jeffrey has taken pride in this responsibility and we wish to thank him for a job well done.

SUMMER SOCIAL SUCCESS

Thank you to the Social Committee for their efforts in organizing the "Sweet Summer Social." Judy Willie, Kris Siskind, Janet Seibel, Marie Welch and Martha Clarke, and a special thank you to Les and Sharon Bley for their enthusiastic support of the "Summer Games" (Our sports editor reports that everyone was a winner!).

OUR WIDERSHEW!!!

Our neighbors, David and Heidi Hungerford - Edgewood Road, will be moving from Towson Estates the end of August. We extend to this fine family our very best wishes and our thanks for their support and many contributions to TEA over the past 13 years.

ANNUAL BLOCK PARTY

On Saturday, September 7, at 7:30p.m. TEA will sponsor our annual "Block Party." Each household received a flyer announcing this event that will be held rain or shine. This year's affair will be held at the home of Les and Jean Hubbard - 17 Edgely Rd. A delightful evening with Good Food! Good Friends! So come and join us and meet your neighbors. Refer to your flyer for complete details.

The nominating committee submit the following names as officers and members at large for the year 1985-86.

President: Bruce Frame
Vice President: Martha Clarke
Secretary: Sally Weisner
Treasurer: Les Bley

Members at large: Dan Hays
Margaret Starrock
Marie Welch

Nominations will be accepted from the floor at the association meeting on Tuesday, September 10.

"WELCOME HOME TRAVELERS"

Jim and Marguerite McManus recently returned from a trip to Ireland. Did ya see any Leprechaun's Jim?

NEW STORE AT TOWSON MARKETPLACE

A sporting goods store will be the latest addition to Towson Market Place. To open in early October in the corner where the old Pantry Pride use to be.

MEETINGS PLANNED

Thomas S. Korman, Speaker Pro Tem of the House of Delegates of the State of Maryland is planning a series of forums on subjects and issues that will come before the 1986 General Assembly. Mr. Korman extends a most cordial invitation to each resident of Towson Estates to attend. The following are the dates, places and subjects. All forums will be on Thursday evenings from 7:30 pm to 8:45 pm.

Sept. 12 - Towson Library - Jobs and Job Training - 323 York Road

Sept. 26th - Loch Raven Library - Financial Institutions. Taylor Ave.

Oct. 10th - Cockeysville Library - Education. 9833 Greenlane Drive.

Oct. 24th - Pikesville Library - Child Care and Child Abuse. Reisterstown Rd.

Nov. 21st - Randallstown Library - Housing and Community Growth. Liberty Road

Dec. 5th - Essex Library - Community Colleges' Role in Economic Development - Eastern Blvd.

Mr. Korman hopes to be able to share with us information he has and to hear the concerns that we have. If you would like more specific information, please call his district office 823-8440.

CURB SITUATION

At the present time the matter rests with Baltimore County. Your TEA President is waiting for a reply from Al Zawicki side to Donald Hutchinson. We will keep you posted as to any developments.

FLIER ATTACHED

Please find attached to this newsletter a newspaper article about Towson Estates. This should be of interest to all residents. Thanks to Joanna Kahle for bringing our attention to this article.

GRASS CUTTING

A word of thanks to Caitlin Ames and Marshall Clarke for the fine job of keeping the Joppa Road island looking trim this summer. These two teens were hired by TEA to keep the lawn mowed. They certainly earned their pay!

HAVE A SAFE AND HAPPY HOLIDAY!

"Notable Quotes for Fall"

Few things are more discouraging than having to rake leaves for the first time so you can mow the lawn for the last time!

FRANK, BERNSTEIN, CONAWAY & GOLDMAN
300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202

TELEPHONE: (301) 828-3800
CABLE: FBKCON
TELEX: 874938

SUITE 701
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21046

WRITER'S DIRECT NUMBER IS
(301) 625-3647

DATE: JUL 22, 1985

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
Item No. 418
900 Block Goucher Boulevard

Dear Mr. Jablon:

This firm represents Eyalab, Inc., the Petitioner, with regard to the above-referenced matter. This matter was filed on or about June 28, 1985. Because of the present backlog of cases, we have been informed that this matter may not be scheduled for hearing until September.

Eyalab, Inc. intends to improve the subject property with an 8,100 square foot building. If a hearing is held until September and the petition is granted, Eyalab, Inc. will likely have to wait until November before the appeal period runs and it can initiate construction. This would unfortunately force our client to postpone its building plans until spring.

FRANK, BERNSTEIN, CONAWAY & GOLDMAN
Mr. Arnold Jablon
July 22, 1985
Page Two

If at all possible, we would very much appreciate it if you could arrange for an expedited hearing, so that Eyalab, Inc. can initiate construction (if the variances are allowed) before this winter. While we realize that the number of matters may make this request difficult to grant, any consideration or help you can give us in advancing the hearing date is greatly appreciated.

Sincerely,
Gail M. Stern

GMS/lld
cc: Mr. Noal S. Solomon

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5550

Direct Dial Number
321-5557

July 12, 1985

Mr. Nick Commodari
Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Nick:

Subject: Eyalab
900 Block Goucher Boulevard
KCI Job Order No.: 1-85156

We are forwarding herewith 10 copies of the revised plan to accompany petition for parking variance on which we have added Note 10 to ask for a variance to Section 230.124 of the Zoning Regulations.

Please insert these plans into the file and destroy the plans previously on file.

Very truly yours,
Richard L. Smith, Associate
Urban Planning & Development

rjm

Enclosure

cc: Ms. Gail Stern w/Encl.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 19, 1985

Ms. Gail M. Stern
Attorney at Law
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 418 - Case No. 86-106-A
Petitioner - T. G. Stores, Inc.
Variance Petition

Dear Ms. Stern:

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.

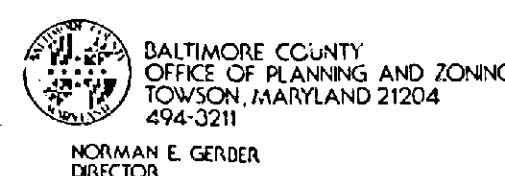
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



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

AUGUST 22, 1985

Re: Zoning Advisory Meeting of JULY 9, 1985
Item # 418
Property Owner: T.G. STORES, INC.
Location: S/W CORNER JOPPA RD. AND
PRINCE RD.

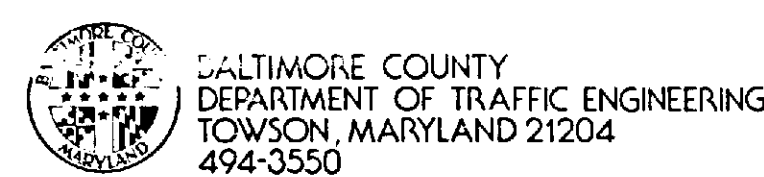
Dear Mr. Jablon:

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: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by §111.106-7. 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 "D" level intersection as defined by §111.106-7, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: A WAIVER OF CRG PLAN CAN BE APPLIED FOR ON THE BASIS OF CONSTRUCTION OF AN ACCESSORY STRUCTURE IN AN EXISTING SHOPPING CENTER.

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

Item No. 418 -ZAC- July 9, 1985
Property Owner: T.G. STORES, INC.
Location: S/W CORNER JOPPA ROAD AND PRINCE ROAD
Existing Zoning: B.L.-GCC
Proposed Zoning: Variance to allow a total of 747 spaces instead of the required 817 spaces.

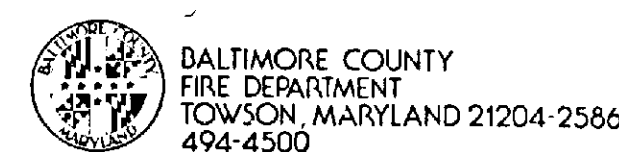
Acres: 14.6550 acres
District: 9th

Dear Mr. Jablon:

Parking in this area has been a problem in the past and any reduction in parking can only have an adverse impact in the neighborhood.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. REINCKE
CHIEF

August 1, 1985

Mr. Arnold Jablon
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: T. G. Stores, Inc.

Location: S/W Corner Jopka Road and Prince Road

Item No.: 418

Zoning Agenda: Meeting of 7/9/85

Gentlemen:

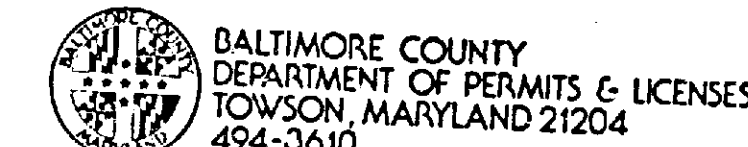
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. 10' Fire Main shall be extended to Goucher Blvd. Entrance.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Entire site shall be posted with fire lane signs.
- (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.

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *Errol M. Markowicz*
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

August 19, 1985

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

Dear Mr. Jablon:

Comments on Item # 418 Zoning Advisory Committee Meeting are as follows:
Property Owner: T. G. Stores, Inc.
Location: S/W Corner Jopka Road and Prince Road
District: 9th.

APPLICABLE CODES ARE CIRCLED:

- (C) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. #117-1 - 1985) and other applicable Codes and Standards.
- (C) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be required on plans and technical data.
- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (C) All Two Group except P-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Two Group require a one hour wall if closer than 7'-0" to an interior lot line. Lay wall built on an interior lot line shall require a fire or party exterior wall within 7'-0" of an interior lot line.
- (C) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 400 and 505 and have your Architect/Engineer contact this department.
- (C) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (C) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group and the use shall show the correct or to be used.
- (C) The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (C) Comments:
- (C) These abbreviated 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 the applicant may obtain additional information by visiting Room 121 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

LJZ/RS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: August 26, 1985

SUBJECT: Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A,
86-104-A and 86-106-A

There are no comprehensive planning factors requiring comment on these petitions.

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

KJG:JGH:slu

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

TIMOTHY A. RYAN, PE

EDUCATION
Master of Science in Engineering - 1979
University of Connecticut
Bachelor of Science in Engineering - 1977
University of Connecticut
Candidate for Ph.D. in Civil Engineering - 1985
University of Maryland

REGISTRATION
Professional Engineer - MD, PA

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers
Institute of Transportation Engineers

EXPERIENCE
Mr. Ryan is an Associate and Project Manager in Kidde Consultants' Transportation Division. He has served as Project Engineer for several traffic control signal design projects, for the Anne Arundel County, Maryland Hazardous Location Study, and for various transportation impact statements prepared for private developers. In addition, Mr. Ryan was closely involved with preparation of the Great Seneca Highway Environmental Impact Statement for the Montgomery County, Maryland Department of Transportation.

Mr. Ryan's responsibilities for signal design include signal layout, plan preparation, specifications, and estimates. The Anne Arundel Hazardous Location Study involved analysis of existing conditions followed by a report recommending improvements to ameliorate the dangerous conditions. Transportation impact statements detail the effects of proposed development upon adjacent street networks.

Before joining Kidde, Mr. Ryan worked as a transportation engineer for a Connecticut firm. As a graduate assistant at the University of Connecticut, he worked on the following projects: developing queuing analysis procedures for the Connecticut Department of Transportation; compiling a simplified users' guide to the Network Simulation (NETSIM) Computer Package to be used by both the University of Connecticut and the Connecticut State Department of Transportation; and research to determine the relative effectiveness of elements within Transportation System Management.

Timothy A. Ryan
16

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

TIMOTHY A. RYAN, PE

Mr. Ryan worked as Project Manager in Media, PA on the I-476 Environmental Monitor project. Kidde serves as liaison to affected communities, as a source of environmental expertise, and to insure that all environmental commitments are implemented. Mr. Ryan was responsible for coordinating Kidde's activities in order to accomplish the objectives. This also included presentations to various citizens' groups.

TECHNICAL PAPERS
Ryan, T. A., and Davis, C. F., 1982, "Driver Use of the All-Red Signal Interval" (Master's Thesis). Transportation Research Record 881 - Traffic Control Devices and Traffic Signal Systems.

Davis, C. F., and Ryan, T. A., 1981, "Comparison of NETSIM Results with Field Observation and Webster Predictions for Isolated Intersections". Transportation Research Board Special Report 194 - The Application of Traffic Simulation Models.

Ryan, T. A., 1983, "Strobe - Supplemented Red Signal Indications," Transportation Research Record 956 - Traffic Control Devices and Grade Crossings.

Ryan, T. A., Davis, C. F. and Taylor, B. G., 1983, "Auto Occupancy Variations," presented at 63rd Annual Meeting of Transportation Research Board.

Ryan, T. A. and Erdman, J. W., 1985, "Procedure for a Priority Ranking System for Rail-Highway Grade Crossings," Transportation Research Record 1010 - Traffic Control Devices and Rail-Highway Crossings.

Case No. 86-106-A

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
31st day of July, 1985.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: T. G. Stores, Inc.
Petitioner's Attorney: Ms. Gail M. Stern
Received by: *James E. O'Connell*
Zoning Plans Advisory Committee



APR 11 1986

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

1000 CROWWELL BRIDGE ROAD
50 WEST MONTGOMERY AVENUE
SUITE 200, CHARTERS TOWER
700 NORTH CHAMBERS HIGHWAY
SUITE 100, UNIVERSITY OFFICE PLAZA
410 SAVANNAH ROAD
810 WELLINGTON ROAD

BALTIMORE, MARYLAND 21204
ROCKVILLE, MARYLAND 20850
LA PLATA, MARYLAND 20646
GLEN BURNIE, MARYLAND 21061
NEWARK, DELAWARE 19702
LEWES, DELAWARE 19658
MANASSAS, VIRGINIA 22110

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

1000 CROWWELL BRIDGE ROAD
50 WEST MONTGOMERY AVENUE
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LA PLATA, MARYLAND 20646
GLEN BURNIE, MARYLAND 21061
NEWARK, DELAWARE 19702
LEWES, DELAWARE 19658
MANASSAS, VIRGINIA 22110

DESIGN RLS DATE 12-2-85 SUBJECT EYELAB - PARKING VARIANCE, I.O. 1-85/56
CHECK DATE 12-2-85 EXPLANATION OF PICTURES SHEET 1 OF 2

THE SITE WAS OBSERVED ON TWO CONSECUTIVE DAYS FOLLOWING THUNDERSTORM - FRIDAY, NOV. 23, 1985 FROM 11:15 A.M. TO 1:15 P.M. AND FROM 4:15 P.M. TO 5:15 P.M. THE PICTURES WERE TAKEN FROM 12:15 P.M. TO 1:00 P.M. THE DAY WAS CLOUDY WITH TEMPERATURES IN THE 50'S. AND SATURDAY, NOV. 30, 1985 FROM 11:45 A.M. TO 1:00 P.M. THE DAY WAS CLOUDY WITH RAIN & TEMPERATURES AGAIN IN THE 50'S.

BOTH SETS OF PICTURES ARE TAKEN FROM THE SAME LOCATIONS LOOKING THE SAME DIRECTIONS AT THE SITE OF THE PROPOSED BUILDING.

FRIDAY, NOV. 23, 1985
PICTURE N° 1 - LOOKING NORTH FROM THE SOUTH END OF THE PARKING LOT - NO CARS ARE PARKED IN THE VICINITY OF THE SITE.

PICTURE N° 2 - LOOKING EAST FROM THE SOUTHWEST SIDE OF THE PARKING LOT. THE YELLOW CAR PARKED ON THE EAST EDGE OF THE LOT ARRIVED AT 12:15 P.M. & THE PERSON WALKED ACROSS THE STREET TO ROY ROGERS. THE CAR LEFT AT 12:50 P.M. THE RED CAR SHOWN BY THE LIGHT BLUE ARRIVED AT 12:22 P.M. & THE COUPLE PROCEEDED TO EAT LOUNCH. THE CAR LEFT AT 12:50 P.M. NO OTHER CARS IN AREA.

PICTURE N° 3 - LOOKING SOUTHWEST FROM THE EAST SIDE OF THE PARKING LOT. THE RED CAR IS VISIBLE. NO OTHER CARS IN AREA.

PICTURE N° 4 - LOOKING NORTH FROM SOUTH END OF PARKING LOT THE RED CAR IS GONE. THE TRUCK ARRIVED AT 12:57 P.M. & THE DRIVER WALKED OVER TO ROY ROGERS. THE TRUCK LEFT AT 1:00 P.M.

FRIDAY (CONT'D)

PICTURE N° 5 - LOOKING NORTH FROM SOUTH END OF PARKING LOT AT "KIOS R US" - NO CARS IN VICINITY

SATURDAY - NOV. 30, 1985

PICTURE N° 6 - TAKEN FROM SAME LOCATION AS PICTURE N° 1 - NO CARS IN VICINITY OF SITE

PICTURE N° 7 - TAKEN FROM SAME LOCATION AS PICTURE N° 2 - 1 CAR & BAY WEST OF SITE

PICTURE N° 8 - TAKEN FROM SAME LOCATION AS PICTURE N° 3 - NO CARS IN VICINITY OF SITE

PICTURE N° 9 - TAKEN FROM SAME LOCATION AS PICTURE N° 4 - NO CARS IN VICINITY OF SITE

PICTURE N° 10 - TAKEN FROM SAME LOCATION AS PICTURE N° 5 - NO CARS IN VICINITY OF SITE



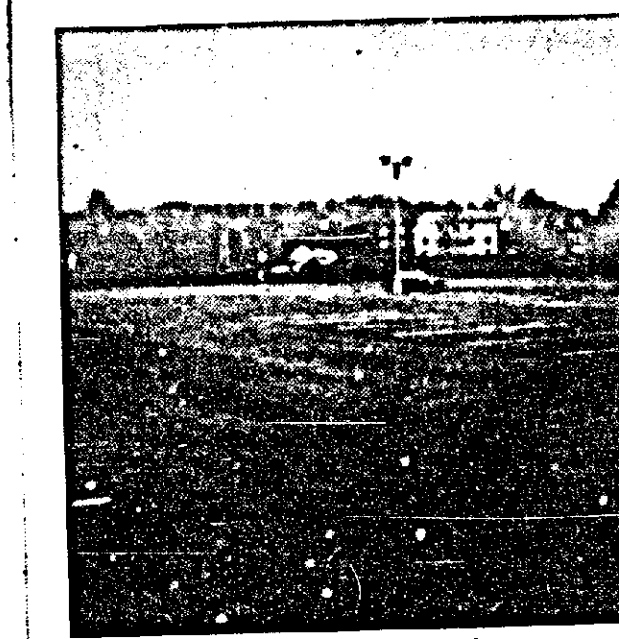
11/23/85 12:15 P.M. Looking North From South End of Parking Lot



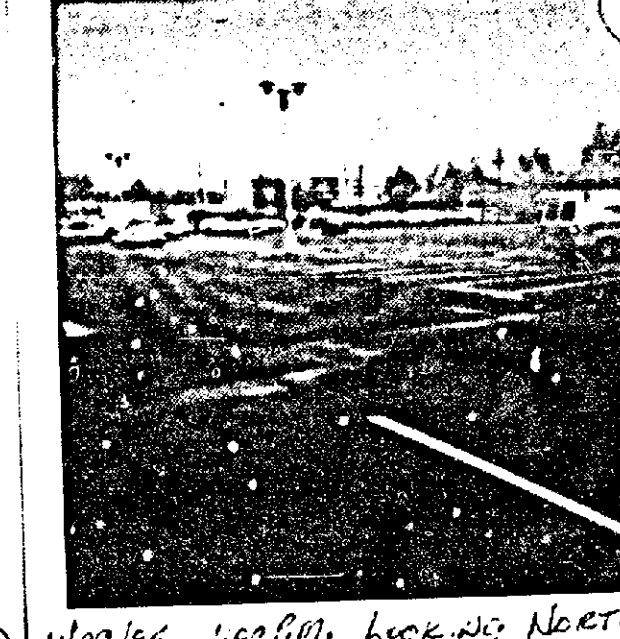
11/23/85 12:30 P.M. Looking East From Southwest Side of Parking Lot



11/23/85 1:00 P.M. Looking North From South End of Lot



11/30/85 12:45 P.M. Looking Southwest From East Side of Parking Lot



11/30/85 1:00 P.M. Looking North From South End of Parking Lot



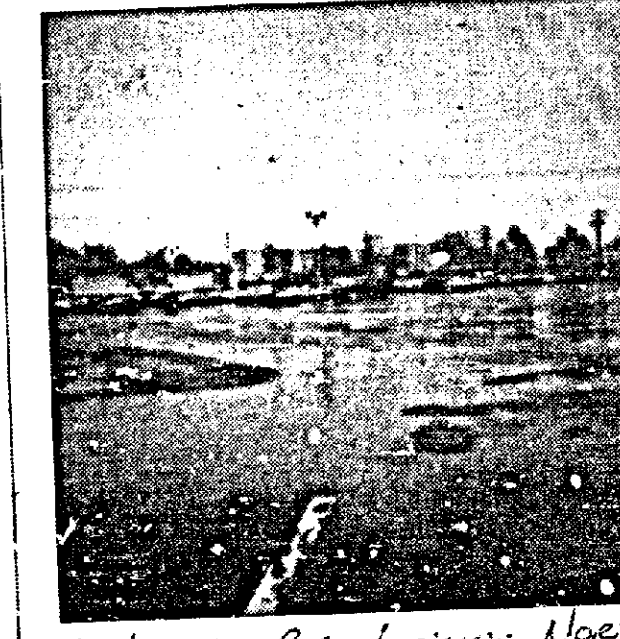
11/30/85 12:15 P.M. Looking North From South End of Parking Lot



11/30/85 12:30 P.M. Looking East From Southwest Side of Parking Lot



11/30/85 12:45 P.M. Looking Southwest From East Side of Parking Lot



11/30/85 1:00 P.M. Looking North From South End of Parking Lot

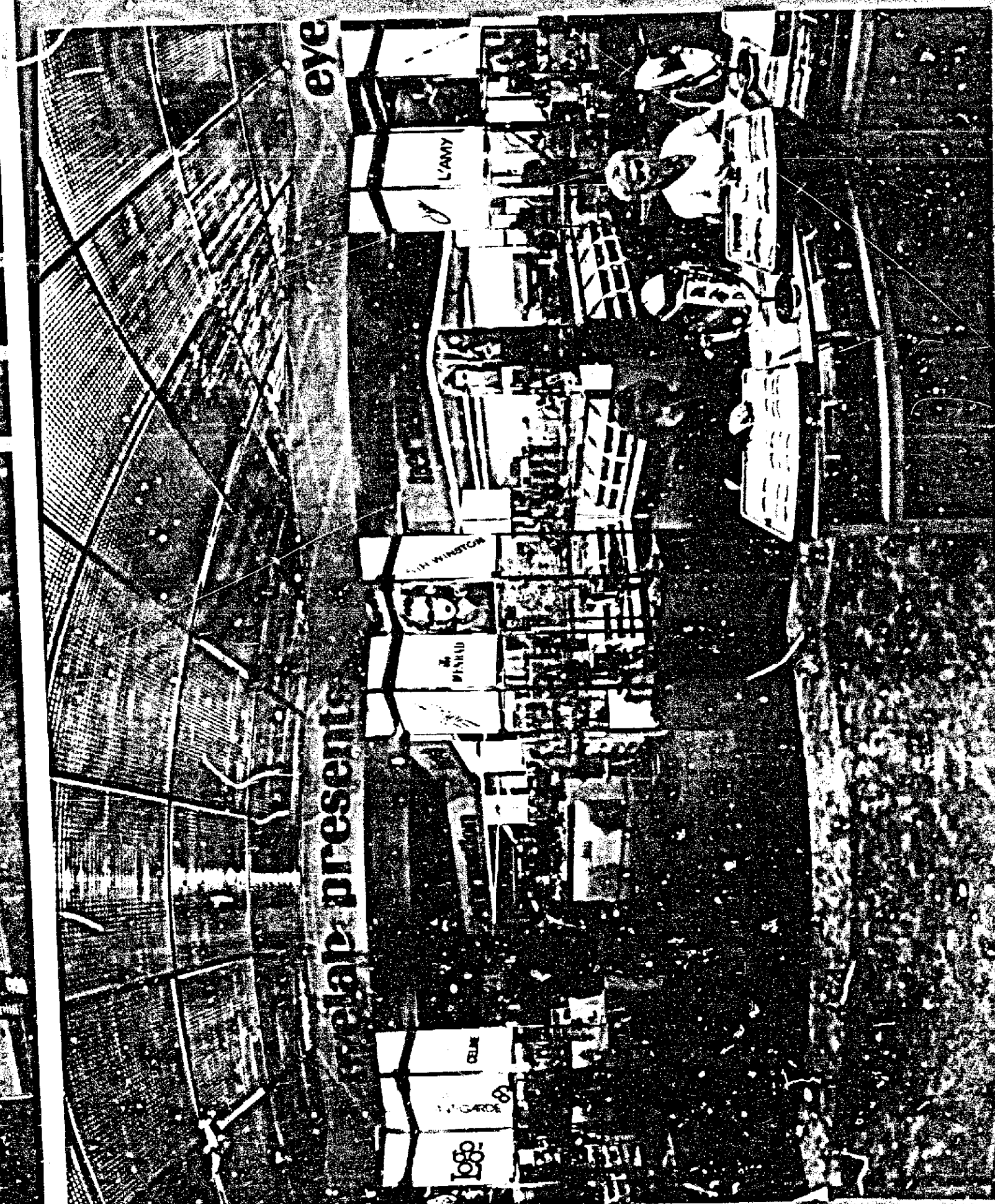


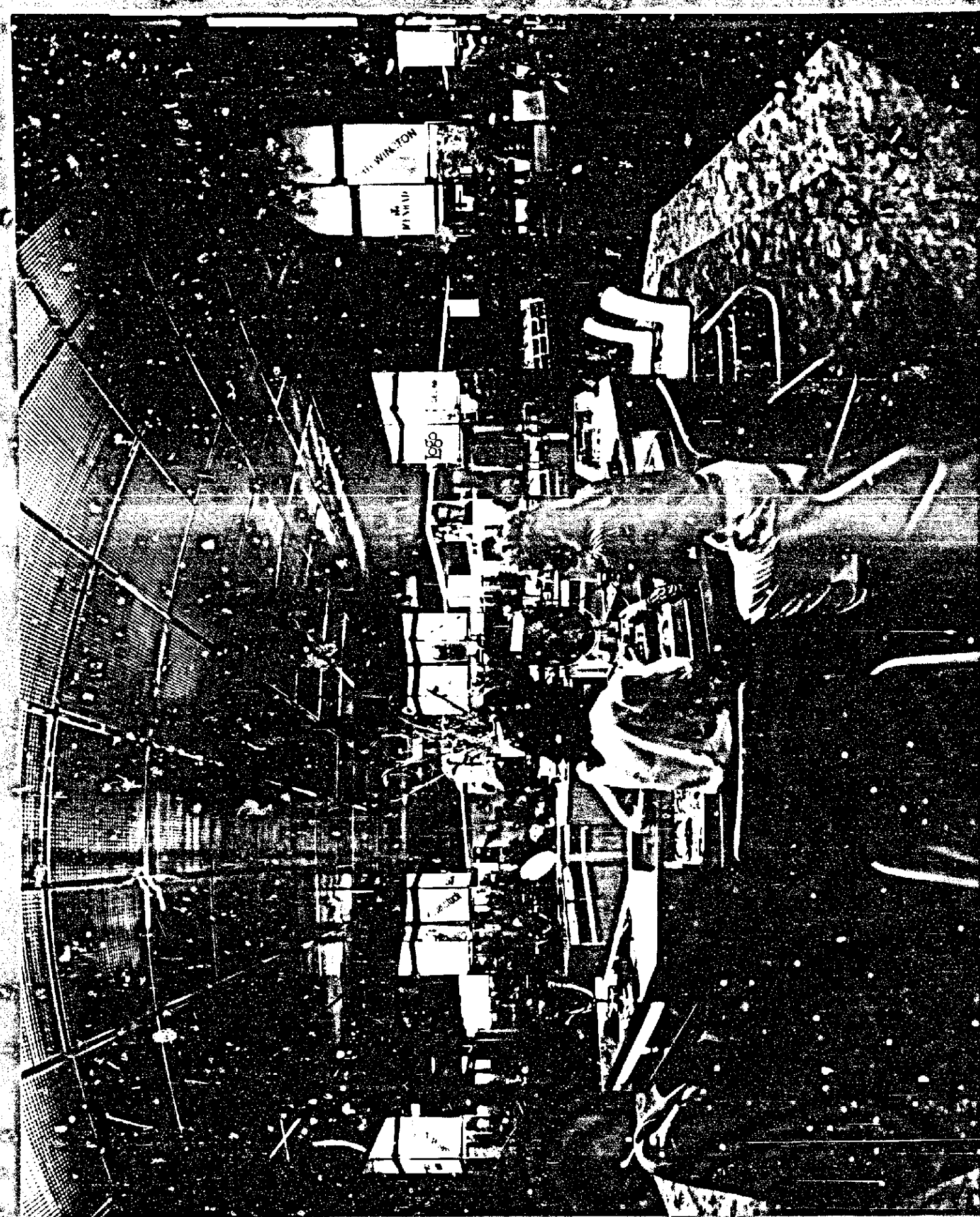
11/30/85 1:00 P.M. Looking North From South End of Parking Lot

GRAND OPENING!
THE EYEWEAR STORE
OF TOMORROW
OPENS IN
SAUGUS TODAY

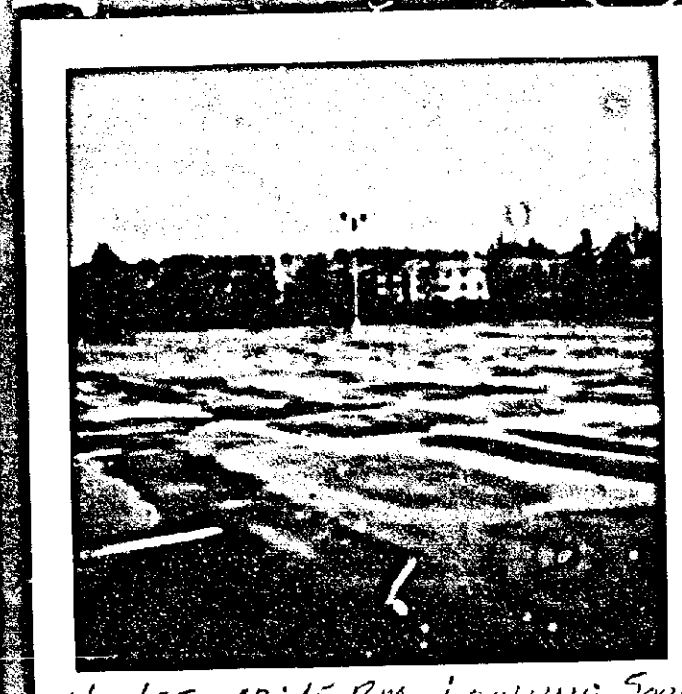


eyelab
THE WORLD'S FIRST EYEWEAR DEPARTMENT STORE.

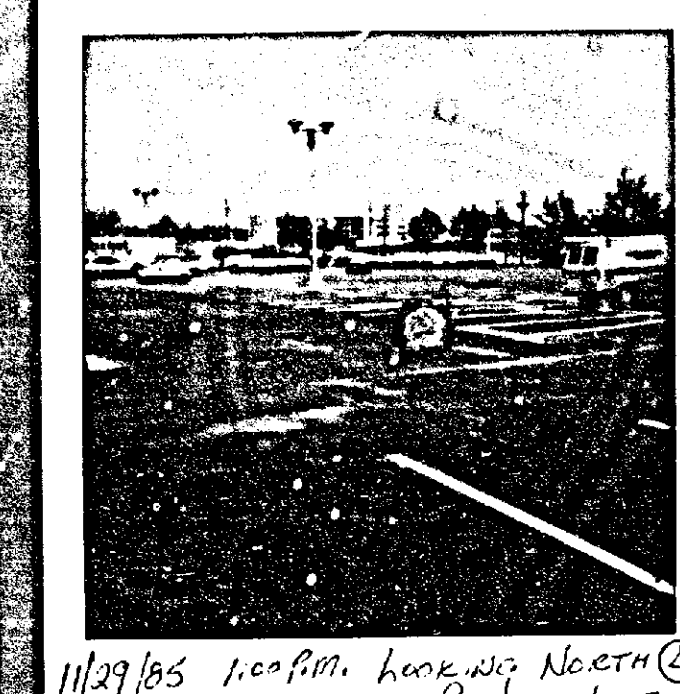




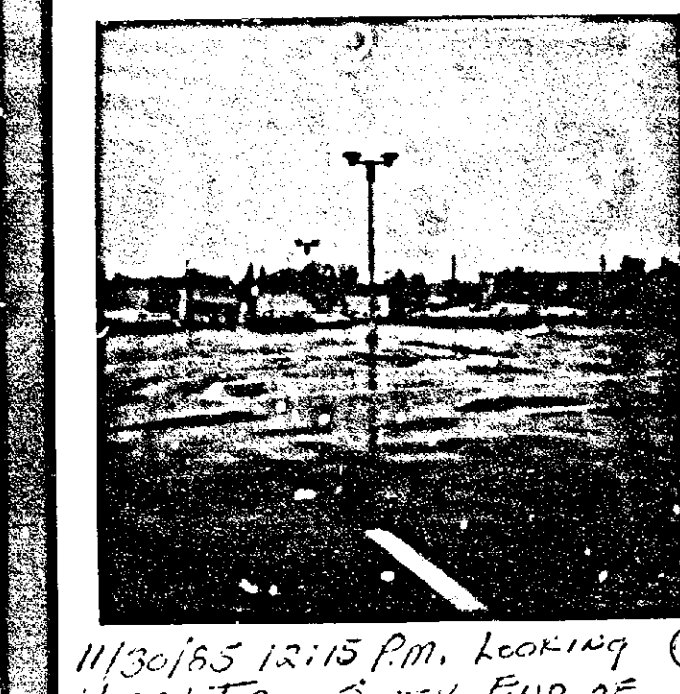
11/29/85 12:15 P.M. Looking North From South End of Parking Lot ①



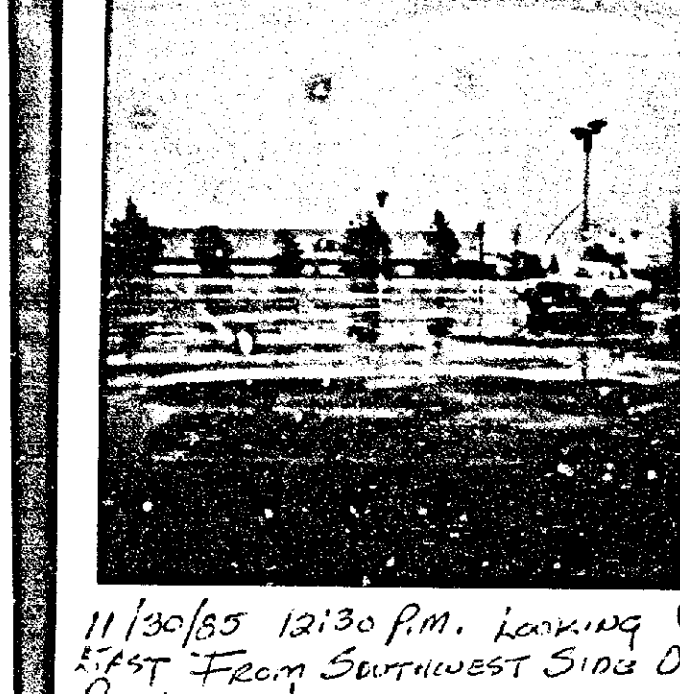
11/30/85 12:45 P.M. Looking South From East Side of Parking Lot ②



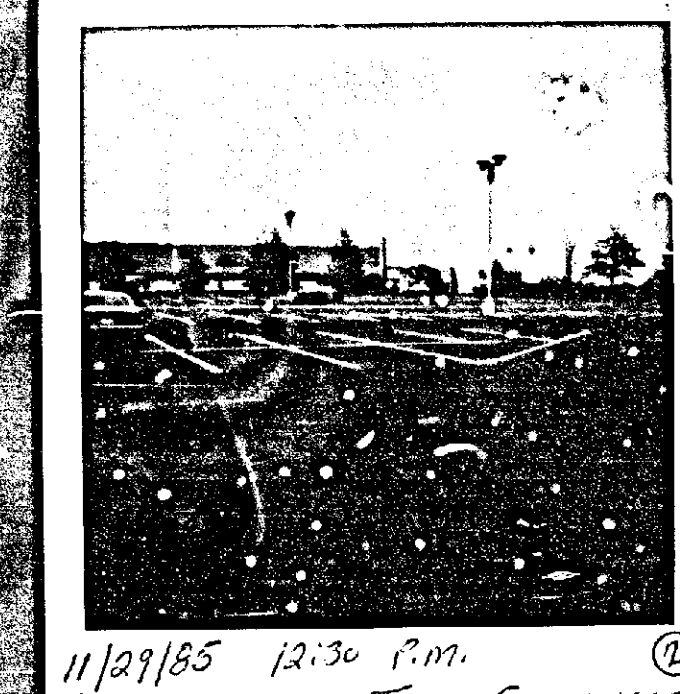
11/29/85 1:00 P.M. Looking North From South End of Parking Lot ④



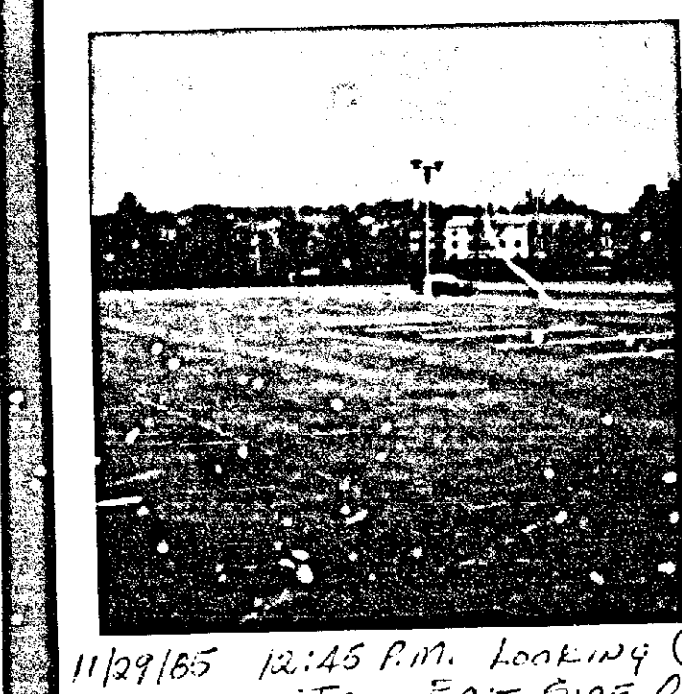
11/30/85 12:15 P.M. Looking North From South End of Parking Lot ⑥



11/30/85 12:30 P.M. Looking East From Southwest Side of Parking Lot ⑦



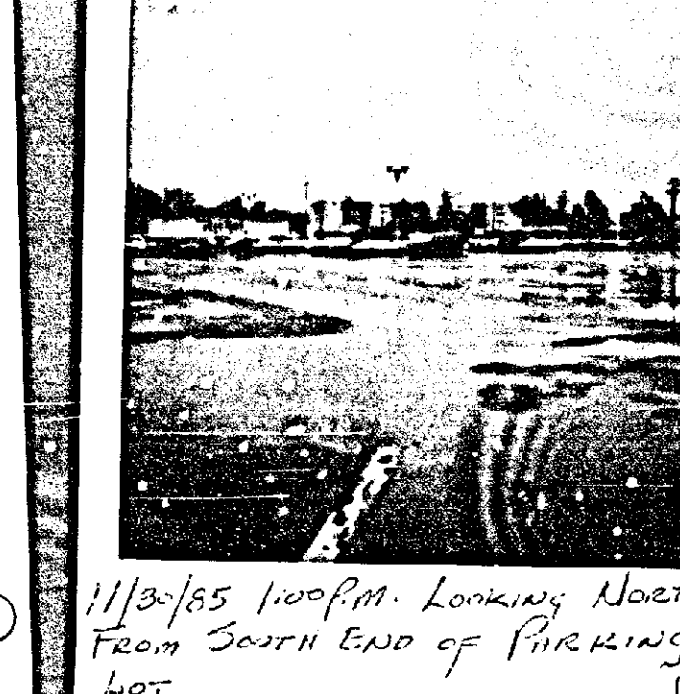
11/29/85 12:30 P.M. Looking East From Southwest Side of Parking Lot ③



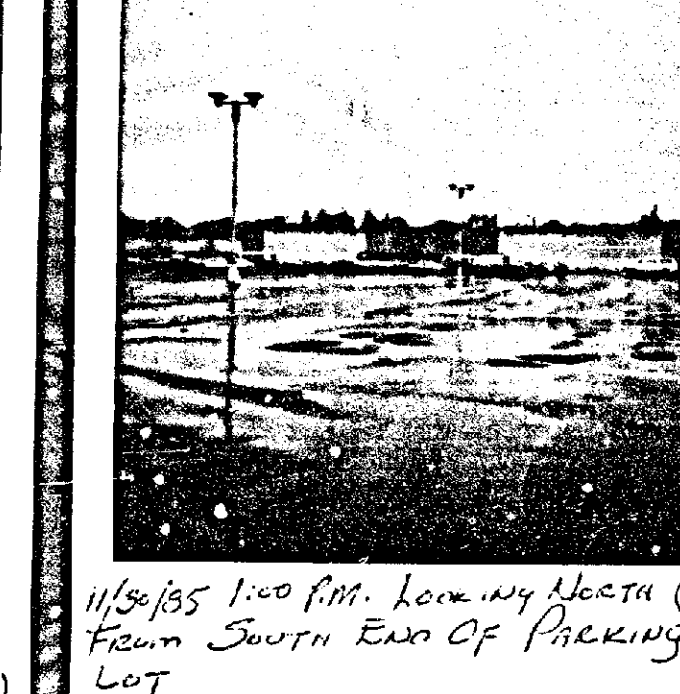
11/29/85 12:45 P.M. Looking Southwest From East Side of Parking Lot ⑤



11/29/85 1:00 P.M. Looking North From South End of Parking Lot ⑤



11/30/85 1:00 P.M. Looking North From South End of Parking Lot ⑧

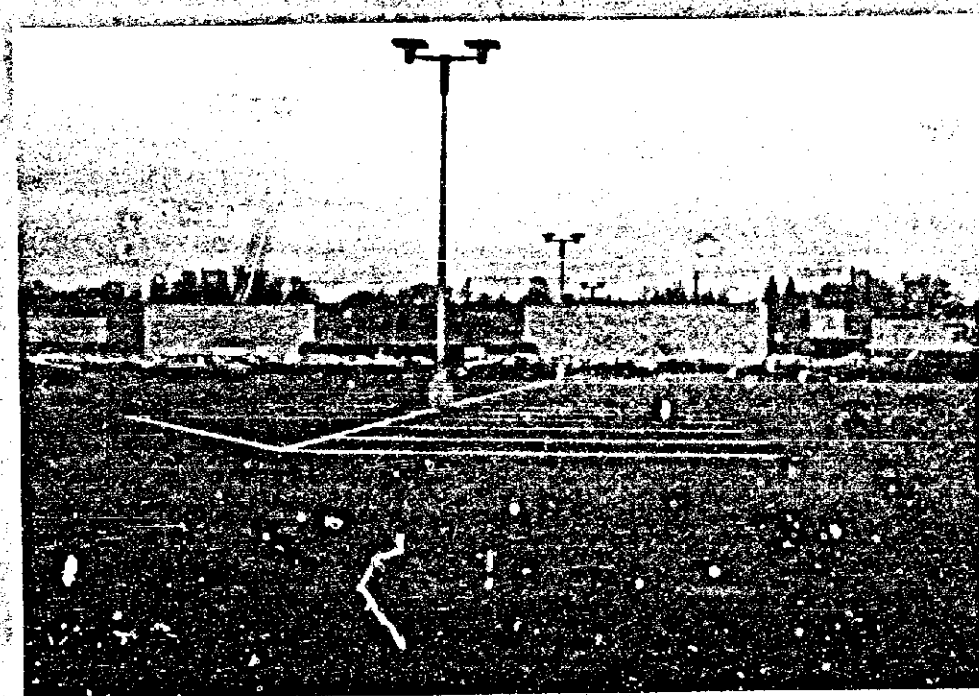
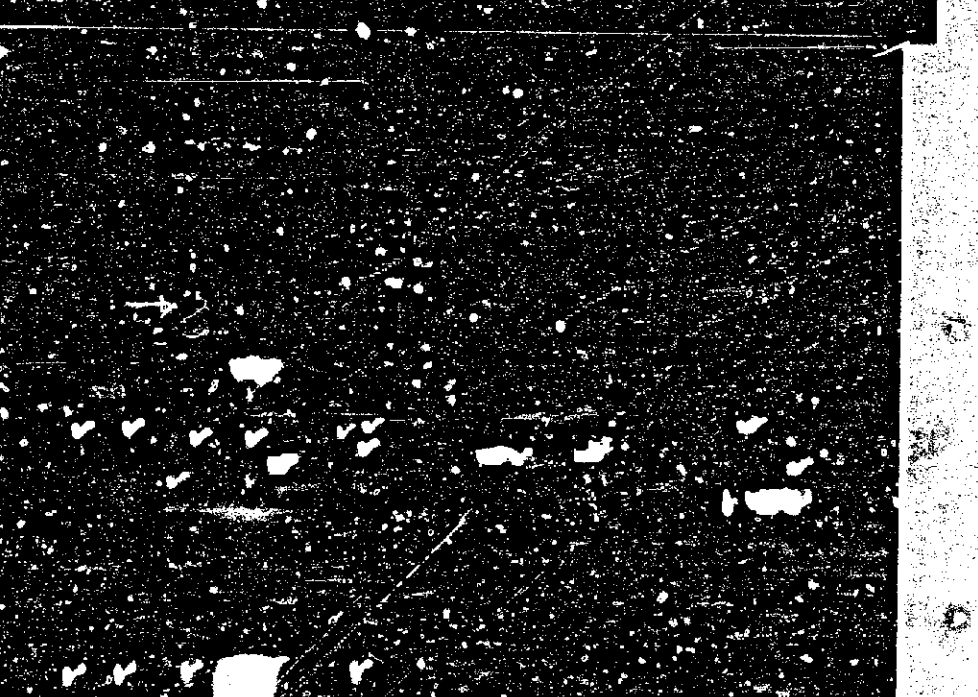
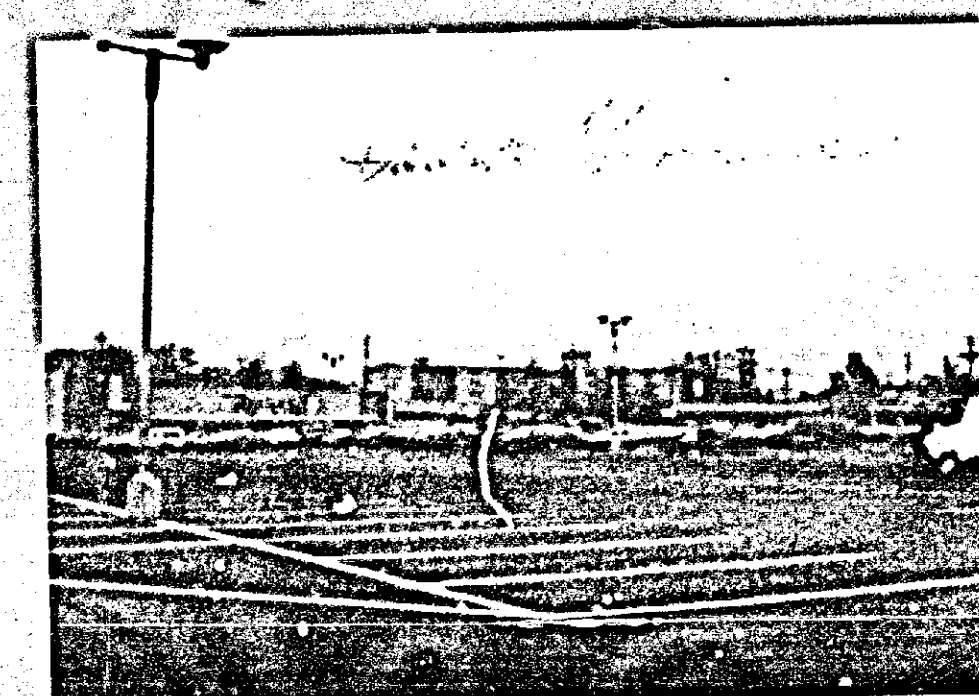
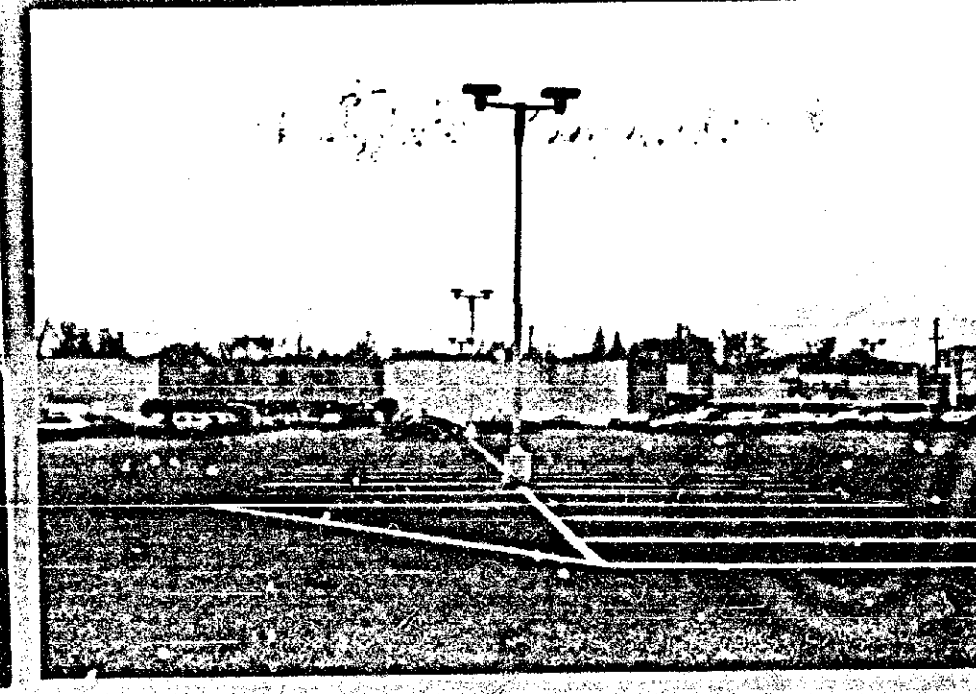
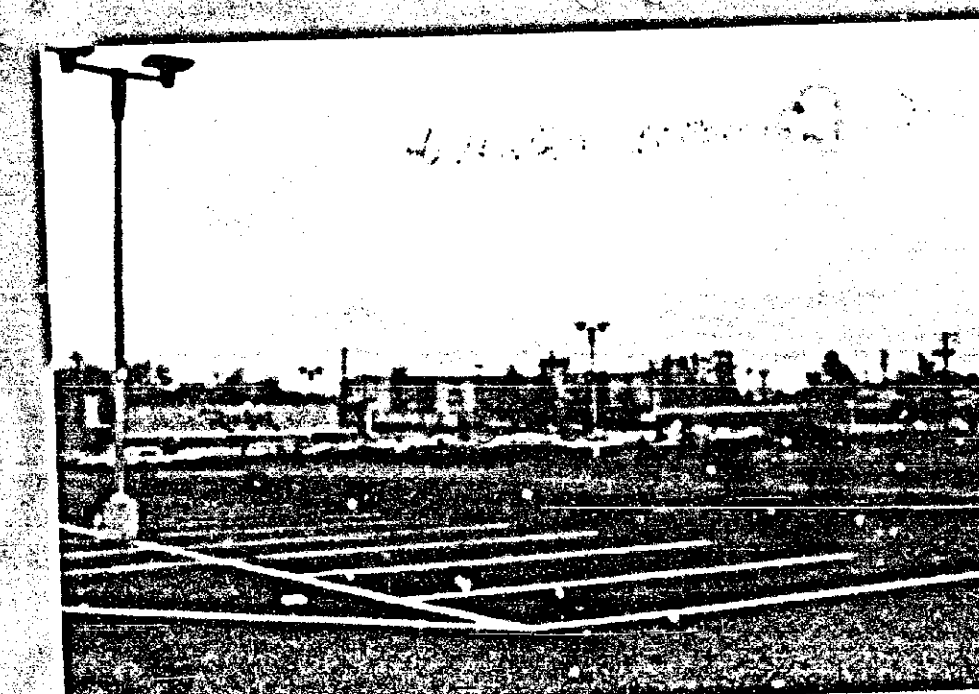


11/30/85 1:00 P.M. Looking North From South End of Parking Lot ⑩

eyelab
World's First Eyelab Development Since

Noel S. Solomon
Vice President - Real Estate

The Eyelab Building
Corporate Office, 10 Elmhurst Street, New Edge, N.J. 07061
(201) 489-6030 TEL. 4990641



KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

CONSULTING ENGINEERS

TOWSON EYELAB
PARKING STUDY
October, 1985

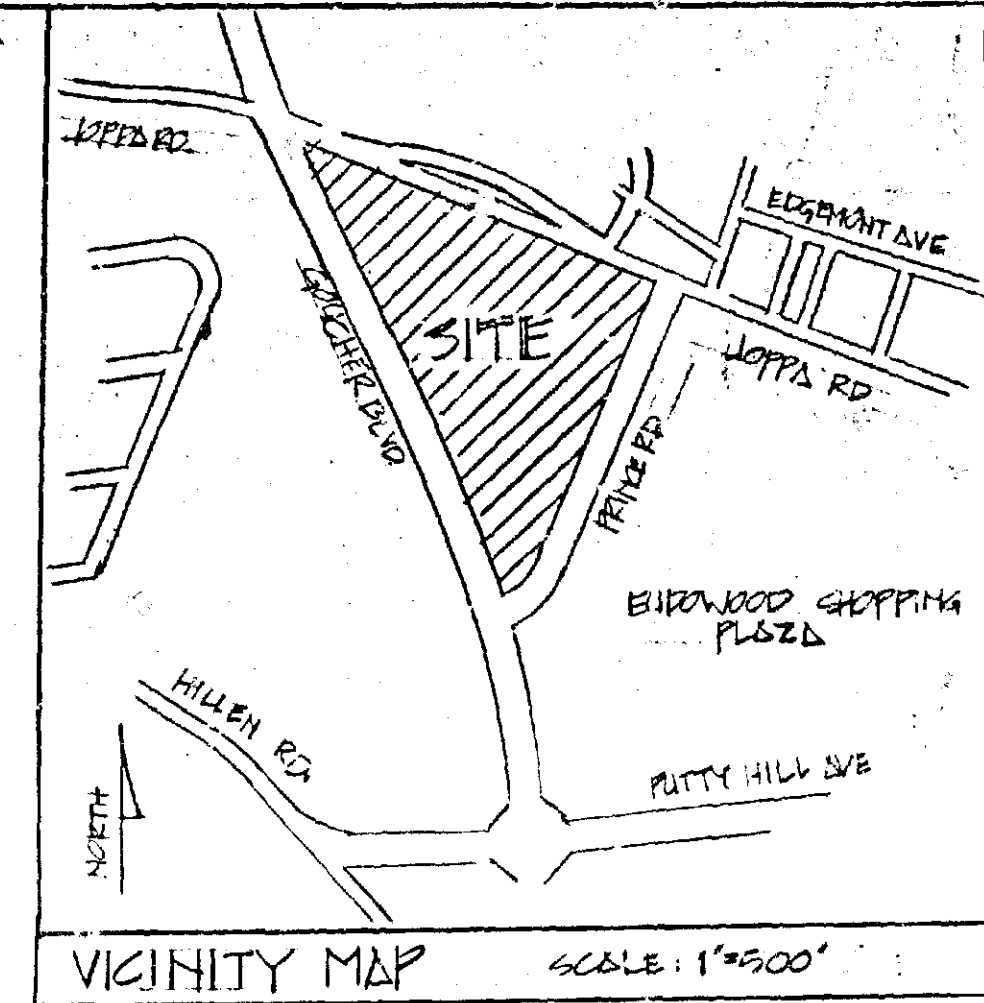
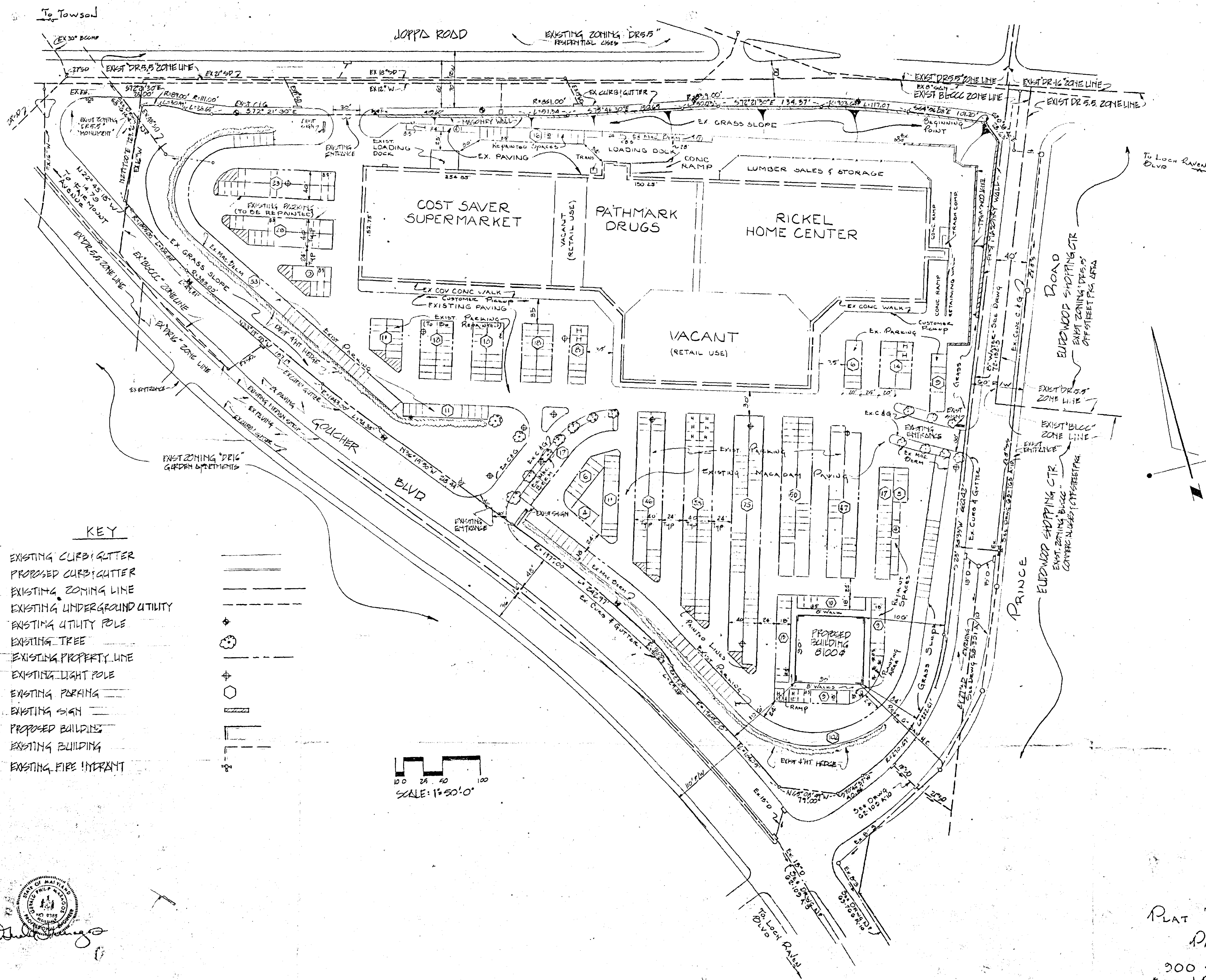
C. Comparison of Peak Demand to Supply

Current plans call for the provision of 747 on-site parking spaces. The largest hourly demand shown in Table 4 is 664 spaces. Thus, during the busiest hour on the average day of the peak month, 89% of the available spaces are expected to be occupied; 83 spaces will be unoccupied.

V. SUMMARY

The results of this study may be summarized as follows:

1. During the observation period on Friday, October 11, 1985, a maximum of 346 spaces were simultaneously occupied at the existing shopping center.
2. Following construction of the Eyselab facility, the highest hourly parking demand on an average day during the peak month is expected to be 664 spaces, or 89% of the proposed supply of 747 spaces.



GENERAL NOTES

- TOTAL SITE AREA = 14.655 ACRES
- GROSS SITE AREA = 17.02 ACRES
- EXISTING ZONING OF SITE = "DR-5"
- EXISTING USE OF SITE = "NEIGHBORHOOD SHOPPING CENTER"
- OFF-STREET PARKING DATA:
 - FOOD MARKET = 30,000 S.F. REQUIRING 100 SPACES
 - PATHMARK DRUGS = 25,127 S.F. REQUIRING 125.6 SPACES
 - RICKEL HOME CENTER = 54,457 S.F. REQUIRING 272.3 SPACES (INCLUDING OUTDOOR LUMBER SALES AREA & NEW LOADING DOCK)
 - VACANT RETAIL AREA = 36,040 S.F. REQUIRING 180.2 SPACES
 - PROPOSED EYE LAD BUILDING = 9,100 S.F. REQUIRING 40.5 SPACES
 - TOTAL SPACES REQUIRED = 817.1 = 817 SPACES
 - TOTAL SPACES EXISTING = 747 SPACES. SEE NOTE 6.
 - PETITIONER IS REQUESTING A VARIANCE TO SECTION 400.2.6 (G) OF ZONING REGULATIONS TO ALLOW A TOTAL OF 747 SPACES INSTEAD OF THE REQUIRED 817 (A VARIANCE OF 70 SPACES)
 - ALL UTILITIES EXIST AT THE SITE
 - SITE IS LOCATED IN THE HERRING RUN DRAINAGE AREA
 - SITE IS CURRENTLY LANDSCAPED
 - PETITIONER IS REQUESTING A VARIANCE TO SECTION 230.12.5 OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 10 PERSONS TO BE ENGAGED IN THE REPAIR OR FABRICATION OF GOODS ON THE PREMISES INSTEAD OF THE ALLOWED 5 PERSONS (A VARIANCE OF 5 PERSONS)

KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND

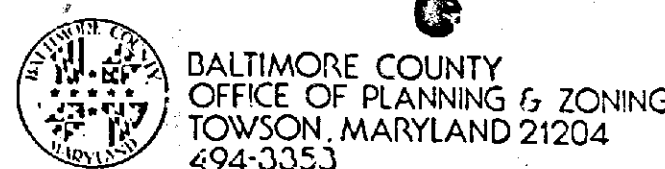
1	APPROVED NOTES TO GENERAL NOTES	7-10-85
2	REVISION	DATE

PETITIONER'S EXHIBIT 5

PLAT TO ACCOMPANY PETITION FOR
PARKING VARIANCE
VICINITY

300 BLOCK GOUCHER BOULEVARD
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.
SCALE: 1"=50' DATE: MAY 28, 1985
REVISED: JULY 10, 1985

Revised 7/15/85
#418



ARNOLD JABLON
ZONING COMMISSIONER

September 5, 1985

Mr. Lewis Hess
Goldentree Development Company
P.O. Box 5890
Baltimore, Maryland 21208

Re: Petition for Zoning Variance
E & W/S Box Circle, 60' & 85' NE/
Fuselage Ave.; & NE/S Fuselage Ave.,
150' SE of Box Circle - 15th Elec. Dist.
Goldentree Development Co., Petitioner
Case No. 86-103-A

Dear Mr. Hess:

This is to advise you that \$80.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204.

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

No. 012570

DATE: 9-10-85 ACCOUNT: R-01-615-000

AMOUNT: \$ 80.55

RECEIVED FROM: Goldentree Dev. Co.

FOR: Advertising & Posting Case 86-103-A

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-103-A

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 31 day of July, 1985.

Petitioner: Goldentree Development Co.
Petitioner's Attorney

Received by: James E. Dyer, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9/19/85

Posted for: Variance

Petitioner: Goldentree Development Co.

Location of property: Lot 337, E & W/S Box Circle, 60' NE/S Fuselage Ave., 150' SE of Box Circle, 15th Elec. Dist.

Location of Signs: 1 sign on each lot, 1 sign on each side of Box Circle, 1 sign on each side of Fuselage Ave., 1 sign on each side of 15th Elec. Dist.

Remarks: Each lot is to be posted by lot number and zoning.

Posted by: [Signature] Date of return: 9/22/85

Number of Signs: 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 22, 1985.

THE JEFFERSONIAN,

188 Ketchikan
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
15th Elec. Dist.

LOCATION: East & West side of Box Circle, 60' & 85' NE/S Fuselage Avenue and Northeast side of Fuselage Avenue, 150' Southeast of Box Circle.

DATE AND TIME: Wednesday, September 11, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing on the Petition for Variance from Sections 1801.1.C.2.a and 1801.1.C.2.b (CMPD) in the case of Goldentree Development Company, as shown on the site plan filed with the Zoning Office, on the day of the hearing, at the time and place stated above.

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, reserve the right to suspend 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
Aug. 22

Petition for Variance
15th Elec. Dist.

LOCATION: East & West side of Box Circle, 60' & 85' NE/S Fuselage Avenue and Northeast side of Fuselage Avenue, 150' Southeast of Box Circle.

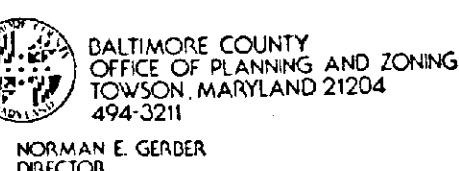
DATE AND TIME: Wednesday, Sept. 11, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County



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

AUGUST 21, 1985

Re: Zoning Advisory Meeting of July 9, 1985
Item # 416
Property Owner: GOLDENTREE DEVELOPMENT CO.
Location: FUSelage Ave. AT Box Circle AND RIGHT ELEVATOR DRIVE

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 [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by B11.110-29. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by B11.110-29, and as conditions change traffic capacity may become more limited. The Basic Service Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell
Eugene A. Bober
Chief, Current Planning and Development

Lewis Hess, Agent
Goldentree Development Company
P. O. Box 5890
Baltimore, Md. 21208

August 10, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E & W/S Box Circle, 60' & 85' NE/
Fuselage Ave.; & NE/S Fuselage Ave.,
150' SE of Box Circle - 15th Elec. Dist.
Goldentree Development Co., Petitioner
Case No. 86-103-A

TIME: 10:00 a.m.

DATE: Wednesday, September 11, 1985

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

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

No. 008544

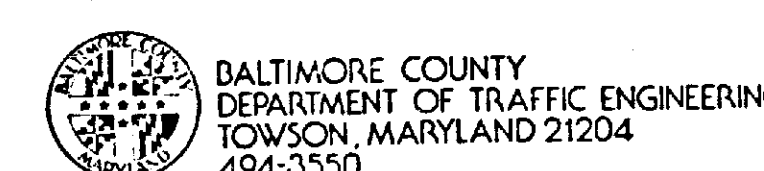
DATE: 6/21/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 25.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER



STEPHEN E. COLLINS
DIRECTOR

August 1, 1985

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

Item No. 410, 412, 413, 414, 416, 417 ZAC-Meeting of July 9, 1985

Property Owner: [blank]

Location: [blank]

Existing Zoning: [blank]

Proposed Zoning: [blank]

Acres: [blank]

District: [blank]

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 410, 412, 413, 414, 416, and 417.

[Signature]
Traffic Engineering Assoc. II

MSF/cm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 19, 1985

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

Mr. Lewis Hess
Goldentree Development Company
P.O. Box 5890
Baltimore, Maryland 21208

RE: Item No. 416 - Case No. 86-103-A
Petitioner - Goldentree Development Co.
Variance Petition

Dear Mr. Hess:

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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: KCW Consultants, Inc.
760 Fairmount Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2536
494-4500

PAUL H. RENCKE
CHIEF

August 1, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Goldentree Development Company

Location: Fuselage Avenue and Box Circle and Right Elevator Drive

Item No.: 416

Zoning Agenda: Meeting of 7/9/85

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 [blank] 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 [blank] EXCEEDS the maximum allowed by the Fire Department.

- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Office, July 1, 1985
Special Inspection Division
Fire Prevention Bureau



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

TED ZALESKI, JR.
DIRECTOR

August 19, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 1116 Zoning Advisory Committee Meeting are as follows:

Property Owner: Goldentree Development Company
Location: Fuselage Avenue at Box Circle and Right Elevator Drive
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be issued until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments:
11. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

W. E. Burnham
By: C. E. Burnham, Chief
Building Plans Review

11/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 26, 1985

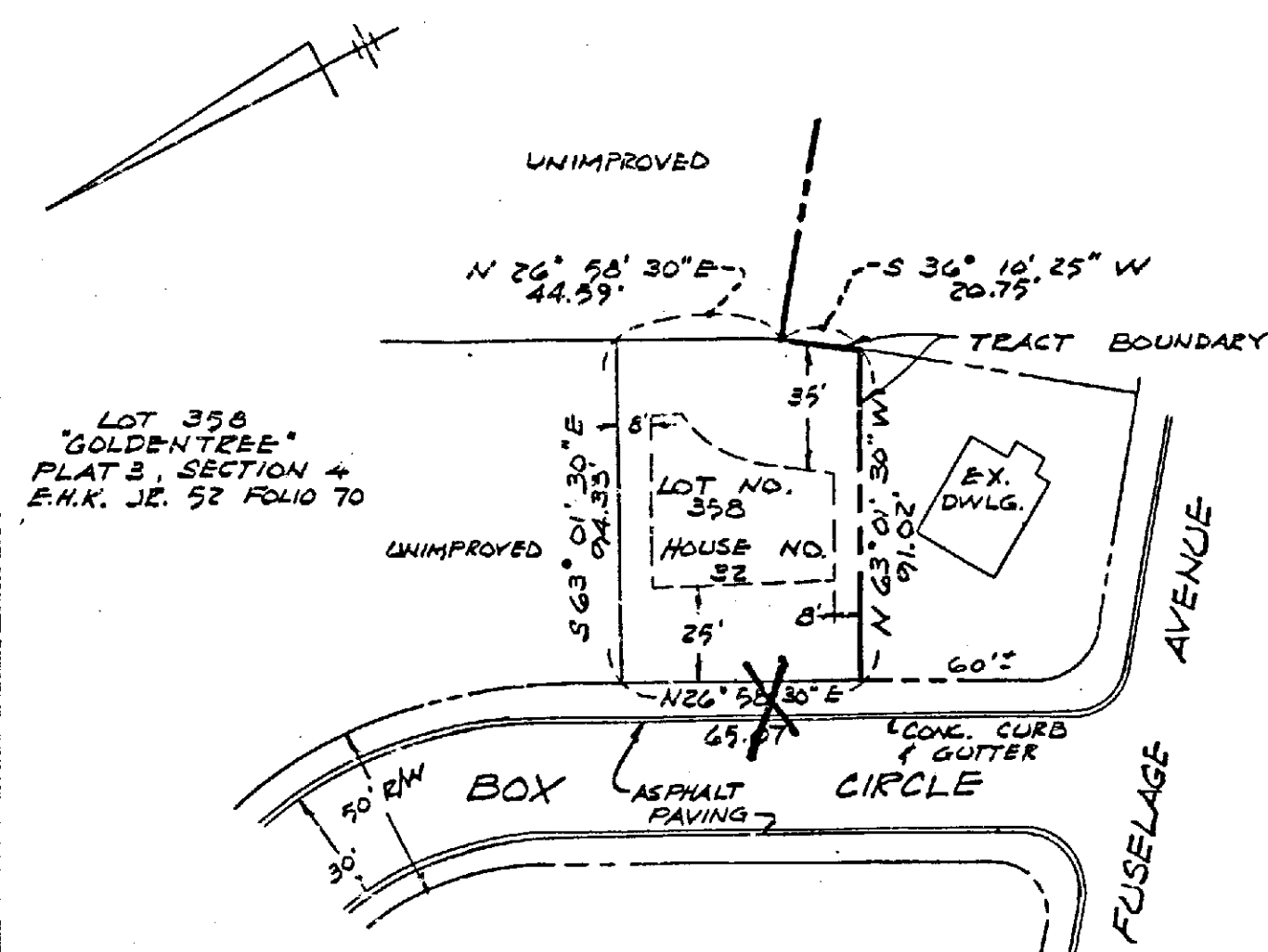
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A,
86-104-A and 86-106-A

There are no comprehensive planning factors requiring comment on these petitions.

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

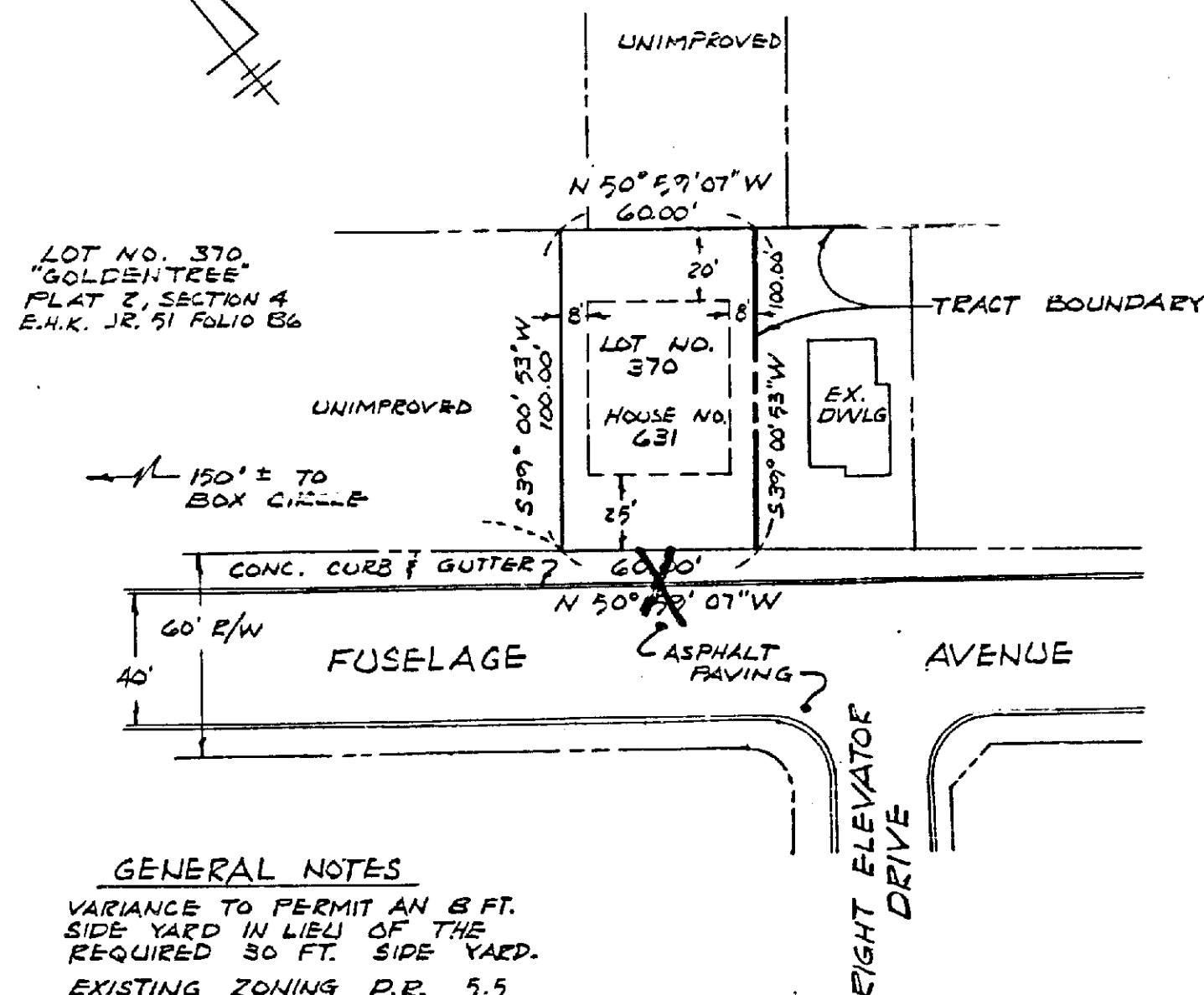
NEG:JGH:slm



GENERAL NOTES
VARIANCE TO PERMIT AN 8 FT. SIDE YARD IN LIEU OF THE REQUIRED 30 FT. SIDE YARD.
EXISTING ZONING D.R. 10.5
PROPOSED ZONING D.R. 10.5
PUBLIC WATER AND SANITARY SEWER EXIST TO SERVE THIS LOT.

FLAT FOR VARIANCE
LOT NO. 358
"GOLDENTREE" SECTION 4
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 24, 1985

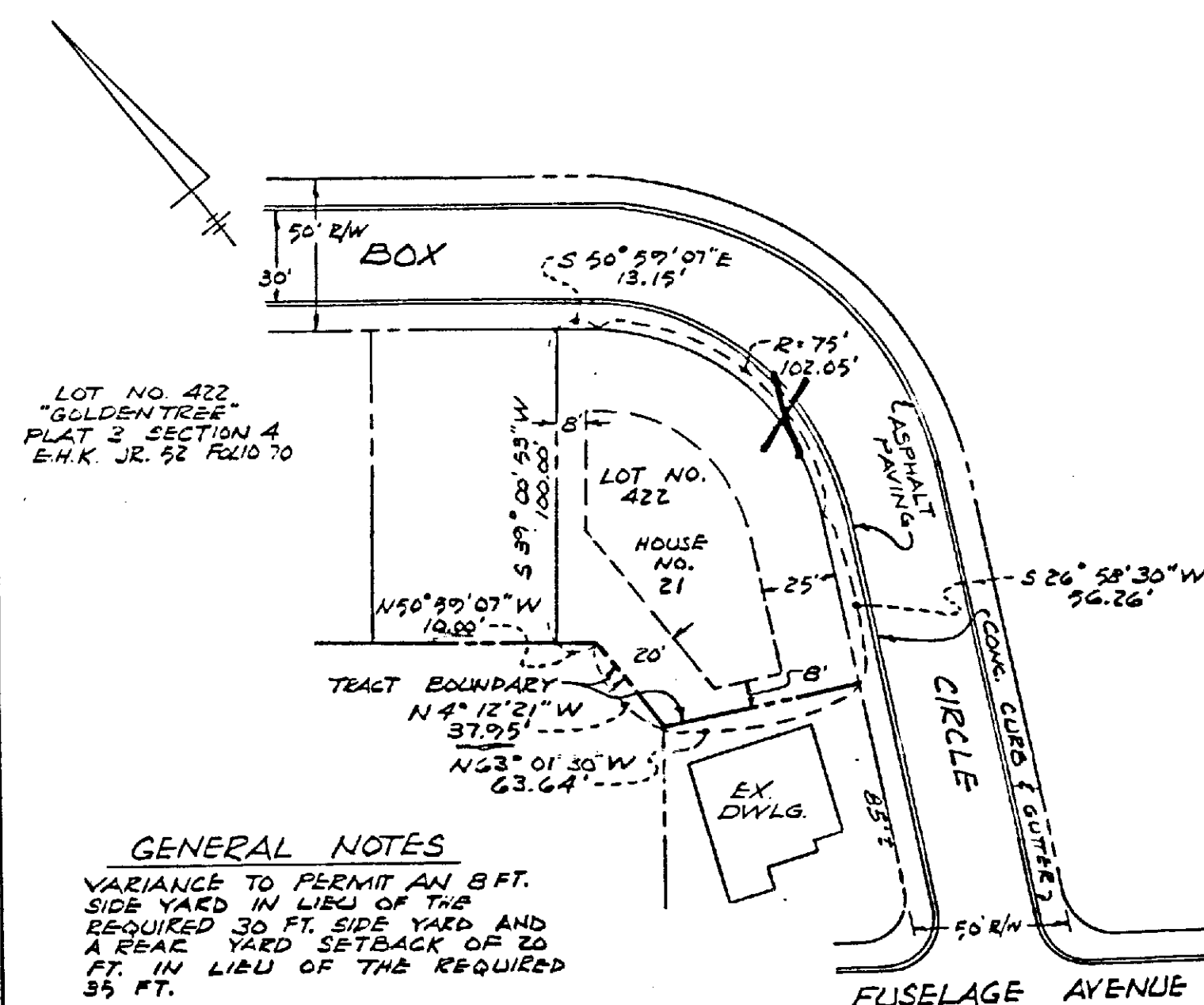
KCW CONSULTANTS, INC.
CIVIL ENGINEERS - LAND SURVEYORS
760 FAIRMOUNT AVENUE
TOWSON/TOWSON CENTRE
TOWSON, MARYLAND 21204
821-6352



GENERAL NOTES
VARIANCE TO PERMIT AN 8 FT. SIDE YARD IN LIEU OF THE REQUIRED 30 FT. SIDE YARD.
EXISTING ZONING D.R. 5.5
PROPOSED ZONING D.R. 5.5
PUBLIC WATER AND SANITARY SEWER EXIST TO SERVE THIS SITE.

FLAT FOR VARIANCE
LOT NO. 370
"GOLDENTREE" SECTION 4
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 21, 1985

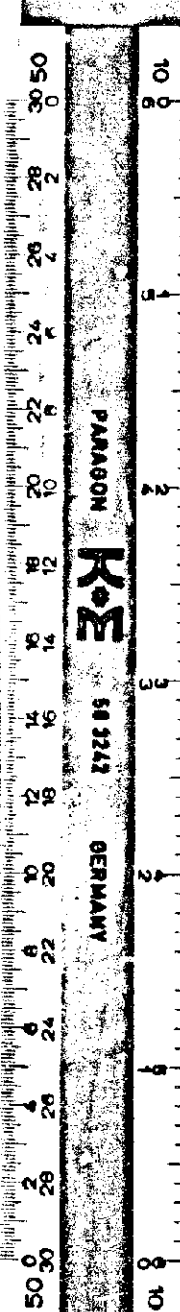
KCW CONSULTANTS, INC.
CIVIL ENGINEERS - LAND SURVEYORS
760 FAIRMOUNT AVENUE
TOWSON/TOWSON CENTRE
TOWSON, MARYLAND 21204
821-6352



GENERAL NOTES
VARIANCE TO PERMIT AN 8 FT. SIDE YARD IN LIEU OF THE REQUIRED 30 FT. SIDE YARD AND A REAR YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 35 FT.
EXISTING ZONING D.R. 10.5
PROPOSED ZONING D.R. 10.5
PUBLIC WATER AND SANITARY SEWER EXIST TO SERVE THIS LOT.

FLAT FOR VARIANCE
LOT NO. 422
"GOLDENTREE" SECTION 4
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 24, 1985

KCW CONSULTANTS, INC.
CIVIL ENGINEERS - LAND SURVEYORS
760 FAIRMOUNT AVENUE
TOWSON/TOWSON CENTRE
TOWSON, MARYLAND 21204
821-6352



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

ARNOLD JABLON
ZONING COMMISSIONER

September 4, 1985

Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Maryland 21202

Re: Petition for Variance
SW Cor. Joppa & Prince Road
(900 Block Goucher Blvd.)
9th Election District
T.G. Stores, Inc. - Petitioner
Case No. 86-106-A

Dear Ms. Stern:

This is to advise you that \$82.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, by Office Building, 6.

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

No. 012676

DATE 9-11-85 ACCOUNT 01-15-113

AMOUNT \$ 82.25

RECEIVED FROM Gail Stern Esq.

FOR: Petition for Variance - 86-106-A

B DSI *****022513 012676

VALIDATION OR SIGNATURE OF CASHIER

rely,
Arnold Jablon
Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 22, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 22, 1985.

THE JEFFERSONIAN,

JB Kestel
Publisher

Cost of Advertising
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th
Posted for Variance
Petitioner: T.G. Stores, Inc.
Location of property: SW Cor. Joppa Rd & Prince Rd.
900 Blk. of Goucher Blvd.
Location of Sign: 900 Blk. of Goucher Blvd. 100 ft. from Prince Rd.
Remarks: 20 ft. x 30 ft. sign, 20 ft. x 30 ft. sign, 20 ft. x 30 ft. sign.
Posted by: [Signature] Date of return: 9/16/85
Number of Signs: 3

March 5, 1986

Mr. Noal S. Solomon
Vice President of Real Estate
Eyelab - The Eyelab Building
10 Elizabeth Street
River Edge, N.J. 07661

RE: Case No. 86-106-A

Dear Mr. Solomon:

Thank you for the courtesy of your correspondence and color renderings of February 26, 1986.

Either a dryvit or a metal facade as shown in the renderings would be within the spirit and intent of my Order of December 9, 1985.

Sincerely yours,
[Signature]
Noal S. Solomon
Vice President of Real Estate

JMS:jbg

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 21, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1985.

TOWSON TIMES,

JB Kestel
Publisher

42.50

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th
Posted for Variance
Petitioner: T.G. Stores, Inc.
Location of property: SW Cor. Joppa Rd & Prince Rd.
900 Blk. of Goucher Blvd.
Location of Sign: 900 Blk. of Goucher Blvd. 100 ft. from Prince Rd.
Remarks: 20 ft. x 30 ft. sign, 20 ft. x 30 ft. sign, 20 ft. x 30 ft. sign.
Posted by: [Signature] Date of return: 11/18/85
Number of Signs: 3

eyelab
World's First Eyewear Department Stores

February 26, 1986

Honorable Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW corner of Joppa and Prince Road, (900 block of Goucher Boulevard) - 9th Election District
T. G. Stores, Inc., Petitioners
Case No. 86-106-A

Dear Commissioner Jung:

I would like to show you a color architect's rendering of our store in Towson. The Order you issued on December 9, 1985 indicated that our building would be constructed of split block, dryvit (facade) and glass (store front). Although not specifically included in your summary of the testimony, we also use a metal facade in those locations where using dryvit is not feasible because of availability, cost, etc.

I am enclosing two (2) color renderings - one which shows a dryvit facade and one that shows a metal facade. Although I think you will find both facades attractive, we would like your consent to use either facade material.

Your Order did not specify that we needed to use only a dryvit facade, but as a courtesy to you and your office I thought I would send you these photos.

Since we hope to start construction in the next three or four weeks, we would appreciate your prompt response.

Sincerely yours,

[Signature]
Noal S. Solomon
Vice President of Real Estate

NSS:mh

Enclosure

The Eyelab Building

Corporate Office, 10 Elizabeth Street, River Edge, N.J. 07661 (201) 489-6030 TLX. 4990841

Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Md. 21202

August 10, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW cor. Joppa & Prince Road
(900 block Goucher Blvd.)
9th Election District
T. G. Stores, Inc. - Petitioner
Case No. 86-106-A

TIME: 1:30 p.m.
DATE: Wednesday, September 11, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 008547

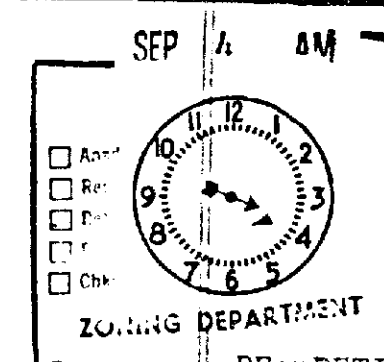
DATE 8/28/85 ACCOUNT 01-15-113

AMOUNT \$ 130.00

RECEIVED FROM Frank Bernstein Conway & Goldman

FOR: Filing fee for 86-106-A

VALIDATION OR SIGNATURE OF CASHIER



RE: PETITION FOR VARIANCES
SW Corner of Joppa and Prince Roads, (900 Block of Goucher Blvd.), 9th District
T.G. STORES, INC., Petitioner Case No. 86-106-A

ENTRY OF APPEARANCE

Please enter my appearance on behalf of the Towson Estates Association, Inc., a Maryland Corporation, in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Bruce C. Frame
Law Offices of Bruce C. Frame
825 East Joppa Road
Towson, Maryland 21204
821-5927

I HEREBY CERTIFY THAT ON THIS 4th Day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conway and Goldman, 300 East Lombard Street, Baltimore, Maryland 21202, Attorney for Petitioner; Noal S. Solomon, Vice President, 10 Elizabeth Street, River Edge, N.J. 07661, Tenant; and Phyllis Cole Friedman, People's Counsel for Baltimore County, Room 223 Courthouse, Towson, Maryland 21204.

[Signature]
BRUCE C. FRAME

APR 11 1986

RE: PETITION FOR VARIANCES
SW CORNER OF JOPPA AND PRINCE
ROADS (900 Block of Goucher
Blvd.), 9th District
T.G. Stores, Inc., Petitioner Case No. 86-106-A

SUBPOENA

Mr. Clerk:

Please issue summons to:

Michael S. Flanigan
Department of Traffic Engineering
County Courts Building
Towson, Maryland 21204

to appear in person at the hearing scheduled by the Baltimore County
Zoning Commissioner, on September 11, 1985, at 1:30 p.m. and
continuing from day to day, in Room 106, 111 West Chesapeake Avenue,
Towson, Maryland to testify on behalf of the Towson Estates
Association, Inc., and make same returnable on Wednesday, September
11, 1985 at 1:30 p.m.

Bruce C. Frame
Law Offices of Bruce C. Frame
826 East Joppa Road
Towson, Maryland 21204
821-5927

Mr. Sheriff:

Please issue Subpoena in accordance with the above.

ARNOLD JABLON
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES
SW CORNER OF JOPPA AND PRINCE
ROADS (900 Block of Goucher
Blvd.), 9th District
T.G. Stores, Inc., Petitioner Case No. 86-106-A

SUBPOENA

Mr. Clerk:

Please issue summons to:

Michael S. Flanigan
Department of Traffic Engineering
County Courts Building
Towson, Maryland 21204

to appear in person at the hearing scheduled by the Baltimore County
Zoning Commissioner, on September 11, 1985, at 1:30 p.m. and
continuing from day to day, in Room 106, 111 West Chesapeake Avenue,
Towson, Maryland to testify on behalf of the Towson Estates
Association, Inc., and make same returnable on Wednesday, September
11, 1985 at 1:30 p.m.

Bruce C. Frame
Law Offices of Bruce C. Frame
826 East Joppa Road
Towson, Maryland 21204
821-5927

Mr. Sheriff:

Please issue Subpoena in accordance with the above.

COST \$15.00
SUMMONED 7-17-85
NOT SERVED 19
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY

Received Joppy 9/14/85 - B4

RE: PETITION FOR VARIANCES
SW CORNER OF JOPPA AND PRINCE
ROAD (900 Block of Goucher
Blvd.), 9th District
T.G. Stores, Inc., Petitioner Case No. 86-106-A

SUBPOENA

Mr. Clerk:

Please issue summons to:

Michael S. Flanigan
Department of Traffic Engineering
County Courts Building
Towson, Maryland 21204

to appear in person at the hearing scheduled by the Baltimore County Zoning
Commissioner, on December 3, 1985, at 1:30 p.m. and continuing from day to day,
in Room 106, 111 West Chesapeake Avenue, Towson Maryland, to testify on behalf
of the Towson Estates Association, Inc., and make same returnable on Tuesday,
December 3, 1985 at 1:30 p.m.

Bruce C. Frame
Law Offices of Bruce C. Frame
826 East Joppa Road
Towson, Maryland 21204
301-821-5927

Mr. Sheriff:

Please issue Subpoena in accordance with the attached.

COST \$15.00
SUMMONED 11-25-1985
NOT SERVED 19
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

Mr. James E. Dyer
August 29, 1985
Page Two

Please let me know if it is in fact your preference that
we ask for a continuance, rather than postpone the hearing.

Thank you for your assistance in this matter.

Very truly yours,
Gail M. Stern

GMO/ldd
cc: Mr. Arnold Jablon
Mr. Noel S. Solomon
Mr. Richard Smith

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 11, 1985

John R. Meadowcroft, President
Towson-Loch Raven Community Council, Inc.
P. O. Box 9709 Eudowood Branch
Towson, Maryland 21204

Mrs. Marion K. Yeaple
619 Hillen Road
Towson, Maryland 21204

Bruce C. Frame, Esquire
826 East Joppa Road
Towson, Maryland 21204

Re: Petition for Variance
SW corner Joppa & Prince Rd.
(900 block of Goucher Blvd.)
9th Election District
T. G. Stores, Inc.,
Petitioner
Case No. 86-106-A

To Whom It May Concern:

This is to confirm the new hearing date in the above captioned matter to be
Tuesday, December 3, 1985 at 1:30 p.m.

Should you have any questions, please feel free to call.

Sincerely,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tbj

cc: People's Counsel

TLRCC

towson - loch raven community council, inc.
p.o. box 9709 eudowood branch
towson, maryland 21204

September 10, 1985

To Whom It May Concern:

On Monday September 9, 1985, at a special meeting, the
member associations of Towson Loch Raven Community Council
voted to oppose the granting of a variance in the number
of parking spaces required on the Vornado (Two Guys)
property.

We feel that lowering by 71 the number of parking spaces
on this property at Joppa Road, Prince Road and Goucher
Boulevard should not be granted. It would create more
parking congestion.

Respectfully,
John R. Meadowcroft
President

Bruce C. Frame, Esquire
Towson Estates Association, Inc.
826 East Joppa Road
Towson, Maryland 21204

RE: Case No. 86-106-A
SW corner Joppa and Prince Roads
(900 Block Goucher Boulevard)
9th Election District

Dear Mr. Frame:

Thank you for your letter dated September 4, 1985.

I have asked the Zoning Commissioner, Arnold Jablon, to check into
this matter and he has informed me that you are already familiar with the
Petition for Variance filed by the owner of the property, T.G. Stores, Inc.
and that a hearing has been scheduled before the Zoning Commissioner on
December 3, 1985 at 1:30 p.m.

Matters before the Zoning Commissioner are quasi-judicial in nature,
and I believe it would be inappropriate for me to intervene in that process.
If you disagree with the decision rendered, as would be true for the
petitioner as well, an appeal can be taken to the Board of Appeals of
Baltimore County.

Sincerely,

DONALD P. HUTCHINSON
County Executive

DPH:AJ:ech

APR 11 1986