

418 86-106-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(h)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces). Section 230.12b. 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.

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

See Attached

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.

Tenant:
Eyelab, Inc.
(Type or Print Name)
By: Richard T. Rowan
Signature Richard T. Rowan, Vice President
10 Elizabeth Street
Address
River Edge, N.J. 07661
City and State

Legal Owner(s):
T.G. Stores, Inc.
(Type or Print Name)
By: Richard T. Rowan
Signature Richard T. Rowan, Vice President
(Type or Print Name)
Signature

Attorney for Petitioner:
Gail M. Stern
(Type or Print Name)
174 Passaic Street (201) 773-4000
Address
Garfield, N.J. 07026
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gail M. Stern
Name
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Address
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: 625-3647

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st 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 1:30 o'clock.

Carl Stern
Zoning Commissioner of Baltimore County.

(over)

ATTACHMENT TO PETITION FOR ZONING VARIANCE

EYELAB, INC.

For the owner of the Shopping Center to be required to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) Eyelab, Inc. intends to construct a retail building on the subject property in an area currently containing forty (40) parking spaces. An additional 40.5 spaces will be required for Eyelab's retail operation. There is no additional land on which to replace spaces and to provide additional spaces and, as a result thereof, Eyelab, Inc. will be unable to construct and operate a retail store in the desired location if the requested variance is not granted.

(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

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

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

ATTACHMENT TO PETITION FOR ZONING VARIANCE

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(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

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

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

PETITION FOR VARIANCE 9th Election District

LOCATION: Southwest corner of Joppa and Prince Road (900 block of Goucher Boulevard)

DATE AND TIME: Wednesday, September 11, 1985 at 1:30 p.m.

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

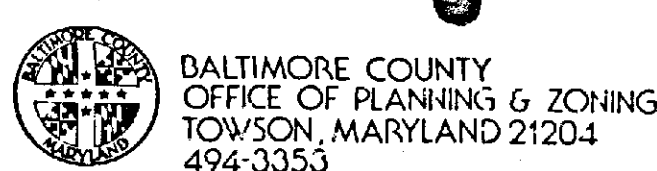
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances from Section 409.2(h)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces); Section 230.12b. 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.

Being the property of T. G. Stores, Inc. 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



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 9, 1985

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

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 Ms. Stern:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jhg

Attachments

cc: People's Counsel

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

Ms. Marian Yeagle
619 Hillen Road
Towson, Maryland 21204

IN 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

The Petitioners herein request 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.

During the course of the hearing, the attorney for the tenant moved to amend the Petition to request a total of 750 parking spaces in lieu of the required 811 spaces. The motion was granted.

Testimony on behalf of the Petitioner indicated that the prospective tenant, Eyelab, Inc., proposes to construct a free-standing building in which customers could have their eyes examined, select frames, and, within a couple of hours, pick up glasses with ground lenses. The building will be constructed of split block, drybit and glass, and include white and yellow signage with four foot high "e's", all similar to those shown in the photograph marked Petitioner's Exhibit 4. The Petitioner was willing to consider the installation of signs with four-foot high "e's" on the front (south) side, three-foot "e's" on the sides, and two-foot "e's" on the rear (north) side. Even if the signs were based on four-foot "e's", the signs would be within the square footage permitted by the Baltimore County Zoning Regulations. No free-standing sign is anticipated. The normal business hours are 9:30 a.m. to 9:30 p.m., Monday through Saturday. The two lights on one existing light pole may be relocated on two separate poles so that the lights are directed into the shopping center. The original plans called for a 6100 square foot, 90' x 90', building but current

plans call for a 6800 square foot, 80' x 85', building with the 85 foot faces on the front and rear. Testimony indicated that 6800 square feet was the minimum sized building that could provide efficiency. The "repair or fabrication of goods" would be limited to the grinding of lenses and the placing of those lenses into frames. A transportation engineer testified that peak hourly demand for parking spaces would not exceed 652.

The president of the Towson Estates Association, Inc. requested, and the tenant agreed to, two restrictions: that a directional sign indicating "no left turn" or "right turn only" be placed at the exit onto Prince Road, and that the building not be utilized as a restaurant.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) 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 9th day of December, 1985, that the herein Petition for Variance to allow a total of 750 parking spaces in lieu of the required 811 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, in accordance with the plan prepared by Kilde Consultants, Inc., revised July 10, 1985, marked Petitioner's Exhibit 5, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The plan shall be revised to show a 6800 square foot building, 85 feet on the north and south and 80 feet on sides.
2. A directional sign indicating "no left turn" or "right turn only" shall be placed at the exit onto Prince Road.

3. The building shall not be utilized as a restaurant.
4. There shall be no free-standing sign. Signage on the building shall not exceed "Eyelab" on each of the four sides and the height of the "e" shall not exceed four feet on the front, three feet on the sides, and two feet on the rear.
5. Any new parking lot lights shall not exceed 20 feet in height and shall be of the cut-off style, designed and placed so as to reflect the light into the shopping center.
6. Persons engaged in the repair or fabrication of goods on the premises shall be limited to the grinding of lenses and the placing of those lenses into frames.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMH:jhg

ORDER RECEIVED FOR FILING
DATE December 9, 1985
BY James A. Bellard
ADMINISTRATIVE ASSISTANT

- 3 -

APR 11 1986

331-6114 SEP 12 AM
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. Flanagan
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:

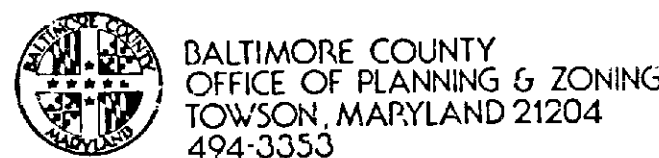
Please issue Subpoena in accordance with the above.

ARNOLD JABLON
Zoning Commissioner of Baltimore County

COST \$5.00
SUMMONED 9-17-85
NOT SERVED 19
REASON NOT SERVED

SHERIFF
OF BALTIMORE COUNTY

Received Joppy 9/1/85 - B4



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

JMH:hg

cc: People's Counsel

IN 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

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customers could have their eyes examined, select frames, and, within a couple of
hours, pick up glasses with ground lenses. The building will be constructed of
split block, drybit and glass, and include white and yellow signage with four
foot high "e's", all similar to those shown in the photograph marked Petitioner's
Exhibit 4. The Petitioner was willing to consider the installation of
signs with four-foot high "e's" on the front (south) side, three-foot "e's" on
the sides, and two-foot "e's" on the rear (north) side. Even if the signs were
based on four-foot "e's", the signs would be within the square footage permitted
by Baltimore County Zoning Regulations. No free-standing sign is anticipated.
The normal business hours are 9:30 a.m. to 9:30 p.m., Monday through
Saturday. The two lights on one existing light pole may be relocated on two
separate poles so that the lights are directed into the shopping center. The
original plans called for a 8100 square foot, 90' x 90', building but current

TLRCC

86-106-A
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

BREEZEWICK, CAMPUS HILLS, CROMWELL VALLEY, FELLOWSHIP FOREST, GLENDALE-GLENMONT, GREENBRIAR, HILLENDALE, HILLENDALE PARK,
KNETTSHALL, LOCH RAVEN HEIGHTS, LOCH RAVEN VILLAGE, NORTHBROOK, OLD HILLENDALE, PELHAM WOOD, RIDGELEIGH, TOWSON ESTATES

plans call for a 6800 square foot, 80' x 85', building with the 85 foot faces on
the front and rear. Testimony indicated that 6800 square feet was the minimum
sized building that could provide efficiency. The "repair or fabrication of
goods" would be limited to the grinding of lenses and the placing of those
lenses into frames. A transportation engineer testified that peak hourly demand
for parking spaces would not exceed 652.

The president of the Towson Estates Association, Inc. requested, and the
tenant agreed to, two restrictions: that a directional sign indicating "no left
turn" or "right turn only" be placed at the exit onto Prince Road, and that the
building not be utilized as a restaurant.

After due consideration of the testimony and evidence presented, and it appearing
that strict compliance with the Baltimore County Zoning Regulations
(BCZR) 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 9th day of December, 1985, that the herein Petition for
Variance to allow a total of 750 parking spaces in lieu of the required 811
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, in accordance with
the plan prepared by Kidde Consultants, Inc., revised July 10, 1985, marked
Petitioner's Exhibit 5, is hereby GRANTED, from and after the date of this
Order subject, however, to the following restrictions:

1. The plan shall be revised to show a 6800 square foot
building, 85 feet on the north and south and 80 feet on
sides.
2. A directional sign indicating "no left turn" or "right
turn only" shall be placed at the exit onto Prince Road.

- 2 -

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

3. The building shall not be utilized as a restaurant.
4. There shall be no free-standing sign. Signage on the
building shall not exceed "Eyselab" on each of the four
sides and the height of the "e's" shall not exceed four
feet on the front, three feet on the sides, and two
feet on the rear.
5. Any new parking lot lights shall not exceed 20 feet in
height and shall be of the cut-off style, designed and
placed so as to reflect the light into the shopping
center.
6. Persons engaged in the repair or fabrication of goods
on the premises shall be limited to the grinding of
lenses and the placing of those lenses into frames.

John M. Jung
Deputy Zoning Commissioner
of Baltimore County

JMH:hg

ORDER RECEIVED FOR FILING

DATE 9-17-85

BY [Signature]

ADMINISTRATIVE ASSISTANT

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.

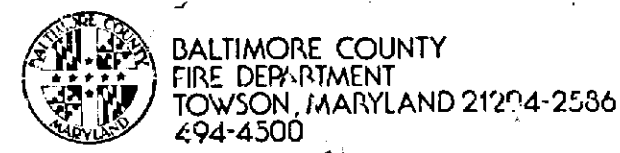
We would appreciate your guidance, support and assistance in
this matter. The next general meeting of the Association is at
8:00 p.m. Tuesday, September 10 at 5 Centre Road (one block
north of the 1000 block Joppa Road, between the two small garden
apartment buildings). We hope you can join us. I am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

With best regards,

Sincerely,

Bruce C. Frame
Executive Office

SEP 29 1985



PAUL H. REINCKE
CHIEF

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

Attention: Rick Comodari, 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

Gentlemen:

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

(*) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. 16" Fire Main shall be extended to Coucher Blvd. Entrance.

() 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.

(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: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb



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

August 19, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
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

Director: 9th.

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 Age (A.M.C. #11-103 - 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 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 One Group 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 Group 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 of party wall. See Table 101, Section 107, Section 106-2 and Table 102. 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 considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 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, Flood/Drainage. Please see the attached copy of Section 216.1 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 the applicant may obtain additional information by visiting Room 121 of the County Office Building, 311 N. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

8/22/85

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-A, 86-103-A, 86-104-A and 86-106-A

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

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

NEG:JCH:slm

Exhibit 14

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.

ENCLOSURE

ENCLOSURE
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, "Stroke - 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.

Petitioner: 15
KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESIGN RLS DATE 12-2-85 SUBJECT EYELEAF PARKING VARIANCE 10. 185156
CHECK DATE EXPLANATION OF PICTURES SHEET 1 OF

THE SITE WAS OBSERVED ON TWO CONSECUTIVE DAYS FOLLOWING THANKSGIVING - FRIDAY, NOV. 23, 1985 FROM 11:15 AM TO 1:15 PM AND FROM 4:15 PM TO 5:15 PM. THE PICTURES WERE TAKEN FROM 12:15 PM TO 1:00 PM. THE DAY WAS CLOUDY WITH TEMPERATURES IN THE 50'S.

AND SATURDAY, NOV. 30, 1985 FROM 11:45 AM TO 1:00 PM. 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^o 1 - Looking North From The South End Of The Parking Lot - No Cars Are Parked In The Vicinity Of This Site.

PICTURE N^o 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 PM. & THE PERSON WALKED ACROSS THE STREET TO ROY ROGERS. THE CAR LEFT AT 12:50 PM. THE RED CAR SHOWN BY THE LIGHT BLUE ARRIVED AT 12:22 PM & THE COUPLE PROCEEDED TO EAT LUNCH. THE CAR LEFT AT 12:55 PM. NO OTHER CARS IN AREA.

PICTURE N^o 3 - Looking Southwest From The East Side Of The Parking Lot. The Red Car Is Visible. NO OTHER CARS IN AREA.

PICTURE N^o 4 - Looking North From South End Of Parking Lot The Red Car Is Gone. THE TRUCK ARRIVED AT 12:57 PM. & THE DRIVER WALKED OVER TO ROY ROGERS. THE TRUCK LEFT AT 1:06 PM.

ENCLOSURE

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESIGN RLS DATE 12-2-85 SUBJECT EYELEAF PARKING VARIANCE 10. 185156
CHECK DATE EXPLANATION OF PICTURES SHEET 2 OF

FRIDAY (CONT'D)
PICTURE N^o 5 - Looking North From South End Of Parking Lot At "Kids R Us" - No Cars In Vicinity

SATURDAY - NOV. 30, 1985
PICTURE N^o 6 - Taken From Same Location As Picture N^o 1 - No Cars In Vicinity Of Site

PICTURE N^o 7 - Taken From Same Location As Picture N^o 2 - 1 Car 2 Bays West Of Site

PICTURE N^o 8 - Taken From Same Location As Picture N^o 3 - No Cars In Vicinity Of Site

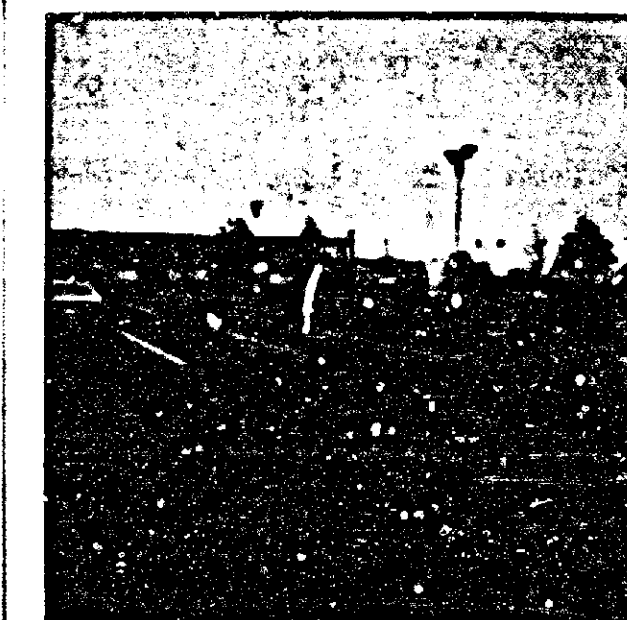
PICTURE N^o 9 - Taken From Same Location As Picture N^o 4 - No Cars In Vicinity Of Site

PICTURE N^o 10 - Taken From Same Location As Picture N^o 5 - No Cars In Vicinity Of Site

ENCLOSURE



11/24/85 12:15 P.M. 1
Looking North From South End Of Parking Lot



11/24/85 12:30 P.M. 2
Looking East From Southwest Side Of Parking Lot

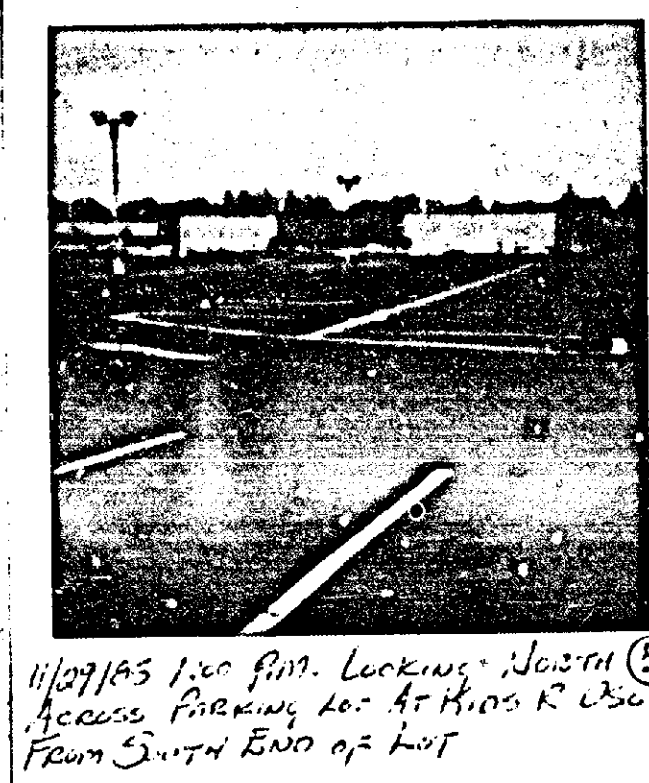
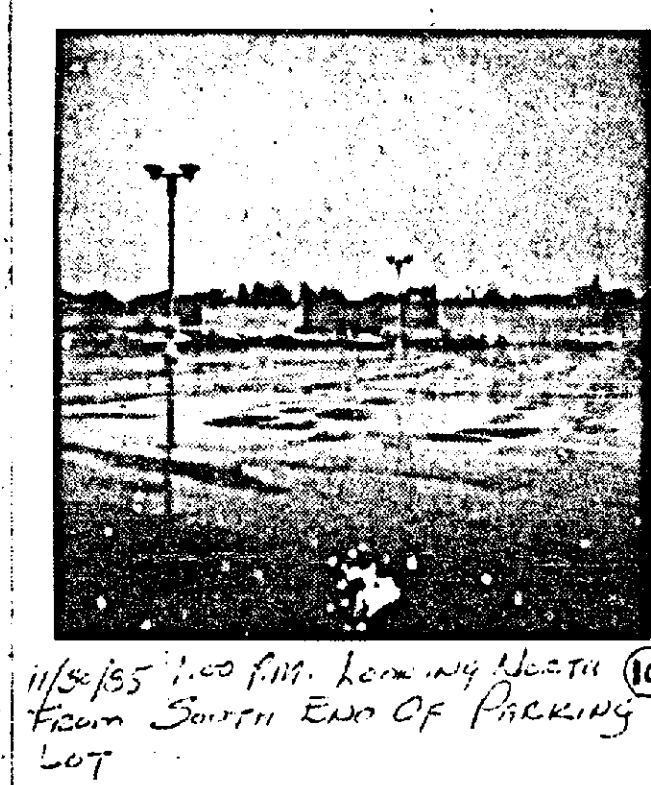
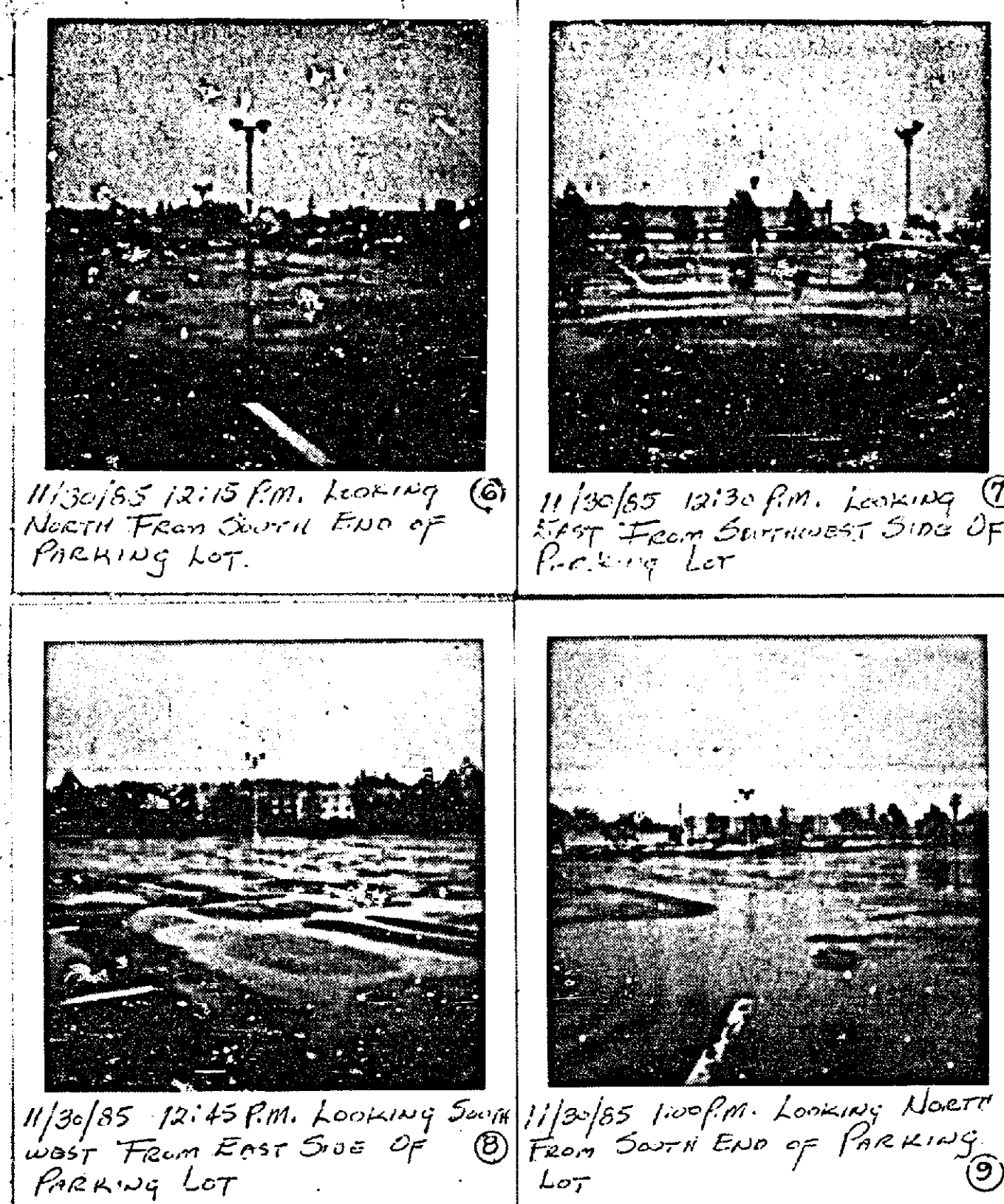


11/29/85 12:45 P.M. 3
Looking Southwest From East Side Of Parking Lot



11/29/85 1:06 P.M. 4
Looking North From South End Of Parking Lot

ENCLOSURE



eyelab
The World's First Eyewear Department Store

Noel S. Solomon
Vice President - Real Estate

The Eyelab Building
Corporate Office, 10 Elizabeth Street, River Edge, N.J. 07661
(201) 468-8030 T.L. 439084

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 97th Date of Posting: 9/6/85

Posted for: Variance

Petitioner: T.C. Stover, Inc.

Location of property: 500 E. Pratt St. Prince Rd.
200 E. Pratt St. Prince Rd.

Location of Sign: 200 E. Pratt St. Prince Rd. 200 E. Pratt St. Prince Rd.

Remarks: 200 E. Pratt St. Prince Rd. 200 E. Pratt St. Prince Rd.

Posted by: [Signature] Date of return: 9/6/85

Number of Signs: 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 97th Date of Posting: 11/9/85

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Remarks: 200 E. Pratt St. Prince Rd. 200 E. Pratt St. Prince Rd.

Posted by: [Signature] Date of return: 11/9/85

Number of Signs: 3

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

SEP 11 1985

ZONING DEPARTMENT

SEP 29 1985

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,
13 Kenton
Publisher
42.50

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, has received a petition for a variance from the Zoning Ordinance of Baltimore County, to allow a building to be used for a purpose other than that for which it is zoned.

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,
13 Kenton
Publisher
24.75

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, has received a petition for a variance from the Zoning Ordinance of Baltimore County, to allow a building to be used for a purpose other than that for which it is zoned.

GRAND OPENING!

THE EYEWEAR STORE OF TOMORROW OPENS IN SAUGUST TODAY

eyelab

PETITIONER'S EXHIBIT

eyelab

THE WORLD'S FIRST EYEWEAR DEPARTMENT STORE

418 86-106-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(h)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces). Section 230.12b. 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.

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

See Attached

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.

Tenant:
Eyelab, Inc.
By: Richard T. Rowan
Signature: Richard T. Rowan
President
10 Elizabeth Street
River Edge, N.J. 07661
City and State

Legal Owner(s):
T.G. Stores, Inc.
(Type or Print Name)
By: Richard T. Rowan
Signature: Richard T. Rowan
VICE-PRESIDENT
(Type or Print Name)
Signature

Attorney for Petitioner:
Gail M. Stern
(Type or Print Name)
By: Gail M. Stern
Signature: Gail M. Stern
C/o Vornado Properties
174 Passaic Street (201) 773-4000
Address Phone No.
Garfield, N.J. 07026
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Gail M. Stern
Name
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Baltimore, Maryland 21202
City and State
Phone No. 625-3647

Attorney's Telephone No.: 625-3647

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st 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 1:30 o'clock.

Carl Stern
Zoning Commissioner of Baltimore County.

(over)

ATTACHMENT TO PETITION FOR ZONING VARIANCE

EYELAB, INC.

For the owner of the Shopping Center to be required to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) Eyelab, Inc. intends to construct a retail building on the subject property in an area currently containing forty (40) parking spaces. An additional 40.5 spaces will be required for Eyelab's retail operation. There is no additional land on which to replace spaces and to provide additional spaces and, as a result thereof, Eyelab, Inc. will be unable to construct and operate a retail store in the desired location if the requested variance is not granted.

(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

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

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

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EYELAB, INC.

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

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

PETITION FOR VARIANCE 9th Election District

LOCATION: Southwest corner of Joppa and Prince Road (900 block of Goucher Boulevard)

DATE AND TIME: Wednesday, September 11, 1985 at 1:30 p.m.

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

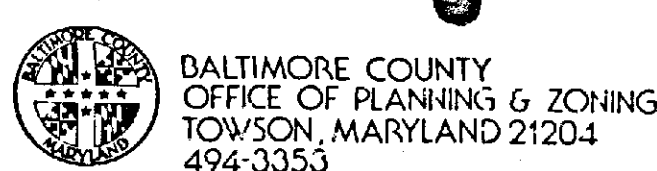
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances from Section 409.2(h)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces); Section 230.12b. 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.

Being the property of T. G. Stores, Inc. 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



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 9, 1985

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

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 Ms. Stern:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jhg

Attachments

cc: People's Counsel

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

Ms. Marian Yeagle
619 Hillen Road
Towson, Maryland 21204

IN 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

The Petitioners herein request 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.

During the course of the hearing, the attorney for the tenant moved to amend the Petition to request a total of 750 parking spaces in lieu of the required 811 spaces. The motion was granted.

Testimony on behalf of the Petitioner indicated that the prospective tenant, Eyelab, Inc., proposes to construct a free-standing building in which customers could have their eyes examined, select frames, and, within a couple of hours, pick up glasses with ground lenses. The building will be constructed of split block, drybit and glass, and include white and yellow signage with four foot high "e's", all similar to those shown in the photograph marked Petitioner's Exhibit 4. The Petitioner was willing to consider the installation of signs with four-foot high "e's" on the front (south) side, three-foot "e's" on the sides, and two-foot "e's" on the rear (north) side. Even if the signs were based on four-foot "e's", the signs would be within the square footage permitted by the Baltimore County Zoning Regulations. No free-standing sign is anticipated. The normal business hours are 9:30 a.m. to 9:30 p.m., Monday through Saturday. The two lights on one existing light pole may be relocated on two separate poles so that the lights are directed into the shopping center. The original plans called for a 6100 square foot, 90' x 90', building but current

plans call for a 6800 square foot, 80' x 85', building with the 85 foot faces on the front and rear. Testimony indicated that 6800 square feet was the minimum sized building that could provide efficiency. The "repair or fabrication of goods" would be limited to the grinding of lenses and the placing of those lenses into frames. A transportation engineer testified that peak hourly demand for parking spaces would not exceed 652.

The president of the Towson Estates Association, Inc. requested, and the tenant agreed to, two restrictions: that a directional sign indicating "no left turn" or "right turn only" be placed at the exit onto Prince Road, and that the building not be utilized as a restaurant.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) 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 9th day of December, 1985, that the herein Petition for Variance to allow a total of 750 parking spaces in lieu of the required 811 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, in accordance with the plan prepared by Kilde Consultants, Inc., revised July 10, 1985, marked Petitioner's Exhibit 5, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The plan shall be revised to show a 6800 square foot building, 85 feet on the north and south and 80 feet on sides.
2. A directional sign indicating "no left turn" or "right turn only" shall be placed at the exit onto Prince Road.

3. The building shall not be utilized as a restaurant.
4. There shall be no free-standing sign. Signage on the building shall not exceed "Eyelab" on each of the four sides and the height of the "e" shall not exceed four feet on the front, three feet on the sides, and two feet on the rear.
5. Any new parking lot lights shall not exceed 20 feet in height and shall be of the cut-off style, designed and placed so as to reflect the light into the shopping center.
6. Persons engaged in the repair or fabrication of goods on the premises shall be limited to the grinding of lenses and the placing of those lenses into frames.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMH:jhg

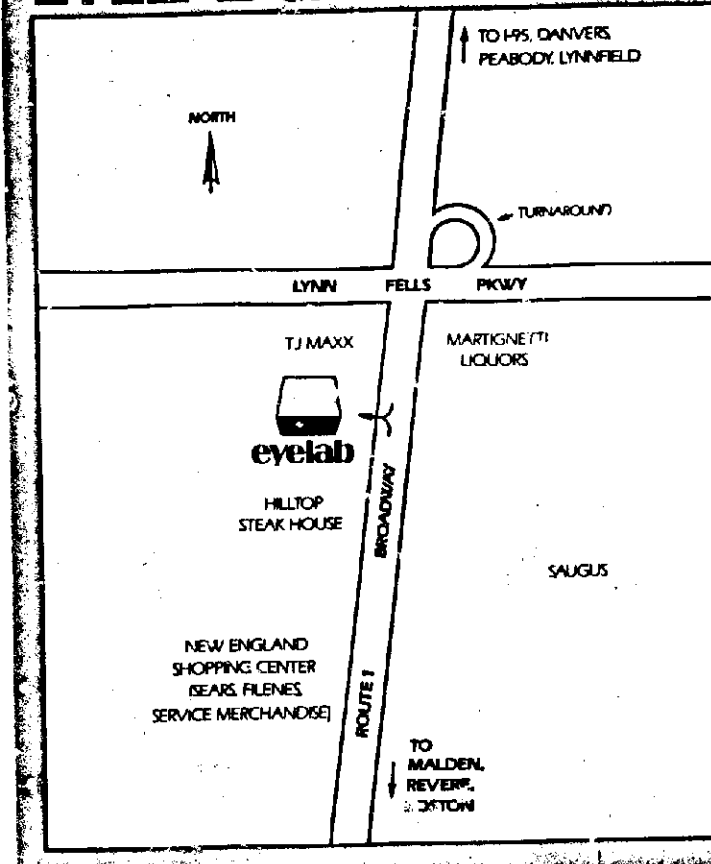
ORDER RECEIVED FOR FILING
DATE December 9, 1985
BY James A. Bellard
ADMINISTRATIVE ASSISTANT

- 3 -

APR 11 1986

NOW IN SAUGUS. THE WORLD'S FIRST EYEWEAR DEPARTMENT STORE.

EYELAB SAUGUS



FROM THE NORTH, DANVERS, PEABODY, LYNNFIELD:
Take I-95 or Highway 128 to Route 1. Go south on Route 1. Eyelab will be on your right side, past the TJ Maxx Center but before reaching Hilltop Steak House.

FROM THE SOUTH, BOSTON, MALDEN, REVERE:
Take Route 1 north, past the New England Shopping Center and Hilltop Steak House, until the Lynn Fields Parkway/Velose-Sonnet ham out. Get off this exit, cross the bridge and follow signs to Route 1 south. Eyelab will be on your right (southbound side), past the TJ Maxx Center.

SAUGUS
739 Broadway
Route 1
Saugus, MA 01906
(617) 231-1097
North of Hilltop
Steak House

OTHER LOCATIONS:
New York
New Jersey
Florida
Georgia
Illinois
Maryland
Massachusetts
Pennsylvania
Virginia



eyelab

SAUGUS
739 Broadway
Route 1, Saugus, MA 01906
(617) 231-1097
North of Hilltop Steak House

HOW TO ARRANGE A TOUR OF EYELAB
Call Miss Eytour. Groups of twelve or more will be booked for a free guided tour of the Eyelab complex. Over the years thousands of tours of schools, senior citizens, business associations, fashion groups, students of physical sciences and of course, any one with interest in the optical industry have toured Eyelab.

AMERICAN EXPRESS AND ALL MAJOR CREDIT CARDS

HOURS:
MON.-SAT. 10AM-9:30PM

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

TOWSON EYELAB
PARKING STUDY
October, 1985

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5542

October 25, 1985

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

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

Attached is the Towson Eyelab 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 Eyelab 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 Eyelab 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 Eyelab 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 Eyelab 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 Eyelab

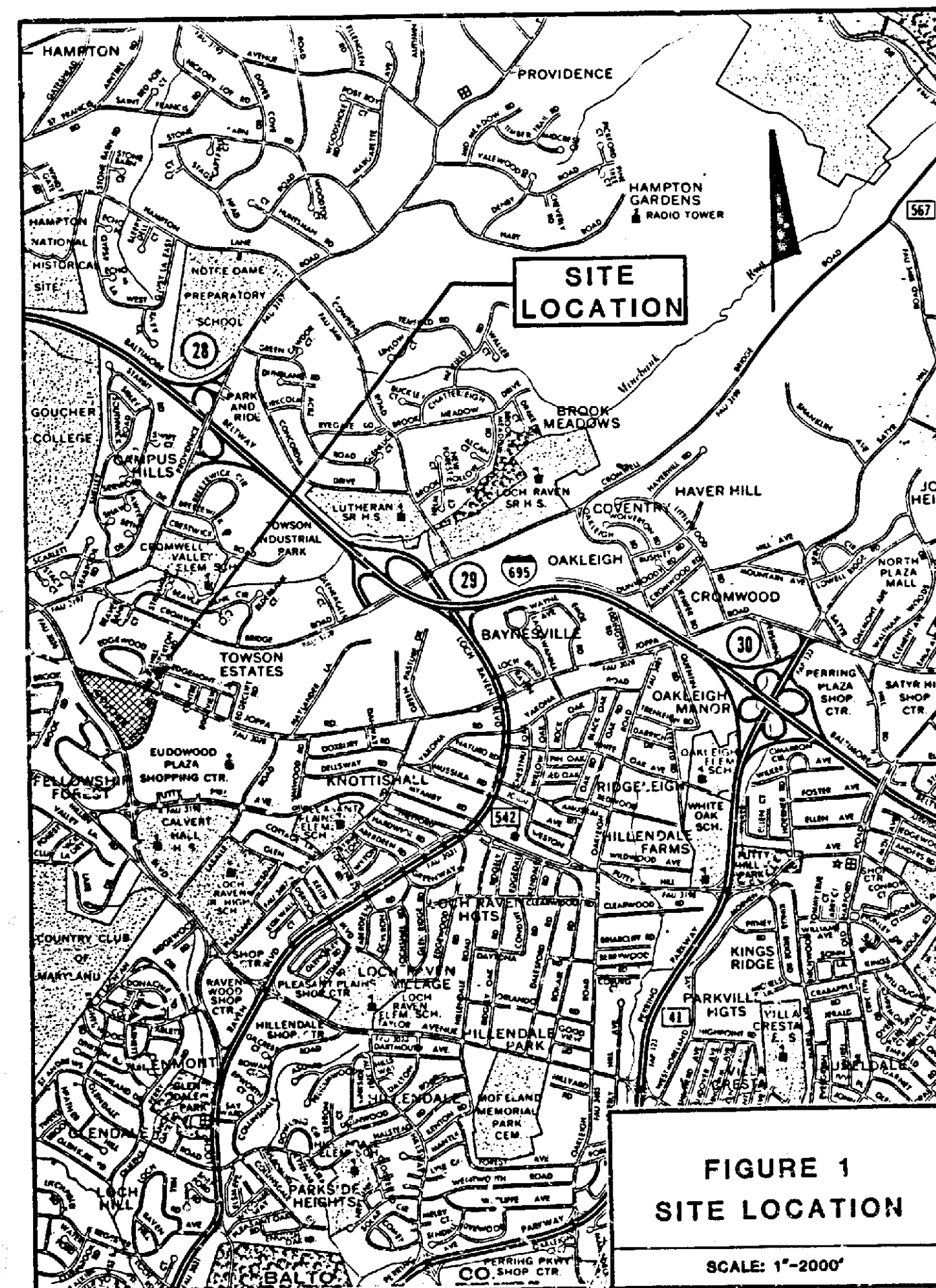


FIGURE 1
SITE LOCATION

SCALE: 1"=2000'

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 Eyelab 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 Eyelab 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 Eyelab facility, despite the fact that December is typically the month of lowest activity at Eyelab facilities.

B. Hourly Parking Demand

Assuming that the occupancy data was collected on "average" days at the existing Eyelab 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:
Eyelab 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)	Eyelab	Neighborhood Shopping Center(2)	Eyelab(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	29	363
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 Eyelab Facility Divided by Area of Surveyed Eyelab Facility.

TABLE 4
HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required by		
	Existing Shopping Center(1)	Eyelab(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 Eyelab Divided by Area of Surveyed Eyelab.



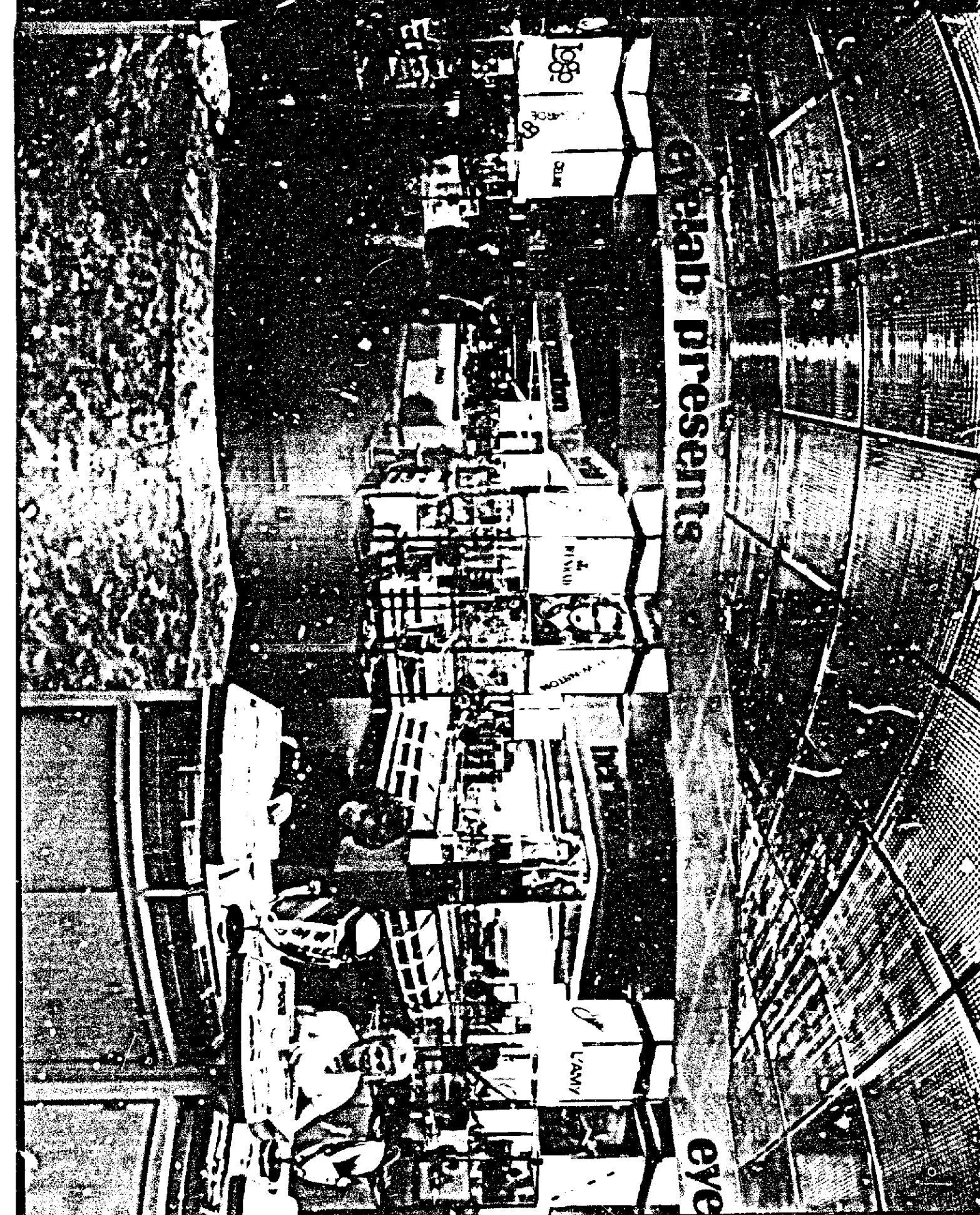
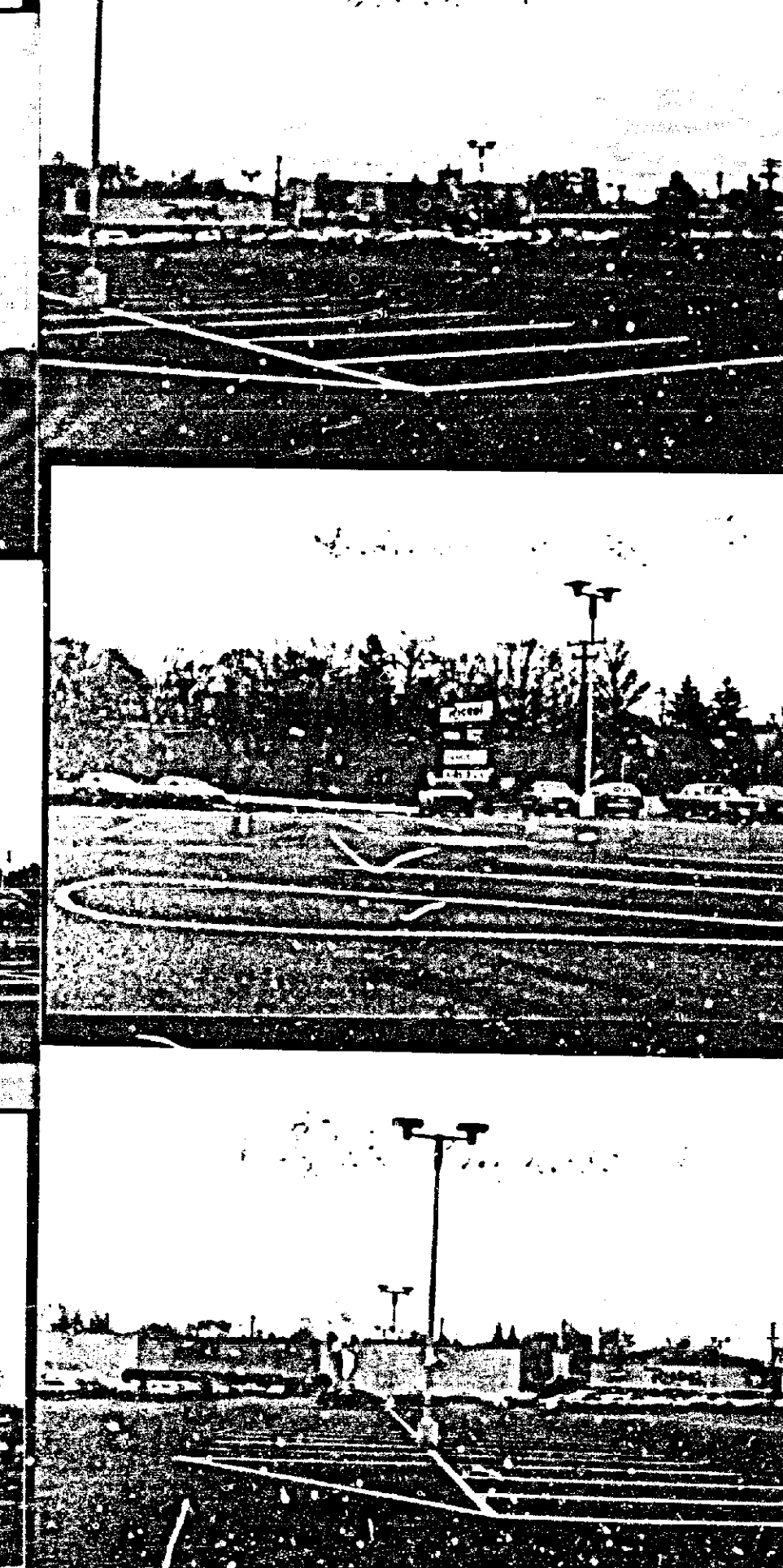
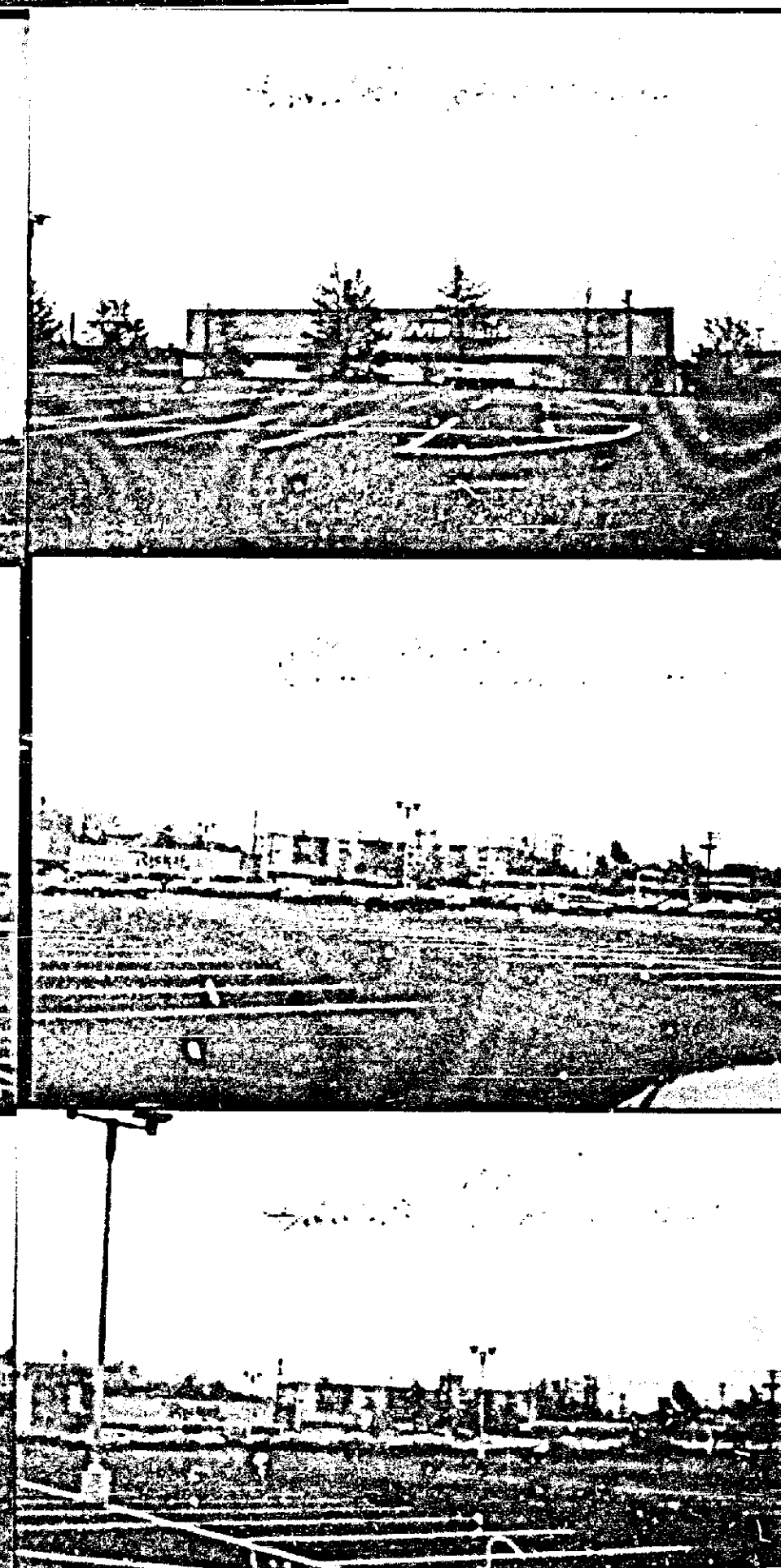
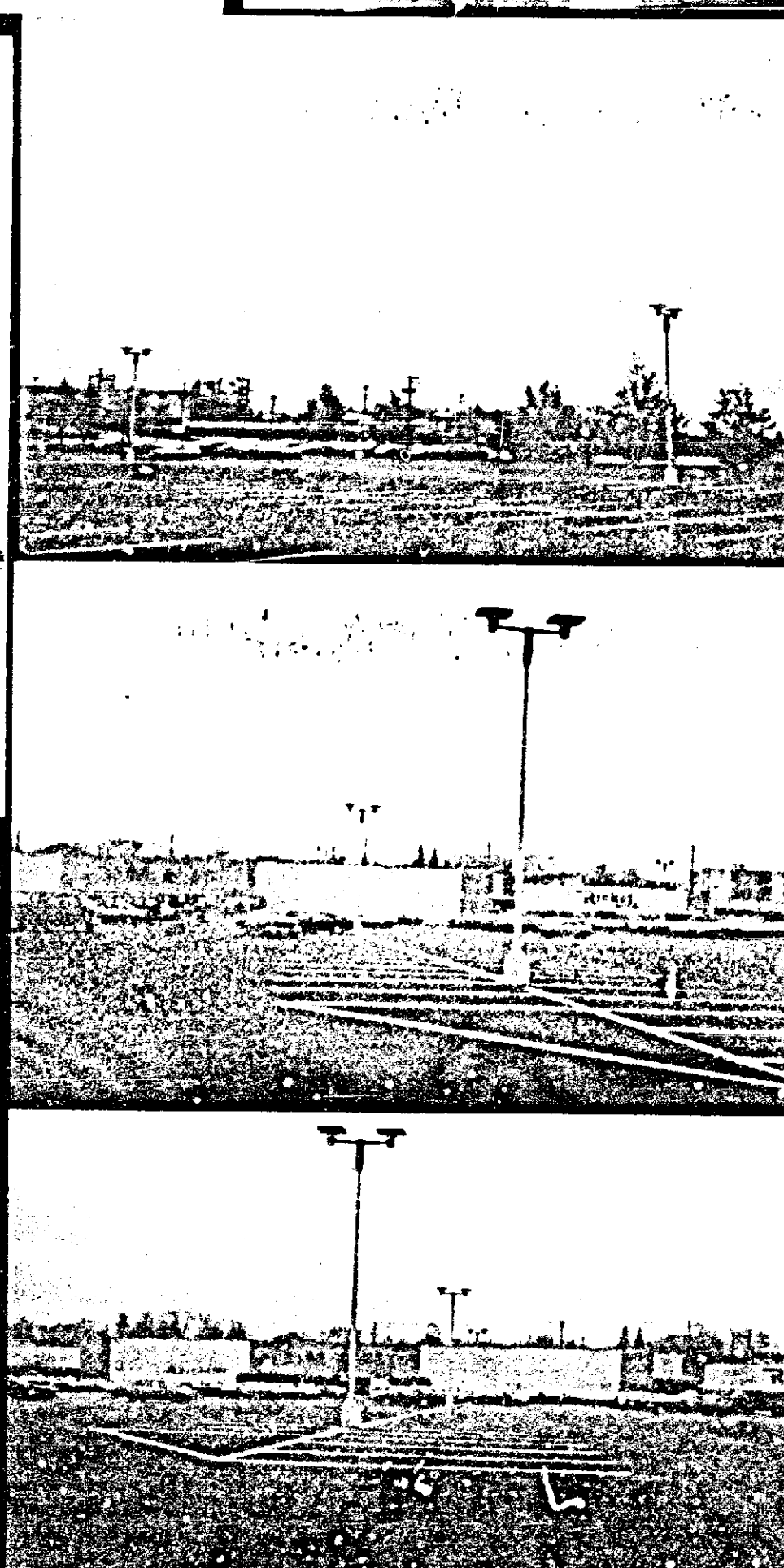
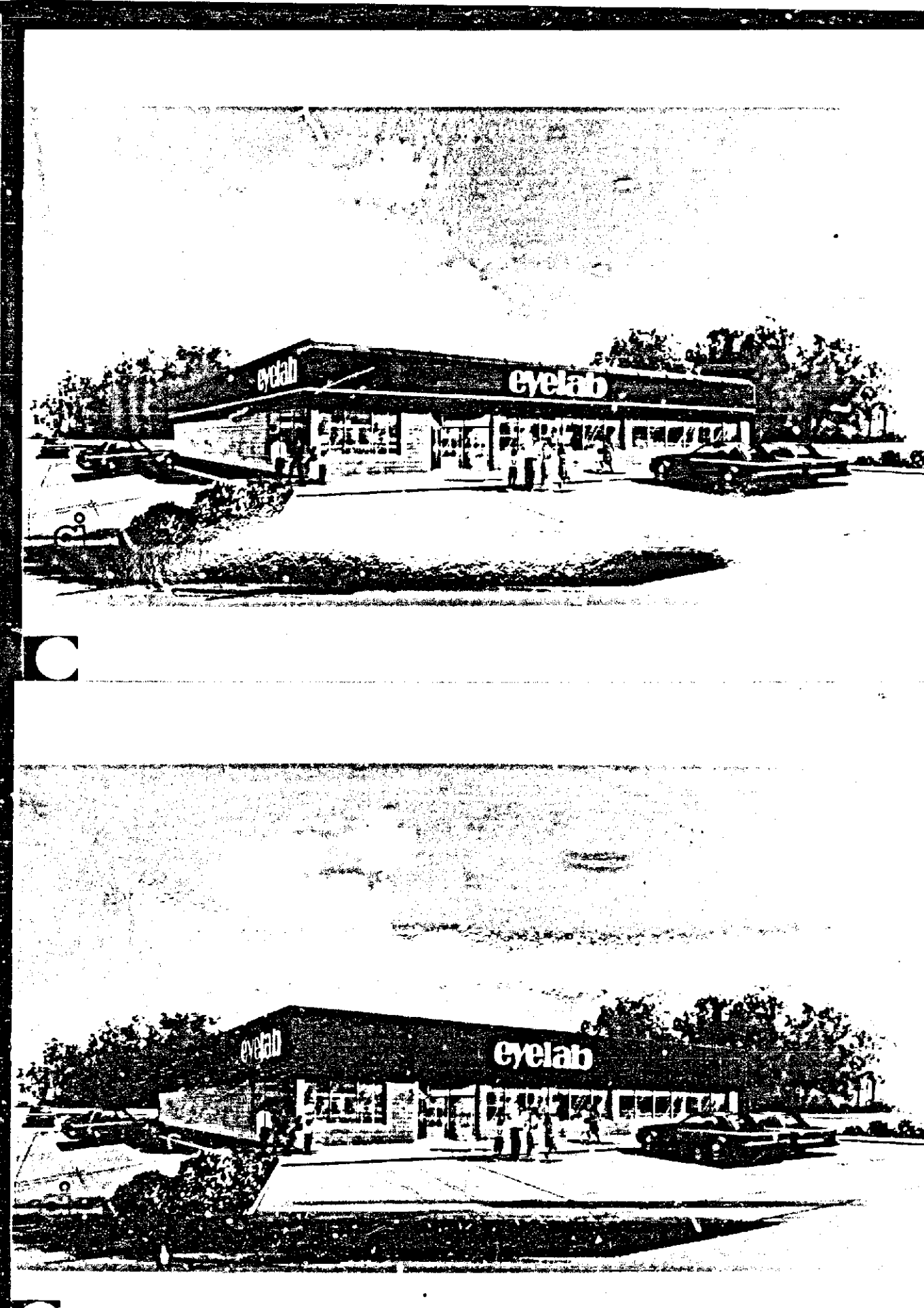
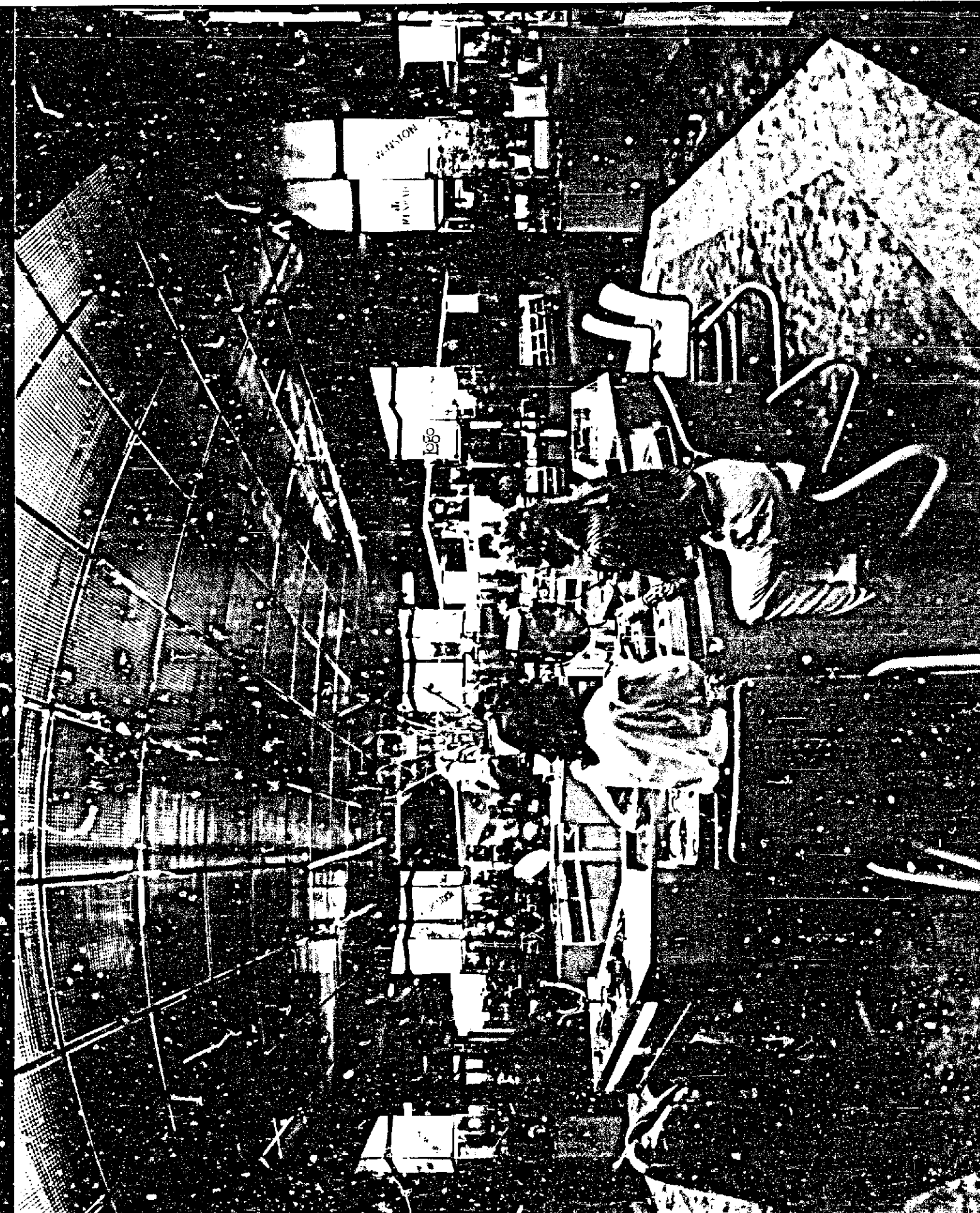
C. Comparison of Peak Demand to Supply

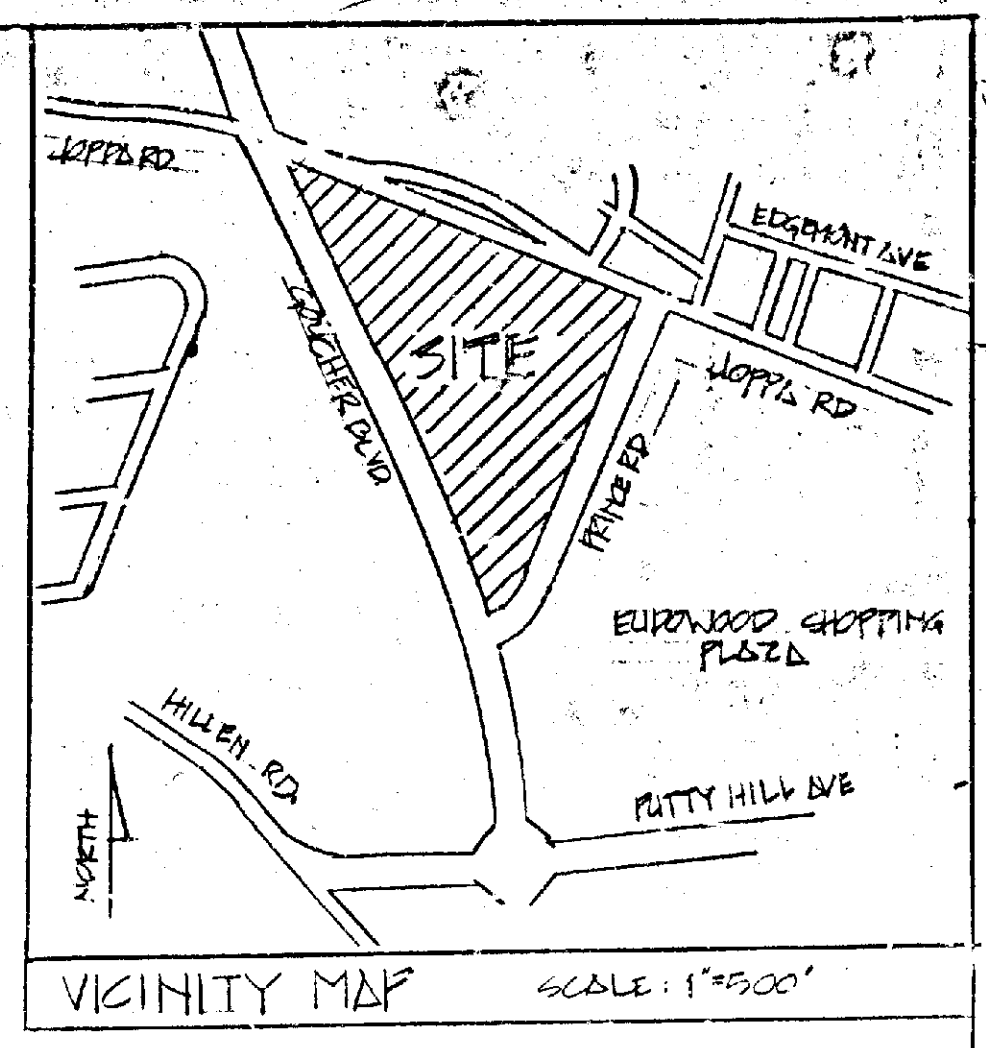
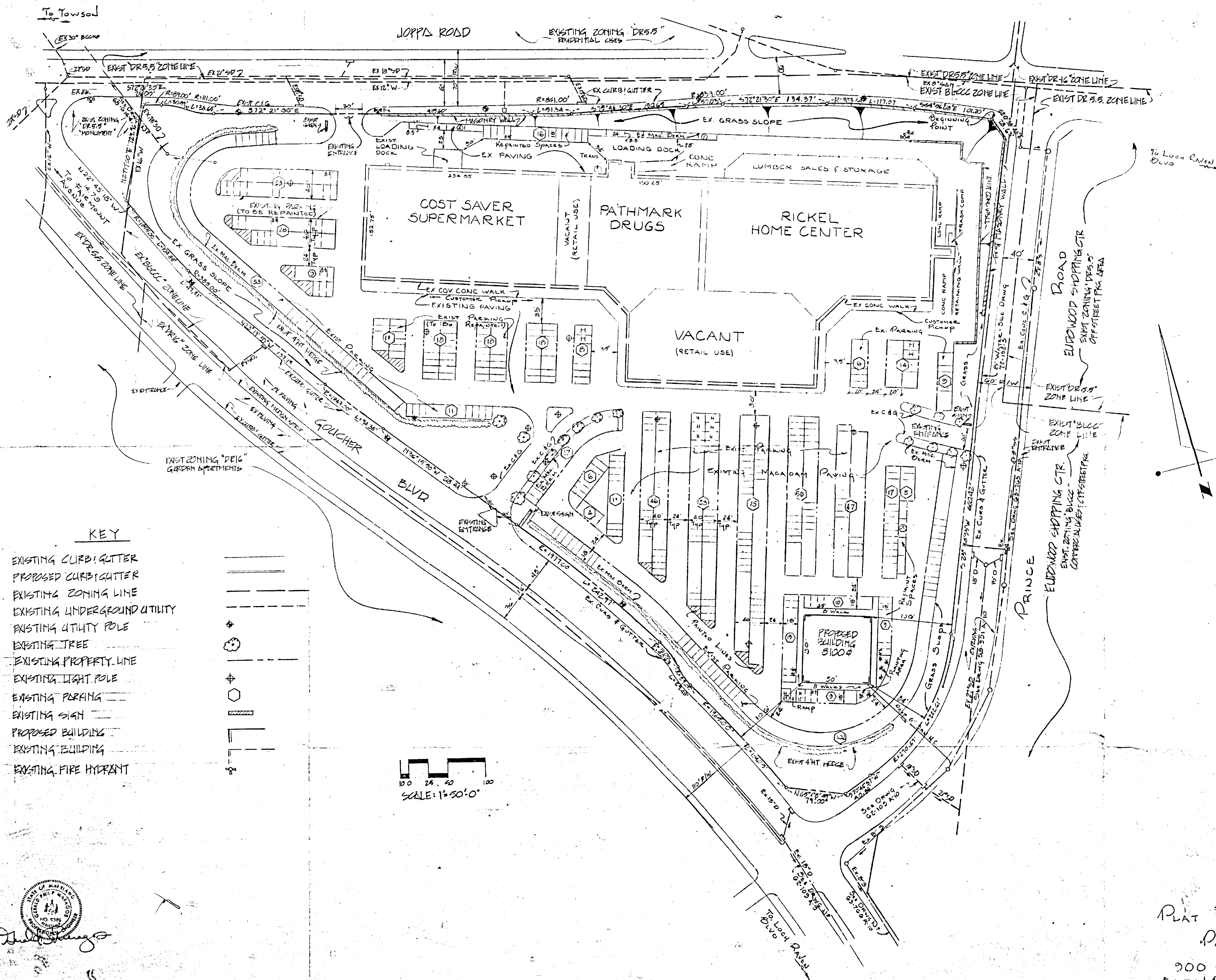
Current plans call for the provision of 747 on-site parking spaces. The largest hourly demand shown in Table 4 is 664 spaces. Thus, during the busiest hour on the average day of the peak month, 89% of the available spaces are expected to be occupied; 83 spaces will be unoccupied.

V. SUMMARY

The results of this study may be summarized as follows:

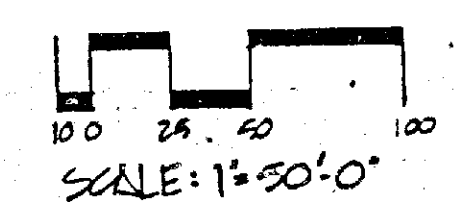
- During the observation period on Friday, October 11, 1985, a maximum of 346 spaces were simultaneously occupied at the existing shopping center.
- Following construction of the Eyelab facility, the highest hourly parking demand on an average day during the peak month is expected to be 664 spaces, or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





- ### GENERAL NOTES
- TOTAL SITE AREA = 14.658 ACRES
 - GROSS SITE AREA = 17.02 ACRES
 - EXISTING ZONING OF SITE: "DR-5.5"
 - EXISTING USE OF SITE: "NEIGHBORHOOD SHOPPING CENTER"
 - OFF-STREET PARKING DATA:
 - FOOD MARKET = 33,605 S.F. REQUIRING 138.5 SPACES.
 - PATHMARK DRUGS = 23,127 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 = 8,100 S.F. REQUIRING 40.5 SPACES.
 - TOTAL SPACES REQUIRED = 871.1 SPACES
 - TOTAL SPACES EXISTING = 747 SPACES. SEE NOTES.
 - 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 230.12.6 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

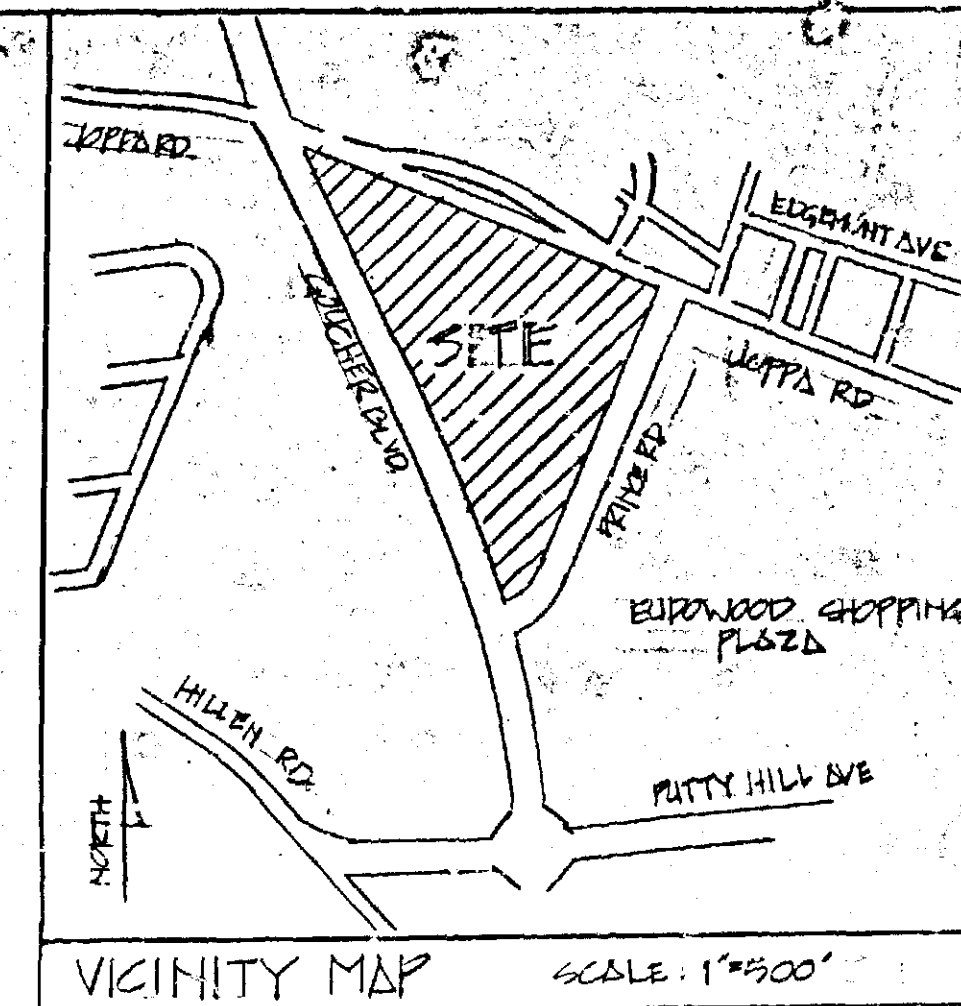
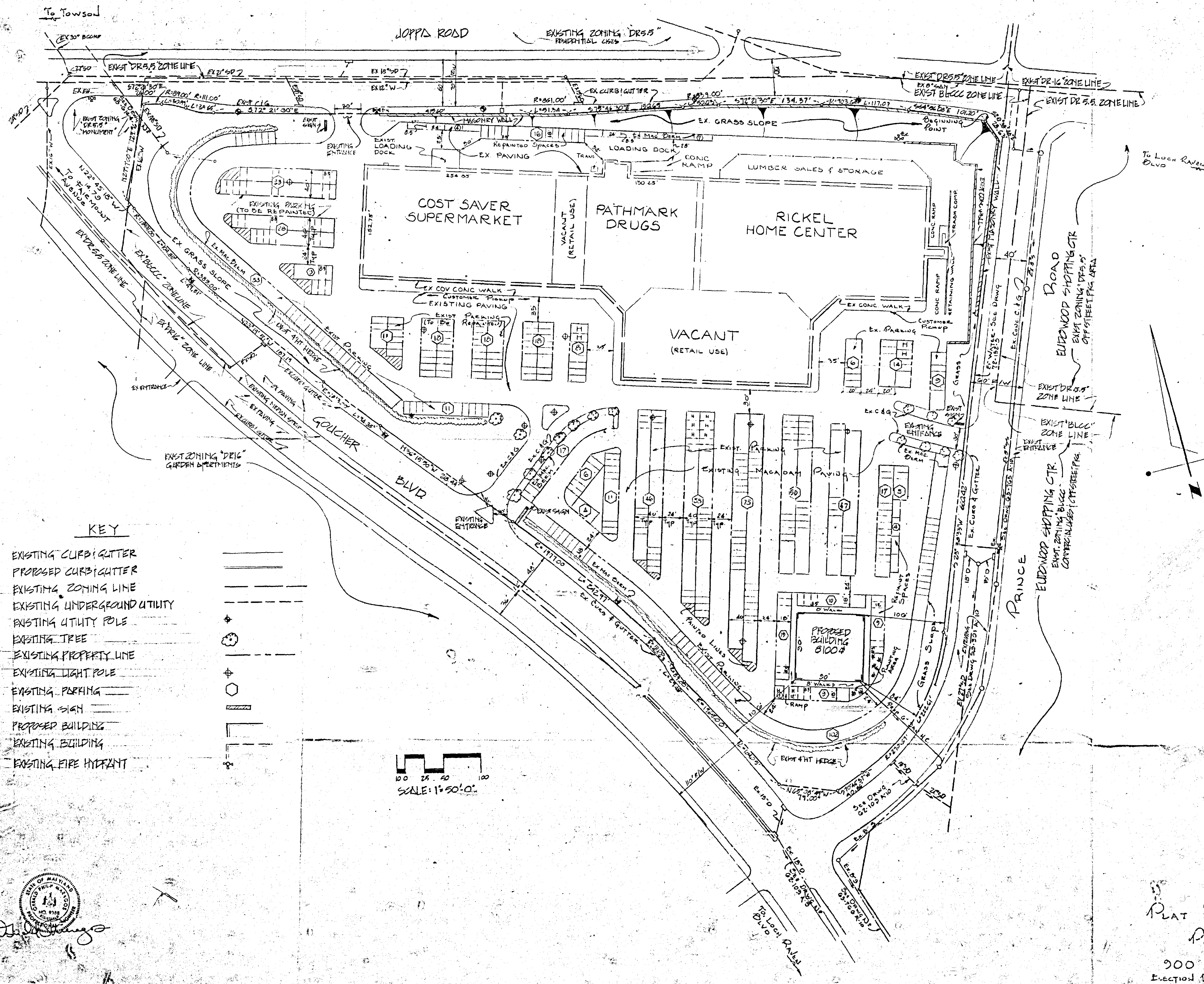


KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

APPROVE	NOTE TO GENERAL NOTES	7-10-85
NO	REVISION	DATE

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
VICINITY
300 BLOC GOUCHER BOULEVARD
ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.
DATE: MAY 28, 1985
SCALE: 1"=50'
REVISOR: JULY 10, 1985

86-106



GENERAL NOTES

1. TOTAL SITE AREA = 14.655 ACRES
2. GROSS SITE AREA = 17.02 ACRES
3. EXISTING ZONING OF SITE = "DR-5"
4. EXISTING USE OF SITE = "NEIGHBORHOOD SHOPPING CENTER"
5. OFF-STREET PARKING DATA:
 - A. FOOD MARKET = 35,463 S.F. REQUIRING 158.5 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 = 56,040 S.F. REQUIRING 180.2 SPACES.
 - E. PROPOSED EYE LAD BUILDING = 8,100 S.F. REQUIRING 40.5 SPACES.
 - F. TOTAL SPACES REQUIRED = 617.1 = 617 SPACES.
 - G. TOTAL SPACES EXISTING = 747 SPACES. SEE NOTE 6.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 408.3.5 (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 230.12.2 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

Added Note 10 To General Notes	7-10-85
REVISION	DATE

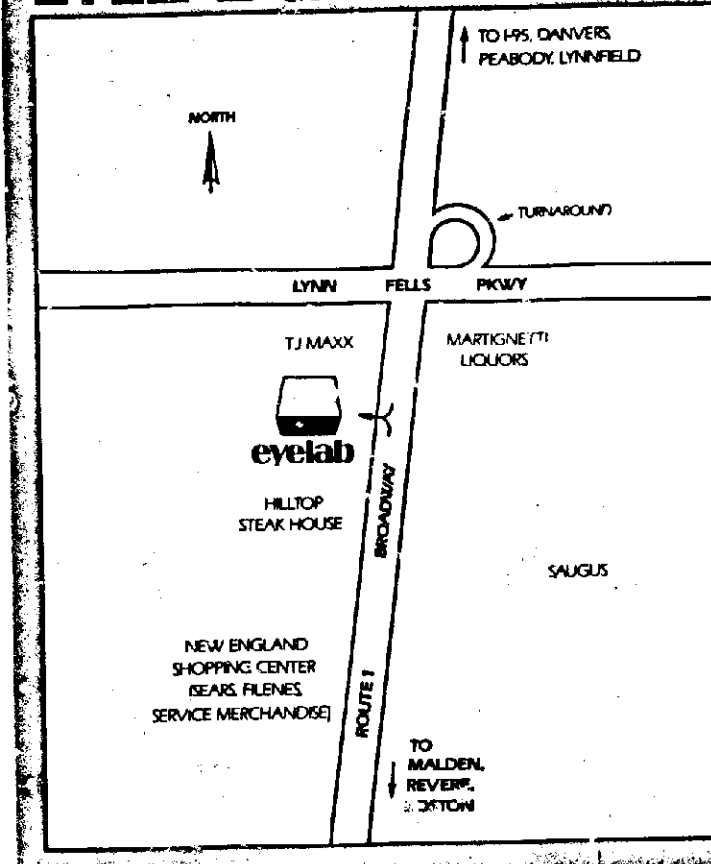
REVISOR: 7/10/85
#418

PETITIONER'S EXHIBIT 15

PLAT TO ACCOMPANY PETITION FOR
PARKING VARIANCES
VICINITY
300 BLOCK GOUCHER BOULEVARD
BALTIMORE COUNTY, MD.
ELECTION DISTRICT 9
DATE: MAY 28, 1985
SCALE: 1"=50'
REVISED: JULY 10, 1985

NOW IN SAUGUS. THE WORLD'S FIRST EYEWEAR DEPARTMENT STORE.

EYELAB SAUGUS



FROM THE NORTH, DANVERS, PEABODY, LYNNFIELD:
Take I-95 or Highway 128 to Route 1. Go south on Route 1. Eyelab will be on your right side, past the TJ Maxx Center but before reaching Hilltop Steak House.

FROM THE SOUTH, BOSTON, MALDEN, REVERE:
Take Route 1 north, past the New England Shopping Center and Hilltop Steak House, until the Lynn Fields Parkway/Velose-Sonnet ham out. Get off this exit, cross the bridge and follow signs to Route 1 south. Eyelab will be on your right (southbound side), past the TJ Maxx Center.

SAUGUS
739 Broadway
Route 1
Saugus, MA 01906
(617) 231-1097
North of Hilltop
Steak House

OTHER LOCATIONS:
New York
New Jersey
Florida
Georgia
Illinois
Maryland
Massachusetts
Pennsylvania
Virginia



eyelab

SAUGUS
739 Broadway
Route 1, Saugus, MA 01906
(617) 231-1097
North of Hilltop Steak House

HOW TO ARRANGE A TOUR OF EYELAB
Call Miss Eytour. Groups of twelve or more will be booked for a free guided tour of the Eyelab complex. Over the years thousands of tours of schools, senior citizens, business associations, fashion groups, students of physical sciences and of course, any one with interest in the optical industry have toured Eyelab.

AMERICAN EXPRESS AND ALL MAJOR CREDIT CARDS

HOURS:
MON.-SAT. 10AM-9:30PM

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

TOWSON EYELAB
PARKING STUDY
October, 1985

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5542

October 25, 1985

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

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

Attached is the Towson Eyelab 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 Eyelab 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 Eyelab 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 Eyelab 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 Eyelab 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 Eyelab

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 Eyelab 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 Eyelab 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 Eyelab facility, despite the fact that December is typically the month of lowest activity at Eyelab facilities.

B. Hourly Parking Demand

Assuming that the occupancy data was collected on "average" days at the existing Eyelab 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:
Eyelab 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

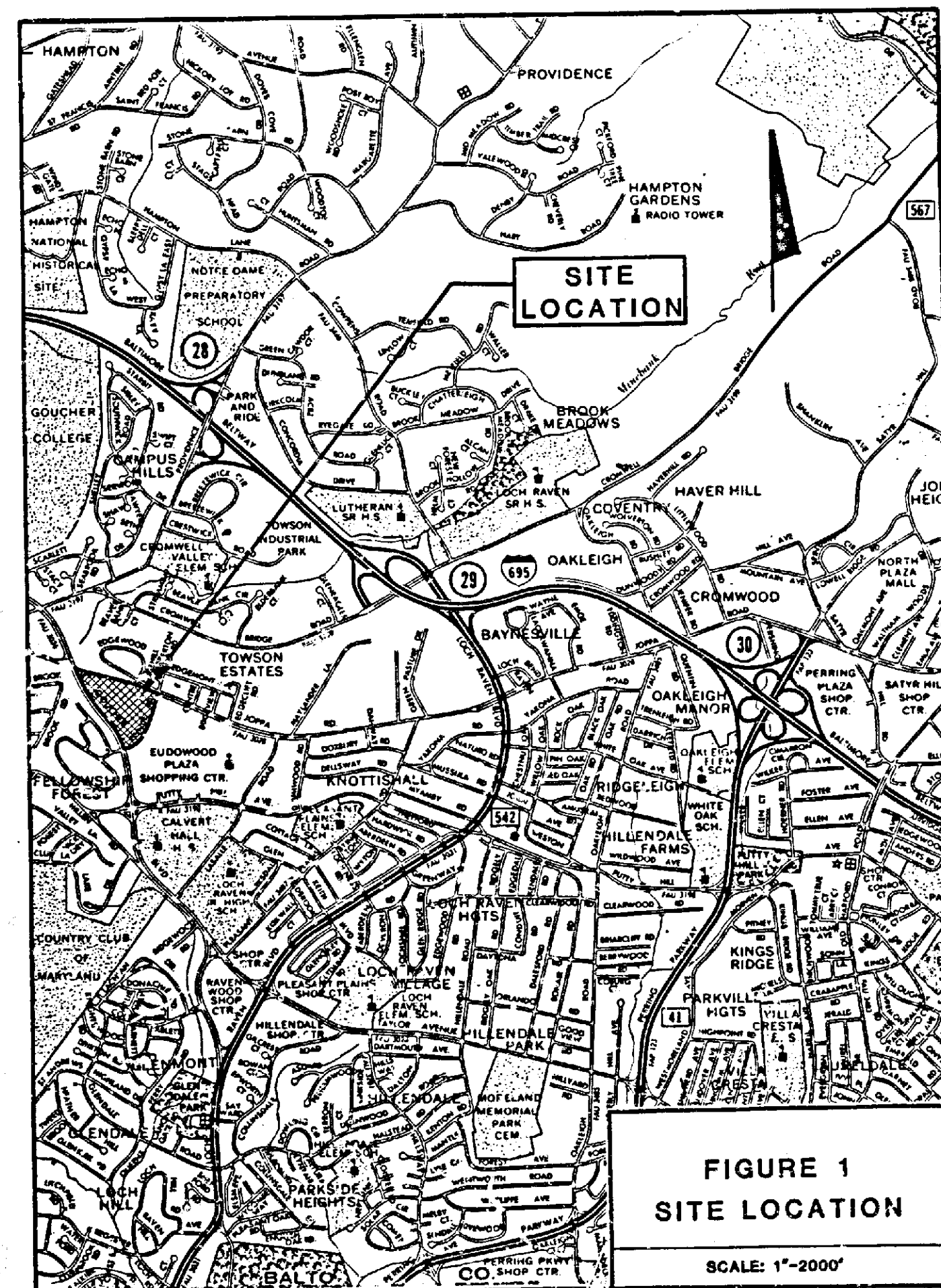


FIGURE 1
SITE LOCATION

SCALE: 1"=2000'

Petitioner's Exhibit 18

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

December 3, 1985

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

Subject: Towson Eyselab Parking Study Addendum
01-85156/9111C

Gentlemen:

Per your request, we have performed additional analyses for the project referenced above. These analyses were based on data collected on Friday, November 29, 1985 (the day after Thanksgiving). Historically, this day is one of the busiest shopping days of the year.

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 never greater than 418 spaces.

As discussed in the Towson Eyselab Parking Study (Kidde: October, 1985), December is currently the month of peak activity at the shopping center, and is expected to remain the peak month following construction of the Eyselab facility, despite the fact that December is typically the month of lowest activity at Eyselab facilities.

Typically, November activity at a shopping center represents 69% of December activity at a shopping center. In all likelihood, data collected on the day after Thanksgiving is more typical of December activity than November activity. However, in order for a "worst-case" scenario to be analyzed, it was assumed that the collected data was typical for November.

Anticipated hourly demand on the average day during December is summarized in Table 2. Examination of this Table reveals that the peak hourly demand is expected to be 652, or 87% of the proposed supply of 747 spaces.

Comparison of the information described above and the Towson Eyselab Parking Study reveals the following:

- 1) Peak parking demand was heavier on Friday, November 29, 1985 (418 occupied spaces) than on Friday, October 11, 1985 (346 occupied spaces).

CONSULTING ENGINEERS

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
321-5542
Direct Dial Number

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

Towson Eyselab Parking Study Addendum
December 3, 1985
Page 2

- 2) When the collected data is adjusted for monthly variations, similar results are obtained for each data set. Projections based on the October data indicate that 89% of the proposed supply of 747 spaces will be occupied during the peak hour of the average day of the peak month. Projections based on the November data indicate that 87% of the proposed supply will be occupied during the same period.

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,

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

Adrian A. Gunderson
Adrian A. Gunderson,
Transportation Engineer

TABLE 1

RESULTS OF OCCUPANCY SURVEY:
Friday, November 29, 1985

Time	Number of Occupied Spaces
12:00 noon	405
1:00	408
2:00	409
3:00	418
4:00	383
5:00	327
6:00	243
7:00	248
8:00	231
Average:	341

TABLE 2

HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required By		Total
	Existing Shopping Center(1)	Eyselab(2)	
12:00 noon	611	25	636
1:00 p.m.	615	24	639
2:00 p.m.	617	21	638
3:00 p.m.	630	22	652
4:00 p.m.	577	20	597
5:00 p.m.	493	19	512
6:00 p.m.	366	20	386
7:00 p.m.	374	24	398
8:00 p.m.	348	18	366

(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 Eyselab Divided by Area of Surveyed Eyselab.

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

DESCRIPTION

14.6550 ACRE PARCEL, SOUTH SIDE JOPPA ROAD, WEST SIDE OF PRINCE ROAD, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Parking Variance in a BL-CCC Zone

Beginning for the same on the south side of Joppa Road at the northwest end of the gusset line connecting the said south side of Joppa Road with the west side of Prince Road, seventy feet wide, running thence binding on said gusset line:

- (1) S 20° 38' 48" E 28.63 feet, thence binding on the westerly side of Prince Road, three courses: (2) S 23° 30' 33" W 660.42 feet, (3) southwesterly by a curve to the right with a radius of 270.67 feet, the arc distance of 222.61 feet, and (4) S 70° 45' 57" W 40.86 feet to the east end of gusset line connecting said Prince Road with Goucher Boulevard, thence binding on said gusset line (5) N 65° 08' 49" W 79.00 feet, thence binding on the northeast side of said Goucher Boulevard, ten courses: (6) northwesterly by a curve to the left with a radius of 1965.00 feet, the arc distance of 184.05 feet,

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

- (7) northwesterly by a curve to the right with a radius of 89.00 feet, the arc distance of 29.48 feet, (8) northwesterly by a curve to the left with a radius of 111.00 feet, the arc distance of 40.63 feet, (9) northwesterly by a curve to the left a radius of 1977.00 feet, the arc distance of 242.97 feet, (10) N 36° 15' 50" W 218.44 feet, (11) northwesterly by a curve to the right with a radius of 1843.00 feet, the arc distance of 94.35 feet, (12) N 33° 19' 50" W 187.19 feet, (13) northwesterly by a curve to the right with a radius of 389.00 feet, the arc distance of 49.81 feet, (14) northwesterly by a curve to the right with a radius of 1855.00 feet, the arc distance of 104.88 feet, (15) N 22° 45' 18" W 14.79 feet, and (16) N 27° 17' 00" E 129.96 feet to a point on the south side of said Joppa Road and thence binding thereon ten courses: (17) S 72° 21' 30" E 25.00 feet, (18) southeasterly, by a curve to the right with a radius of 89.00 feet, the arc distance of 30.99 feet, (19) southeasterly by a curve to the left with a radius of 111.00 feet, the arc distance of 38.65 feet, (20) S 72° 21' 30" E 415.60 feet, (21) southeasterly by a curve to the left with a radius of 861.00 feet, the arc distance of 51.34 feet, (22) S 75° 46' 30" E 150.65 feet, (23)

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

- southeasterly by a curve to the right with a radius of 839.00 feet, the arc distance of 50.03 feet, (24) S 72° 21' 30" E 134.37 feet, (25) southeasterly by a curve to the right with a radius of 903.64 feet, the arc distance of 117.07 feet, and (26) S 64° 56' 08" E 101.20 feet to the place of beginning.

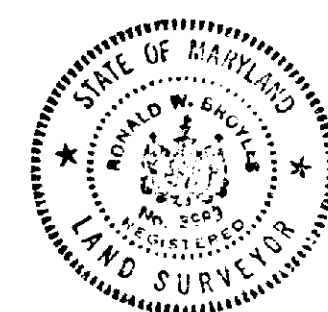
Containing 14.6550 acres of land, more or less.

RWB:rjm

J.O. 1-850156

May 28, 1985

W.O. 7334C

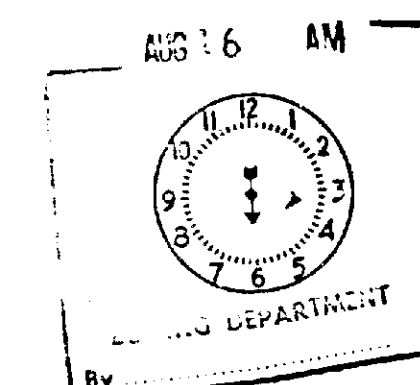


RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa & Prince :
Rds. (900 Block of Goucher : OF BALTIMORE COUNTY
Blvd.), 9th District

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



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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2186

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner; and Noal S. Solomon, Vice-President, 10 Elizabeth St., River Edge, N. J. 07661, Tenant.

Peter Max Zimmerman
Peter Max Zimmerman

APR 11 1986

418
86-106-10
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(b)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces) Section 230.12b 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.

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

See Attached

MAP 3C
NE 3-108
SECTION 9
DATE 9/21/86
BY 06

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.

Tenant:
Eyelab, Inc.
(Type or Print Name)
By: Richard T. Rowan
Signature Richard T. Rowan
President
10 Elizabeth Street
Address
River Edge, N.J. 07661
City and State
Signature
Legal Owner(s):
T.G. Stores, Inc.
(Type or Print Name)
By: Gail M. Stern
Signature
c/o Vornado Properties
174 Passaic Street (201) 773-4000
Address Phone No.
Garfield, N.J. 07026
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gail M. Stern
Name
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Address
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: 625-3647

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 had 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 1:30 o'clock.

Gail M. Stern
Zoning Commissioner of Baltimore County.

(over)

ATTACHMENT TO PETITION FOR ZONING VARIANCE

EYELAB, INC.

For the owner of the Shopping Center to be required to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) Eyelab, Inc. intends to construct a retail building on the subject property in an area currently containing forty (40) parking spaces. An additional 40.5 spaces will be required for Eyelab's retail operation. There is no additional land on which to replace spaces and to provide additional spaces and, as a result thereof, Eyelab, Inc. will be unable to construct and operate a retail store in the desired location if the requested variance is not granted.

(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

- detract from the aesthetics of the Shopping Center and the surrounding neighborhoods; and
- require additional electric power for lighting and energy for maintenance and security; and
- unnecessarily increase the cost of maintenance and repair.

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

ATTACHMENT TO PETITION FOR ZONING VARIANCE

EYELAB, INC.

For the owner of the Shopping Center to be required to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) Eyelab, Inc. intends to construct a retail building on the subject property in an area currently containing forty (40) parking spaces. An additional 40.5 spaces will be required for Eyelab's retail operation. There is no additional land on which to replace spaces and to provide additional spaces and, as a result thereof, Eyelab, Inc. will be unable to construct and operate a retail store in the desired location if the requested variance is not granted.

(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

- detract from the aesthetics of the Shopping Center and the surrounding neighborhoods; and
- require additional electric power for lighting and energy for maintenance and security; and
- unnecessarily increase the cost of maintenance and repair.

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION

14.6550 ACRE PARCEL, SOUTH SIDE JOPPA ROAD, WEST SIDE OF PRINCE ROAD, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Parking Variance in a BL-CCC Zone

Beginning for the same on the south side of Joppa Road at the northwest end of the gusset line connecting the said south side of Joppa Road with the west side of Prince Road, seventy feet wide, running thence binding on said gusset line: (1) S 20° 38' 48" E 28.63 feet, thence binding on the westerly side of Prince Road, three courses: (2) S 23° 38' 33" W 660.42 feet, (3) southwesterly by a curve to the right with a radius of 270.67 feet, the arc distance of 222.61 feet, and (4) S 70° 45' 57" W 40.86 feet to the east end of gusset line connecting said Prince Road with Goucher Boulevard, thence binding on said gusset line (5) N 65° 08' 49" W 79.00 feet, thence binding on the northeast side of said Goucher Boulevard, ten courses: (6) northwesterly by a curve to the left with a radius of 1965.00 feet, the arc distance of 184.05 feet,

MICROFILMED

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

(7) northwesterly by a curve to the right with a radius of 89.00 feet, the arc distance of 29.48 feet, (8) northwesterly by a curve to the left with a radius of 111.00 feet, the arc distance of 40.63 feet, (9) northwesterly by a curve to the left a radius of 1977.00 feet, the arc distance of 242.97 feet, (10) N 36° 15' 50" W 218.44 feet, (11) northwesterly by a curve to the right with a radius of 1843.00 feet, the arc distance of 94.35 feet, (12) N 33° 19' 50" W 187.19 feet, (13) northwesterly by a curve to the right with a radius of 389.00 feet, the arc distance of 49.81 feet, (14) northwesterly by a curve to the right with a radius of 1855.00 feet, the arc distance of 104.88 feet, (15) N 22° 45' 18" W 14.79 feet, and (16) N 27° 17' 00" E 129.96 feet to a point on the south side of said Joppa Road and thence binding thereon ten courses: (17) S 72° 21' 30" E 25.00 feet, (18) southeasterly, by a curve to the right with a radius of 89.00 feet, the arc distance of 30.99 feet, (19) southeasterly by a curve to the left with a radius of 111.00 feet, the arc distance of 38.05 feet, (20) S 72° 21' 30" E 415.60 feet, (21) southeasterly by a curve to the left with a radius of 861.00 feet, the arc distance of 51.34 feet, (22) S 75° 46' 30" E 150.65 feet, (23)

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KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

southeasterly by a curve to the right with a radius of 839.00 feet, the arc distance of 50.03 feet, (24) S 72° 21' 30" E 134.37 feet, (25) southeasterly by a curve to the right with a radius of 903.64 feet, the arc distance of 117.07 feet, and (26) S 64° 56' 08" E 101.20 feet to the place of beginning.

Containing 14.6550 acres of land, more or less.

RWB:rjm

J.O. 1-850156
W.O. 7334C

May 28, 1985



MICROFILMED

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.

Petitioner: T. G. Stores, Inc.
Petitioner's Attorney: Ms. Gail M. Stern

Received by: Arnold Jablon
Zoning Commissioner
James E. Dineen
Zoning Plans Advisory Committee

PETITION FOR VARIANCE
9th Election District

LOCATION: Southwest corner of Joppa and Prince Road (900 block of Goucher Boulevard)

DATE AND TIME: Wednesday, September 11, 1985 at 1:30 p.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 Section 409.2(b)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces); Section 230.12b. 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.

Being the property of T. G. Stores, Inc. 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

MICROFILMED

SEP 29 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



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

ARNOLD JABLON
ZONING COMMISSIONER

December 9, 1985

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

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 Ms. Stern:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Bruce Frame, Esquire
8 9 East Joppa Road
Towson, Maryland 21204

Ms. Marian Yeaple
619 Hillen Road
Towson, Maryland 21204

ENCLOSURE

TABLE 1

RESULTS OF OCCUPANCY SURVEY:
Friday, November 29, 1985

Time	Number of Occupied Spaces
12:00 noon	405
1:00	408
2:00	409
3:00	418
4:00	383
5:00	327
6:00	243
7:00	248
8:00	231
Average:	341

ENCLOSURE

TABLE 2

HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required By		Total
	Existing Shopping Center(1)	Eyelab(2)	
12:00 noon	611	25	636
1:00 p.m.	615	24	639
2:00 p.m.	617	21	638
3:00 p.m.	630	22	652
4:00 p.m.	577	20	597
5:00 p.m.	493	19	512
6:00 p.m.	366	20	386
7:00 p.m.	374	24	398
8:00 p.m.	348	18	366

- (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 Eyelab Divided by Area of Surveyed Eyelab.

Petitioner's Exhibit 18

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

321-5542
Direct Dial Number

December 3, 1985

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

Subject: Towson Eyelab Parking Study Addendum
01-85156/9111C

Gentlemen:

Per your request, we have performed additional analyses for the project referenced above. These analyses were based on data collected on Friday, November 29, 1985 (the day after Thanksgiving). Historically, this day is one of the busiest shopping days of the year.

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 never greater than 418 spaces.

As discussed in the Towson Eyelab Parking Study (Kidde: October, 1985), December is currently the month of peak activity at the shopping center, and is expected to remain the peak month following construction of the Eyelab facility, despite the fact that December is typically the month of lowest activity at Eyelab facilities.

Typically, November activity at a shopping center represents 69% of December activity at a shopping center. In all likelihood, data collected on the day after Thanksgiving is more typical of December activity than November activity. However, in order for a "worst-case" scenario to be analyzed, it was assumed that the collected data was typical for November.

Anticipated hourly demand on the average day during December is summarized in Table 2. Examination of this Table reveals that the peak hourly demand is expected to be 652, or 87% of the proposed supply of 747 spaces.

Comparison of the information described above and the Towson Eyelab Parking Study reveals the following:

- 1) Peak parking demand was heavier on Friday, November 29, 1985 (418 occupied spaces) than on Friday, October 11, 1985 (346 occupied spaces).

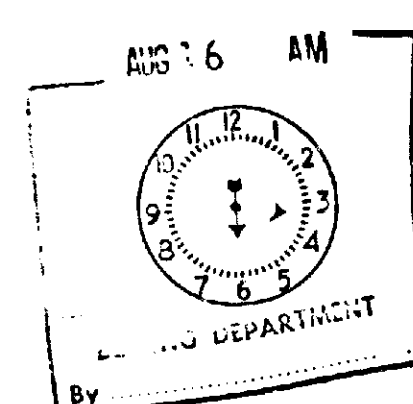
ENCLOSURE

ENCLOSURE

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa & Prince :
Rds., (900 Block of Goucher : OF BALTIMORE COUNTY
Bvld.), 9th District
T. G. STORES, INC., Petitioner : Case No. 86-106-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.



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

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner; and Noal S. Solomon, Vice-President, 10 Elizabeth St., River Edge, N. J. 07661, Tenant.

Peter Max Zimmerman
Peter Max Zimmerman

ENCLOSURE

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Towson Eyelab Parking Study Addendum
December 3, 1985
Page 2

- 2) When the collected data is adjusted for monthly variations, similar results are obtained for each data set. Projections based on the October data indicate that 89% of the proposed supply of 747 spaces will be occupied during the peak hour of the average day of the peak month. Projections based on the November data indicate that 87% of the proposed supply will be occupied during the same period.

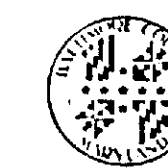
Thank you for providing us with the opportunity to work on this project. If you have any questions or desire further information, please do not hesitate to contact us.

Very truly yours,

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

Adrian A. Gunderson
Adrian A. Gunderson,
Transportation Engineer

ENCLOSURE



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,

BALTIMORE COUNTY, MARYLAND		No. 012676	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE	9-15-85	ACCOUNT	01-15-85
AMOUNT \$		82.25	
PAID TO	T.G. STORES, INC.		
FOR	T.G. STORES, INC. - 86-106-A		
VALIDATION OR SIGNATURE OF CASHIER			

ENCLOSURE

eyelab™

World's First Eyewear Department Stores

March 5, 1986

Mr. Noel 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 with- in the spirit and intent of my Order of December 9, 1985.

Sincerely yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMH:lbg

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,

Noel S. Solomon
Noel 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW CORNER OF JOPPA AND PRINCE : OF BALTIMORE COUNTY
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
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
ARNOLD JABLON
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW CORNER OF JOPPA AND PRINCE : OF BALTIMORE COUNTY
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 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
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.

Arnold Jablon
Zoning Commissioner of Baltimore County

COST \$ 10.00
SUMMONED 11-21-1985
NOT SERVED 19
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE

Gail M. Stern, Esquire
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Balto., 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: 8/29/85 ACCOUNT: 86-106-A
RECEIVED FROM: Frank Bernstein Conaway & Goldman
AMOUNT: \$ 100.00
FOR: filing fee for item 86-106-A
VALIDATION OR SIGNATURE OF CARRIER

LAW OFFICES

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
TELEPHONE (301) 828-2800
CABLE FRANKOP
TELEX 8798
SUITE 815
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21046
WRITER'S DIRECT NUMBER IS (301) 625-3647

August 29, 1985

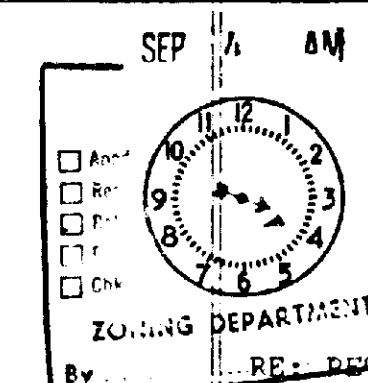
Mr. James E. Dyer
Zoning Supervisor
County Office Building
Room 113
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

Dear Mr. Dyer:

Confirming our telephone conversation of Wednesday, August 28th, regarding the above-captioned matter, my client would like to have the variance hearing postponed on this matter for at least sixty (60) days. This request is as a result of the comments that we have received from the Department of Traffic Engineering. We feel that it is necessary to have a traffic study and analysis prepared and, therefore, additional time is required.

You expressed to me that it was your preference to have the hearing held as scheduled, with a continuance being requested at the hearing. This would be acceptable to me and my client so long as it was understood prior to the hearing that I would not have any of my witnesses with me, nor would we be prepared to offer any evidence. I would attend the hearing by myself, simply to request a continuance. If you would prefer that this matter be handled this way, rather than postponing the hearing at this time, we would be glad to cooperate, so long as we were assured that the continuance would be granted.



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa and Prince :
Roads, (900 Block of Goucher : OF BALTIMORE COUNTY
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.

Bruce C. Frame
Bruce C. Frame
Law Offices of Bruce C. Frame
826 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, Conaway and Goldman, 300 East Lombard Street, Baltimore, Maryland 21202, Attorney for Petitioner; Noel 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.

Bruce C. Frame
Bruce C. Frame

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
Gail M. Stern

GMS/lld
cc: Mr. Arnold Jablon
Mr. Noel S. Solomon
Mr. Richard Smith

MICROFILMED

SEP 29 1985

331-6114 SEP 12 AM
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. Flanagan
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.

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

Mr. Sheriff:

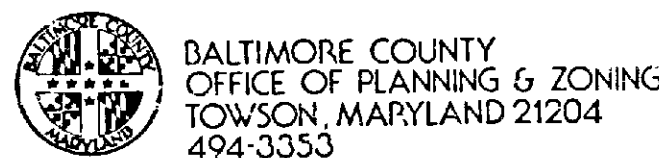
Please issue Subpoena in accordance with the above.

ARNOLD JABLON
Zoning Commissioner of Baltimore County

COST \$5.00
SUMMONED 9-17-85
NOT SERVED 19
REASON NOT SERVED

SHERIFF
OF BALTIMORE COUNTY

Received Joppy 9/1/85 - B4



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

JMH:hg

cc: People's Counsel

IN 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

The Petitioners herein request 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.

During the course of the hearing, the attorney for the tenant moved to amend
the Petition to request a total of 750 parking spaces in lieu of the required
811 spaces. The motion was granted.

Testimony on behalf of the Petitioner indicated that the prospective
tenant, Eyselab, Inc., proposes to construct a free-standing building in which
customers could have their eyes examined, select frames, and, within a couple of
hours, pick up glasses with ground lenses. The building will be constructed of
split block, drybit and glass, and include white and yellow signage with four
foot high "e's", all similar to those shown in the photograph marked Petitioner's
Exhibit 4. The Petitioner was willing to consider the installation of
signs with four-foot high "e's" on the front (south) side, three-foot "e's" on
the sides, and two-foot "e's" on the rear (north) side. Even if the signs were
based on four-foot "e's", the signs would be within the square footage permitted
by Baltimore County Zoning Regulations. No free-standing sign is anticipated.
The normal business hours are 9:30 a.m. to 9:30 p.m., Monday through
Saturday. The two lights on one existing light pole may be relocated on two
separate poles so that the lights are directed into the shopping center. The
original plans called for a 8100 square foot, 90' x 90', building but current

TLRCC

86-106-A
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

BREEZEWICK, CAMPUS HILLS, CROMWELL VALLEY, FELLOWSHIP FOREST, GLENDALE-GLENMONT, GREENBRIAR, HILLENDALE, HILLENDALE PARK,
KNETTSHALL, LOCH RAVEN HEIGHTS, LOCH RAVEN VILLAGE, NORTHBROOK, OLD HILLENDALE, PELHAM WOOD, RIDGELEIGH, TOWSON ESTATES

plans call for a 6800 square foot, 80' x 85', building with the 85 foot faces on
the front and rear. Testimony indicated that 6800 square feet was the minimum
sized building that could provide efficiency. The "repair or fabrication of
goods" would be limited to the grinding of lenses and the placing of those
lenses into frames. A transportation engineer testified that peak hourly demand
for parking spaces would not exceed 652.

The president of the Towson Estates Association, Inc. requested, and the
tenant agreed to, two restrictions: that a directional sign indicating "no left
turn" or "right turn only" be placed at the exit onto Prince Road, and that the
building not be utilized as a restaurant.

After due consideration of the testimony and evidence presented, and it appearing
that strict compliance with the Baltimore County Zoning Regulations
(BCZR) 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 9th day of December, 1985, that the herein Petition for
Variance to allow a total of 750 parking spaces in lieu of the required 811
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, in accordance with
the plan prepared by Kidde Consultants, Inc., revised July 10, 1985, marked
Petitioner's Exhibit 5, is hereby GRANTED, from and after the date of this
Order subject, however, to the following restrictions:

1. The plan shall be revised to show a 6800 square foot
building, 85 feet on the north and south and 80 feet on
sides.
2. A directional sign indicating "no left turn" or "right
turn only" shall be placed at the exit onto Prince Road.

- 2 -

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

3. The building shall not be utilized as a restaurant.
4. There shall be no free-standing sign. Signage on the
building shall not exceed "Eyselab" on each of the four
sides and the height of the "e's" shall not exceed four
feet on the front, three feet on the sides, and two
feet on the rear.
5. Any new parking lot lights shall not exceed 20 feet in
height and shall be of the cut-off style, designed and
placed so as to reflect the light into the shopping
center.
6. Persons engaged in the repair or fabrication of goods
on the premises shall be limited to the grinding of
lenses and the placing of those lenses into frames.

John M. Jung
Deputy Zoning Commissioner
of Baltimore County

JMH:hg

ORDER RECEIVED FOR FILING

DATE 9-17-85

BY [Signature]

ADMINISTRATIVE ASSISTANT

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 garden
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
Counsel

EXECUTIVE OFFICE

SEP 29 1985

Lantern

Towson Estates

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 Aves. (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.

ANNUAL BLOCK PARTY

On Saturday, September 7, at 7:30p.m. TEA will sponsor our annual "Block Party." Each household receives a flier 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. Four social committees have planned a delightful evening with Good Food! Good Friends! So come and join us and meet your neighbors. Refer to your flier for complete details.

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

President: Bruce France
Vice President: Martha Clarke
Secretary: Sally Wesener
Treasurer: Les Eley

Members at large: Dan Hays
Margaret Sturrock
Marie Welch

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

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. Jeffery 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 Seckman, Janet Heibel, Marie Welch and Martha Clarke, and a special thank you to Les and Sharon Eley for their enthusiastic support of the "Summer Games" (Our sports editor reports that everyone was a winner!).

AUF WIEDERSEHEN!!!

Our neighbors, David and Heide 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.

Continued - "Towson Estates Lantern"

August, 1985

"WELCOME HOME TRAVELERS"

Jim and Marguerite McManus recently returned from a trip to Ireland. Did you see any Leprechauns' 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 B. Kernan, 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. Kernan 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 on to 8:45 pm.

Sept. 12 - Towson Library- Jobs and Job Training - 320 York Road
Sept. 26th - Loch Raven Library - Financial Institutions. Taylor Ave.
Oct. 10th - Cockeysville Library - Education. 9833 Greenside 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. Kernan 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 823-3440.

PURE SITUATION

At the present time the matter rests with Baltimore County. Your TEA President is waiting for a reply from Al Zawicki aide 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 Pockna 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!

"Quotable 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

305 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
TELEPHONE: 100 858-3800
CABLE: FRANGOP
TELEX: 87888

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

July 22, 1985

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

Re: Petition for Zoning Variance
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 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.

ENCLOSURE

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. Noel S. Solomon

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

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
FCI Job Order No.: 1-85155

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 230.12d 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

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

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

Ms. Gail M. Stern
Attorney at Law
Frank, Bernstein, Conaway & Goldman
305 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:rnr

Enclosures

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

BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING

100 N. E. GREEN
NORMAN E. GIBSON
DIRECTOR

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.

☒ 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 22-30 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 7/11/85.

☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:

☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

☒ Additional comments:

A VARIANCE OR CRG PLAN CAN BE APPLIED FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE IN AN EXISTING DRIVEWAY CENTER.

Eugene A. Roher
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING

TOWSON, MARYLAND 21204
494-3550

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.-CC
Proposed Zoning: Variance to allow a total of 747 spaces instead of the required 817 spaces.

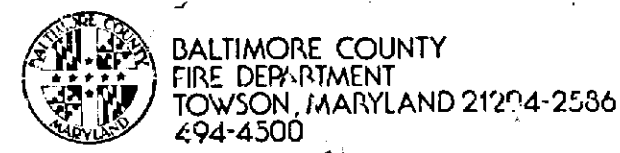
Acres: 14.6550 acres
District: 9th

Dear Mr. Jablon:

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

Michael S. Flanigan
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: Rick Comodari, 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

Gentlemen:

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

(*) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. 16" Fire Main shall be extended to Coucher Blvd. Entrance.

() 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.

(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: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb



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

August 19, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
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

Director: 9th.

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 Age (Amdt. #111-83 - 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 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 One Group 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 Group 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 of party wall. See Table 101, Section 107, Section 106-2 and Table 102. 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 considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 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, Flood/Drainage. Please see the attached copy of Section 216.1 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 the applicant may obtain additional information by visiting Room 121 of the County Office Building, 311 N. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

8/22/85

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-A, 86-103-A, 86-104-A and 86-106-A

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

NEG:JCH:slm

Exhibit 14

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.

ENCLOSURE

ENCLOSURE
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, "Stroke - 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.

Petitioner: 15
KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESIGN RLS DATE 12-2-85 SUBJECT EYELEAF PARKING VARIANCE 10. 185156
CHECK DATE EXPLANATION OF PICTURES SHEET 1 OF

THE SITE WAS OBSERVED ON TWO CONSECUTIVE DAYS FOLLOWING THANKSGIVING - FRIDAY, NOV. 23, 1985 FROM 11:15 AM TO 1:15 PM AND FROM 4:15 PM TO 5:15 PM. THE PICTURES WERE TAKEN FROM 12:15 PM TO 1:00 PM. THE DAY WAS CLOUDY WITH TEMPERATURES IN THE 50'S.

AND SATURDAY, NOV. 30, 1985 FROM 11:45 AM TO 1:00 PM. 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^o 1 - Looking North From The South End Of The Parking Lot - No Cars Are Parked In The Vicinity Of This Site.

PICTURE N^o 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 PM. & THE PERSON WALKED ACROSS THE STREET TO ROY ROGERS. THE CAR LEFT AT 12:50 PM. THE RED CAR SHOWN BY THE LIGHT BLUE ARRIVED AT 12:22 PM & THE COUPLE PROCEEDED TO EAT LUNCH. THE CAR LEFT AT 12:55 PM. NO OTHER CARS IN AREA.

PICTURE N^o 3 - Looking Southwest From The East Side Of The Parking Lot. The Red Car Is Visible. NO OTHER CARS IN AREA.

PICTURE N^o 4 - Looking North From South End Of Parking Lot The Red Car Is Gone. THE TRUCK ARRIVED AT 12:57 PM. & THE DRIVER WALKED OVER TO ROY ROGERS. THE TRUCK LEFT AT 1:06 PM.

MICROFILMED

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESIGN RLS DATE 12-2-85 SUBJECT EYELEAF PARKING VARIANCE 10. 185156
CHECK DATE EXPLANATION OF PICTURES SHEET 2 OF

FRIDAY (CONT'D)
PICTURE N^o 5 - Looking North From South End Of Parking Lot At "Kids R Us" - No Cars In Vicinity

SATURDAY - NOV. 30, 1985
PICTURE N^o 6 - Taken From Same Location As Picture N^o 1 - No Cars In Vicinity Of Site

PICTURE N^o 7 - Taken From Same Location As Picture N^o 2 - 1 Car 2 Bays West Of Site

PICTURE N^o 8 - Taken From Same Location As Picture N^o 3 - No Cars In Vicinity Of Site

PICTURE N^o 9 - Taken From Same Location As Picture N^o 4 - No Cars In Vicinity Of Site

PICTURE N^o 10 - Taken From Same Location As Picture N^o 5 - No Cars In Vicinity Of Site

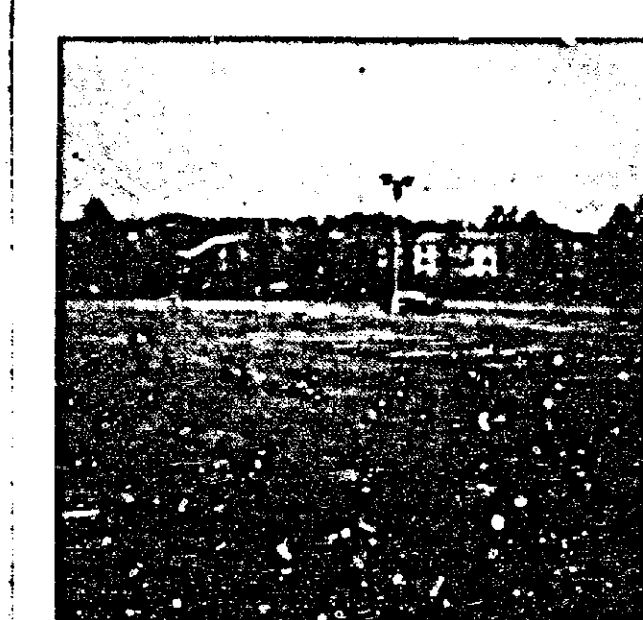
MICROFILMED



11/24/85 12:15 PM. Looking North From South End Of Parking Lot



11/24/85 12:30 PM. Looking East From Southwest Side Of Parking Lot

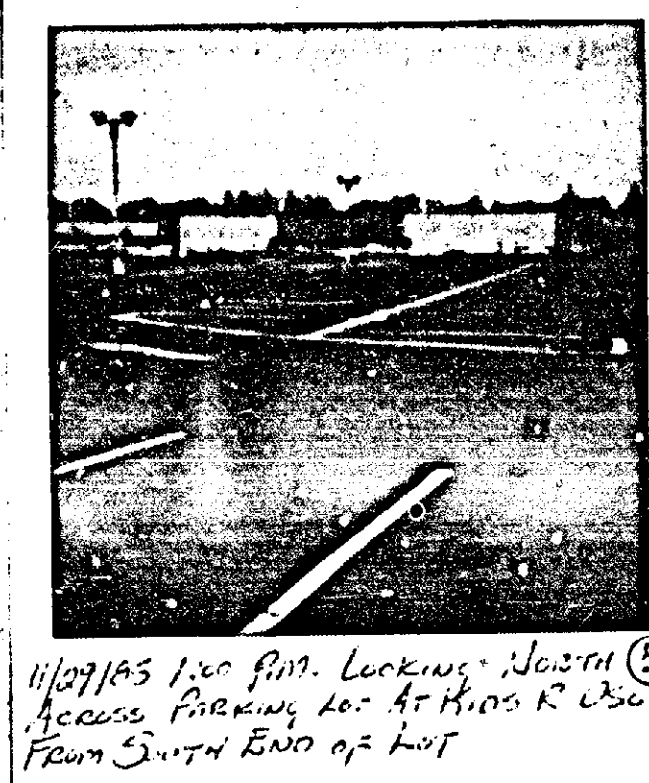
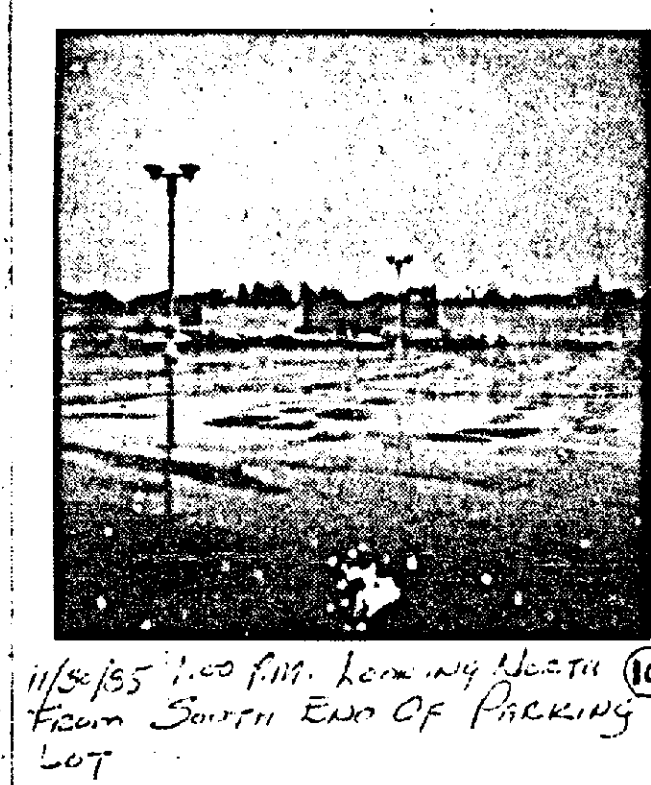
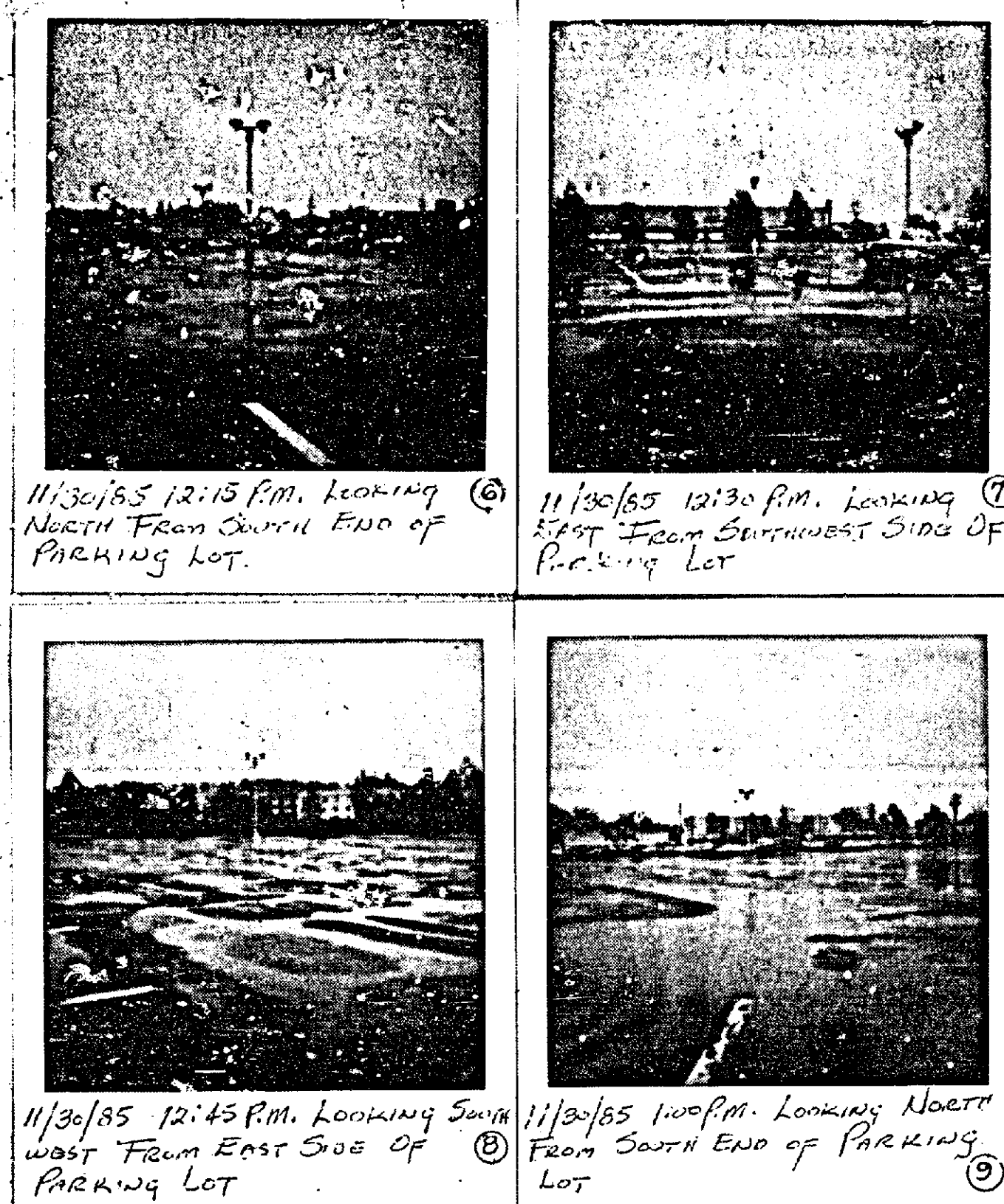


11/29/85 12:45 PM. Looking Southwest From East Side Of Parking Lot



11/29/85 1:01 PM. Looking North From South End Of Parking Lot

MICROFILMED



eyelab
The World's First Eyewear Department Store

Noel S. Solomon
Vice President - Real Estate

The Eyelab Building
Corporate Office, 10 Elizabeth Street, River Edge, N.J. 07661
(201) 488-8030 T.L. 490084

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 97th Date of Posting: 9/6/85

Posted for: Variance

Petitioner: T.C. Stover, Inc.

Location of property: 500 E. Pratt St. Prince Rd.
200 E. Pratt St. Prince Rd.

Location of Sign: 200 E. Pratt St. Prince Rd. 100 E. Pratt St. Prince Rd.

Remarks: 20' E. Pratt St. Prince Rd. 20' E. Pratt St. Prince Rd. 20' E. Pratt St. Prince Rd.

Posted by: [Signature] Date of return: 9/6/85

Number of Signs: 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 97th Date of Posting: 11/9/85

Posted for: Variance

Petitioner: T.C. Stover, Inc.

Location of property: 500 E. Pratt St. Prince Rd.
200 E. Pratt St. Prince Rd.

Location of Sign: 200 E. Pratt St. Prince Rd. 100 E. Pratt St. Prince Rd.

Remarks: 20' E. Pratt St. Prince Rd. 20' E. Pratt St. Prince Rd. 20' E. Pratt St. Prince Rd.

Posted by: [Signature] Date of return: 11/9/85

Number of Signs: 3

86-106-A
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

SEP 11 1985

ZONING DEPARTMENT

per [Signature]

86-106-A
CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance, Chapter 21, Section 21-101, hereby certifies that the following information is true and correct:

LOCATION: Southwest corner of Pratt and Prince Roads (900 block of Pratt Road).

DATE AND TIME: Wednesday, September 11, 1985, 1:30 p.m.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance, Chapter 21, Section 21-101, hereby certifies that the following information is true and correct:

LOCATION: Southwest corner of Pratt and Prince Roads (900 block of Pratt Road).

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DATE AND TIME: Wednesday, September 11, 1985, 1:30 p.m.

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

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,
[Signature]
Publisher
42.50

86-106-A
CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance, Chapter 21, Section 21-101, hereby certifies that the following information is true and correct:

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LOCATION: Southwest corner of Pratt and Prince Roads (900 block of Pratt Road).

DATE AND TIME: Wednesday, September 11, 1985, 1:30 p.m.

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

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,
[Signature]
Publisher
Cost of Advertising
24.75

GRAND OPENING!

THE EYEWEAR STORE OF TOMORROW OPENS IN SAUGUST TODAY

eyelab

PETITIONER'S EXHIBIT

eyelab

THE WORLD'S FIRST EYEWEAR DEPARTMENT STORE

TABLE 3
PARKING DEMAND FORECAST

Month	Percentage of Peak Monthly Activity Occurring During This Month		Number of Parking Space Required		
	Neighborhood Shopping Center(1)	Eyelab	Neighborhood Shopping Center(2)	Eyelab(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	29	363
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 Eyelab Facility Divided by Area of Surveyed Eyelab Facility.

TABLE 4
HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required by		
	Existing Shopping Center(1)	Eyelab(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 Eyelab Divided by Area of Surveyed Eyelab.



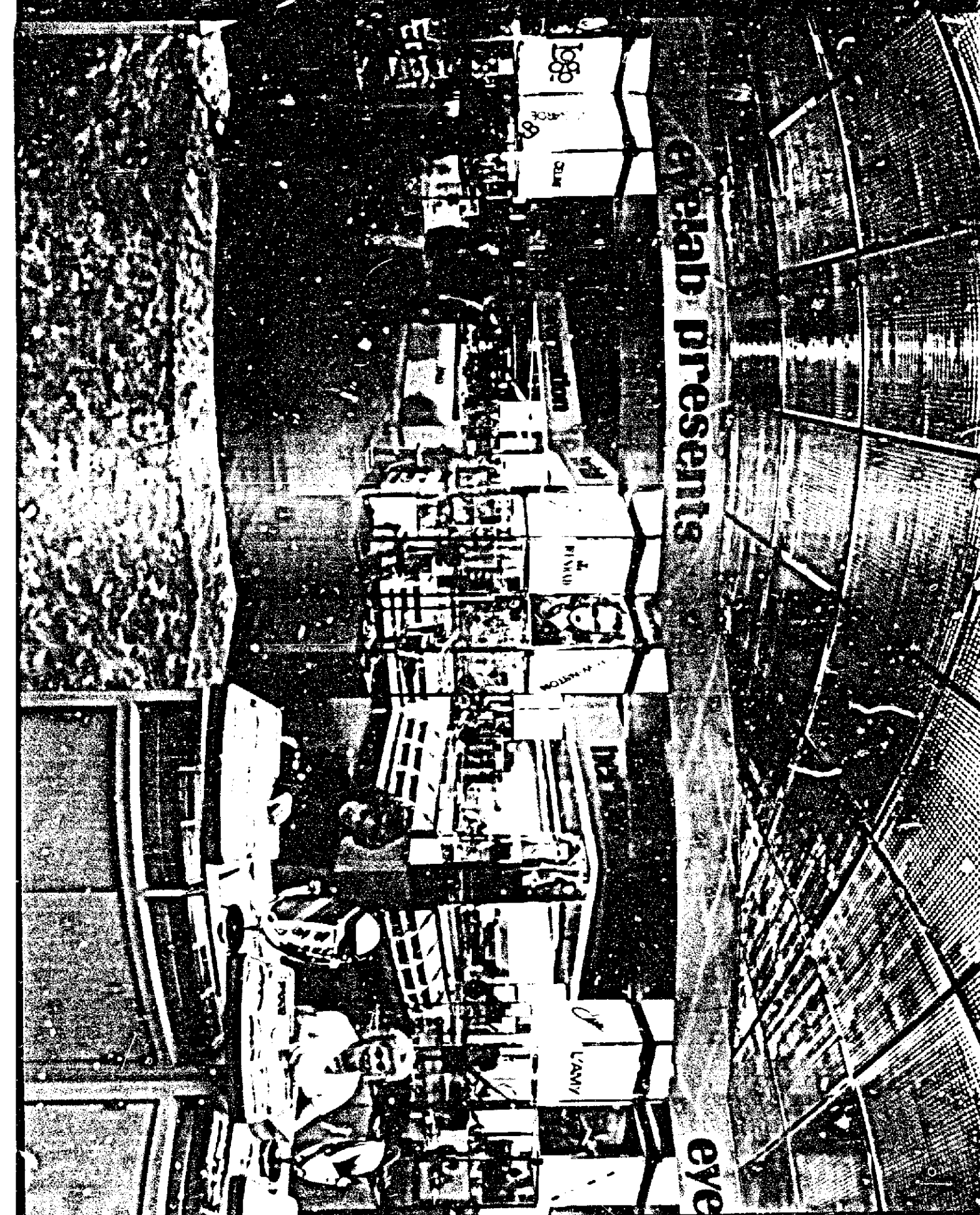
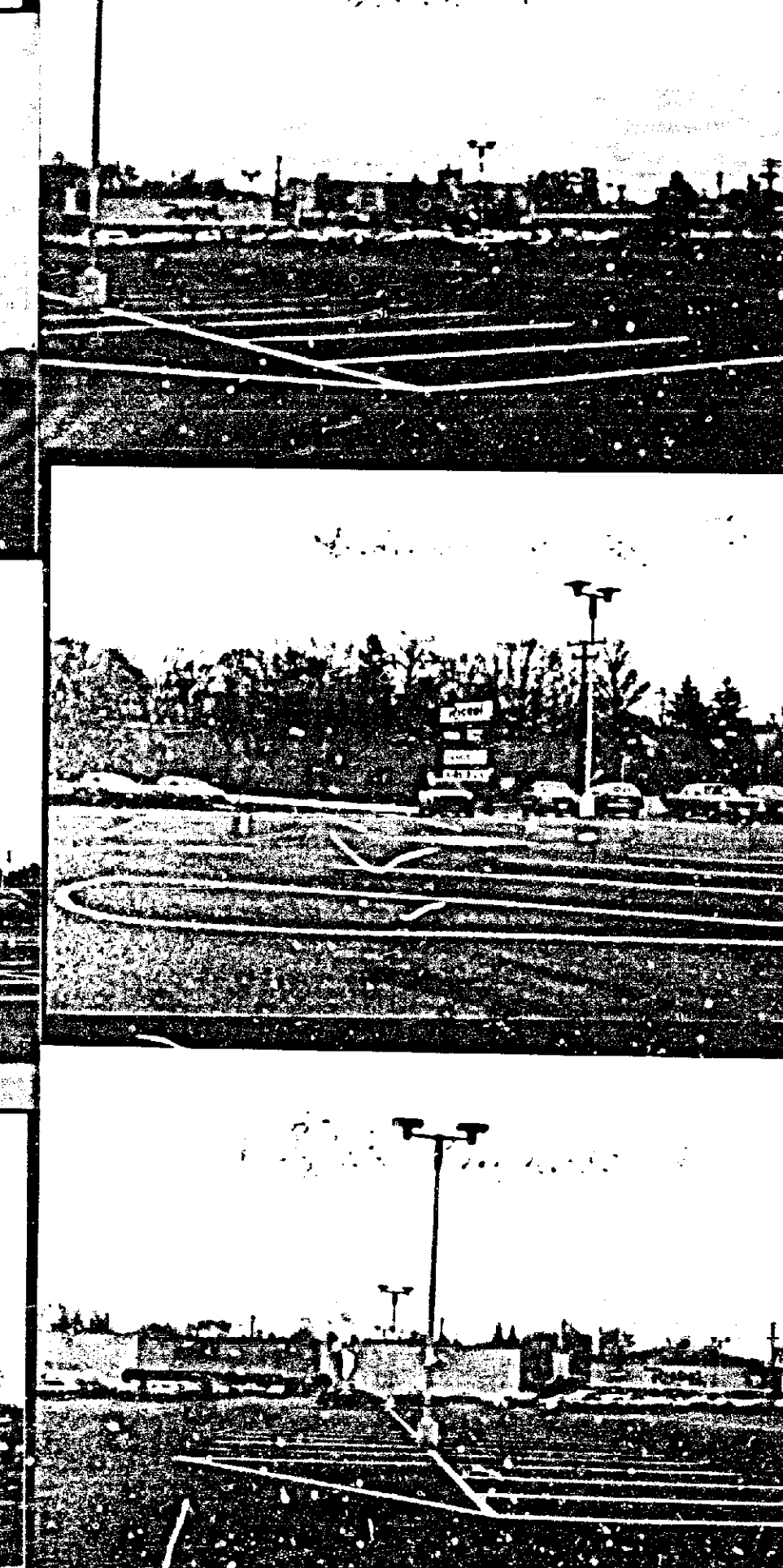
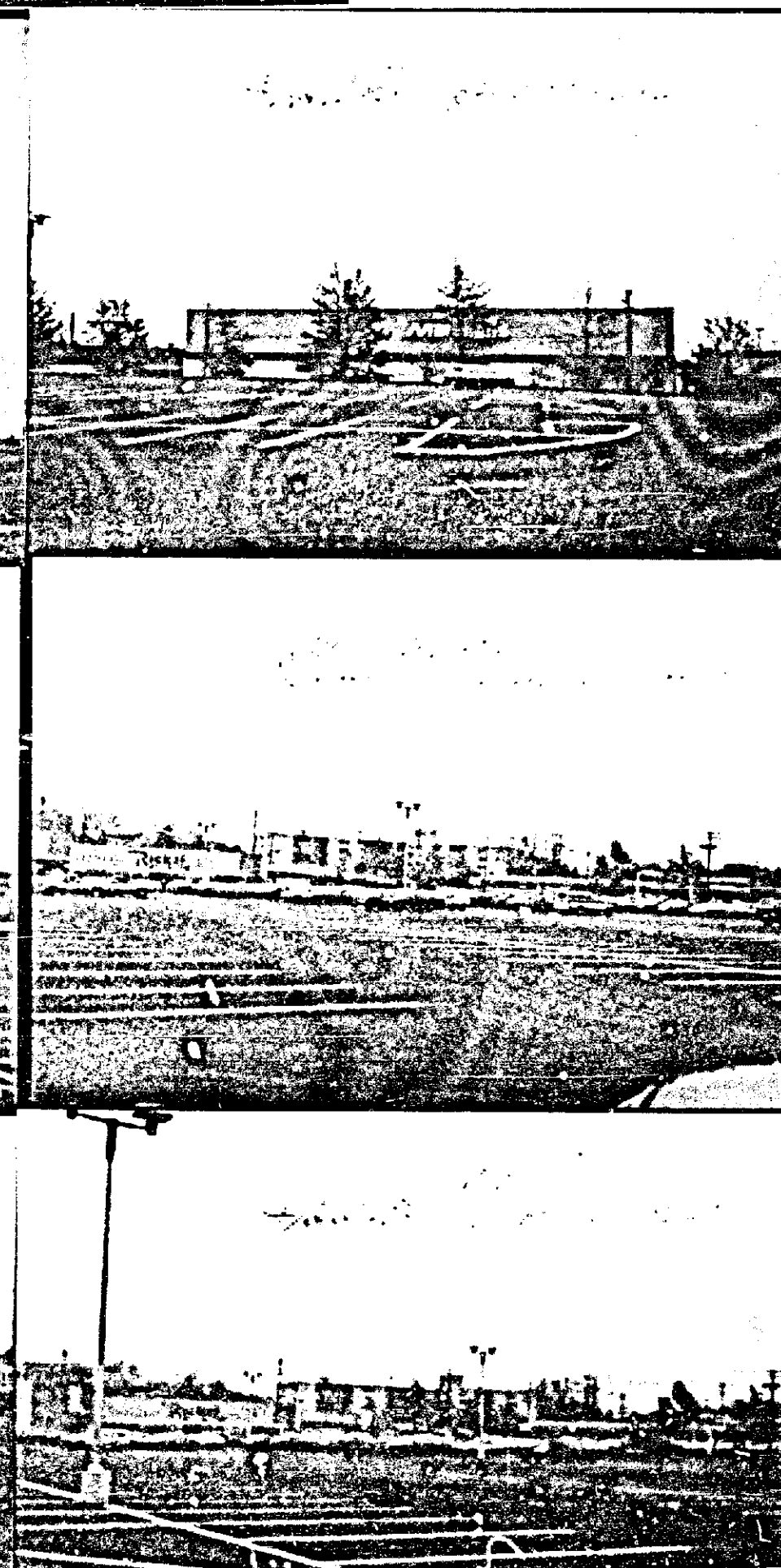
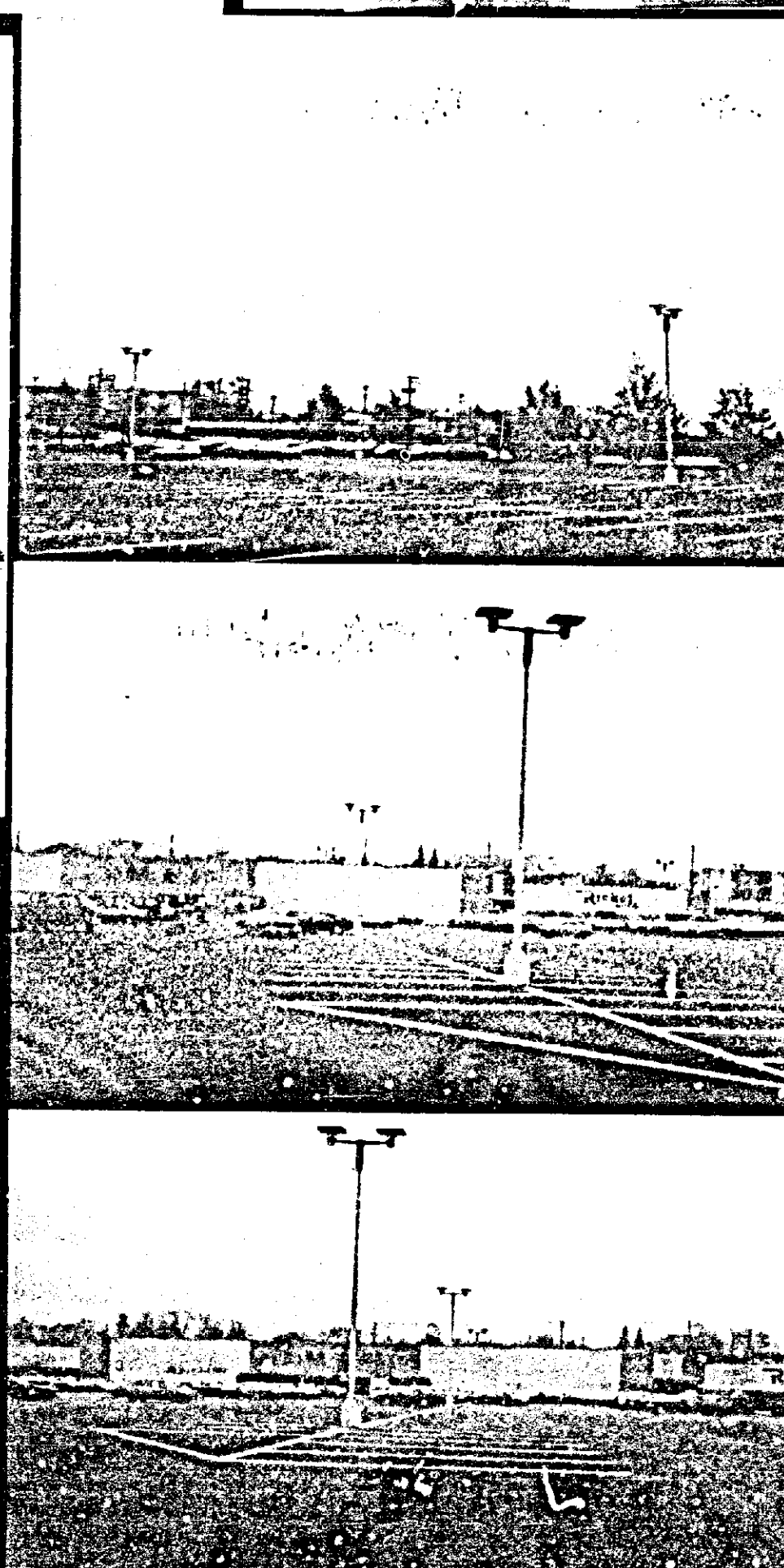
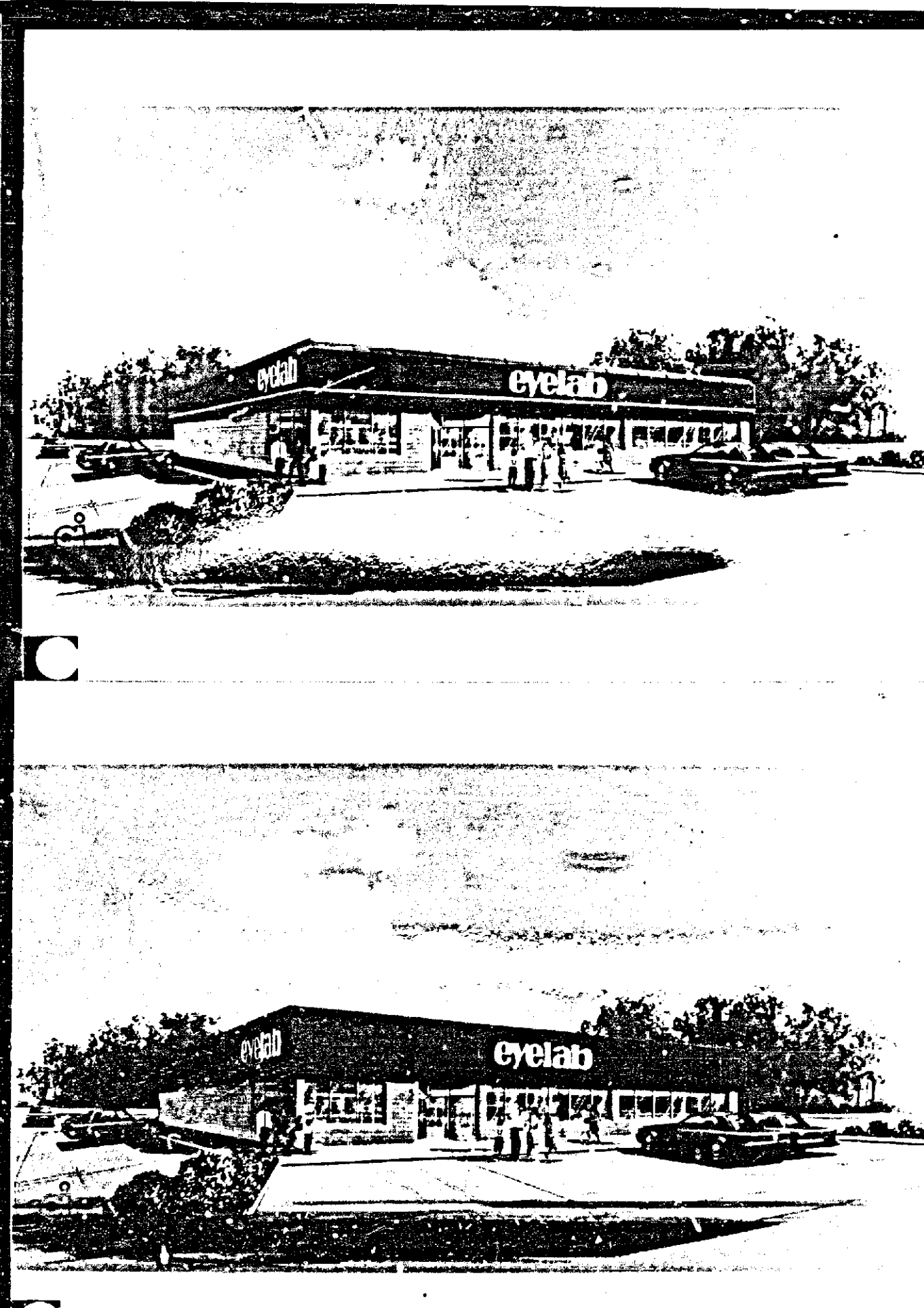
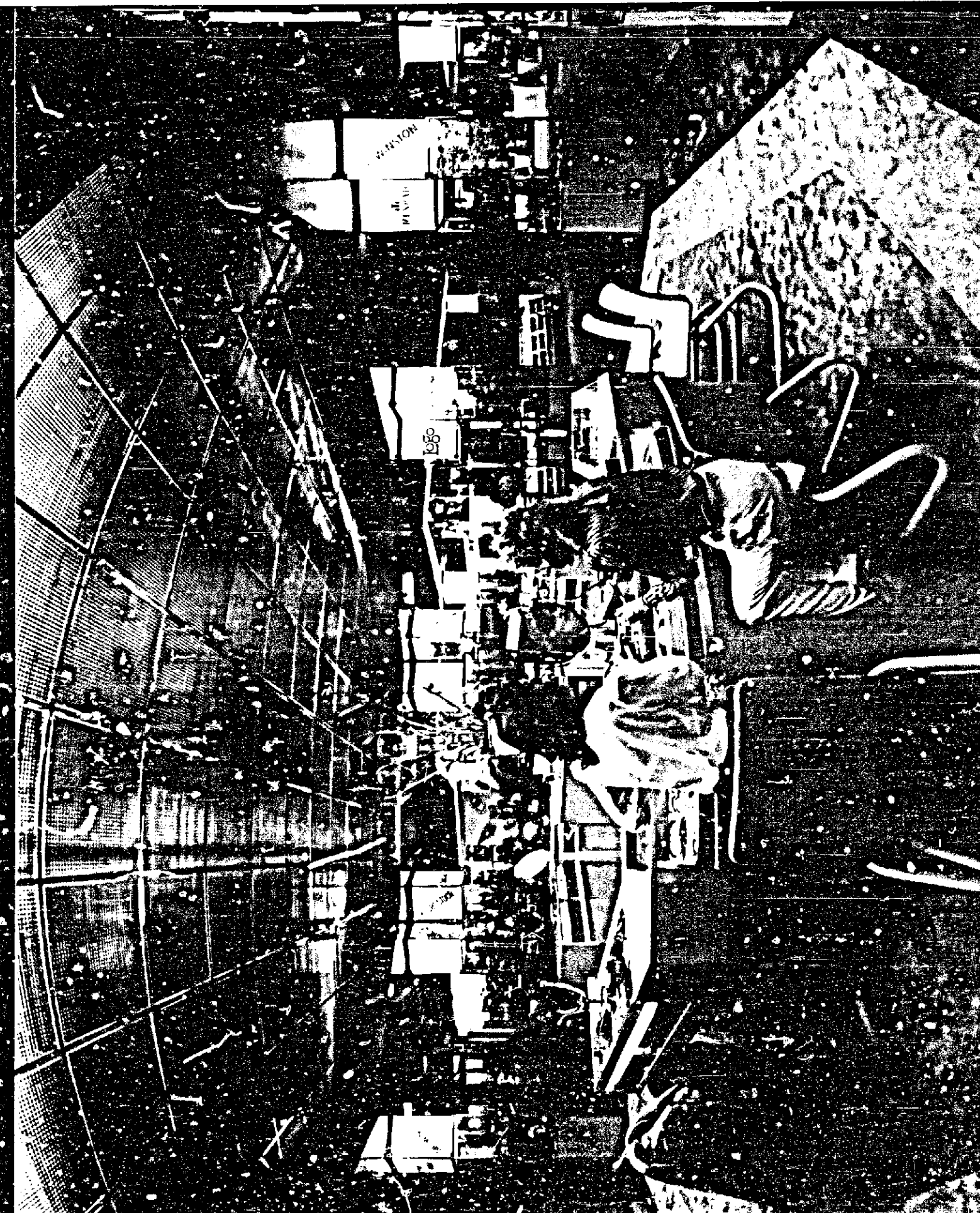
C. Comparison of Peak Demand to Supply

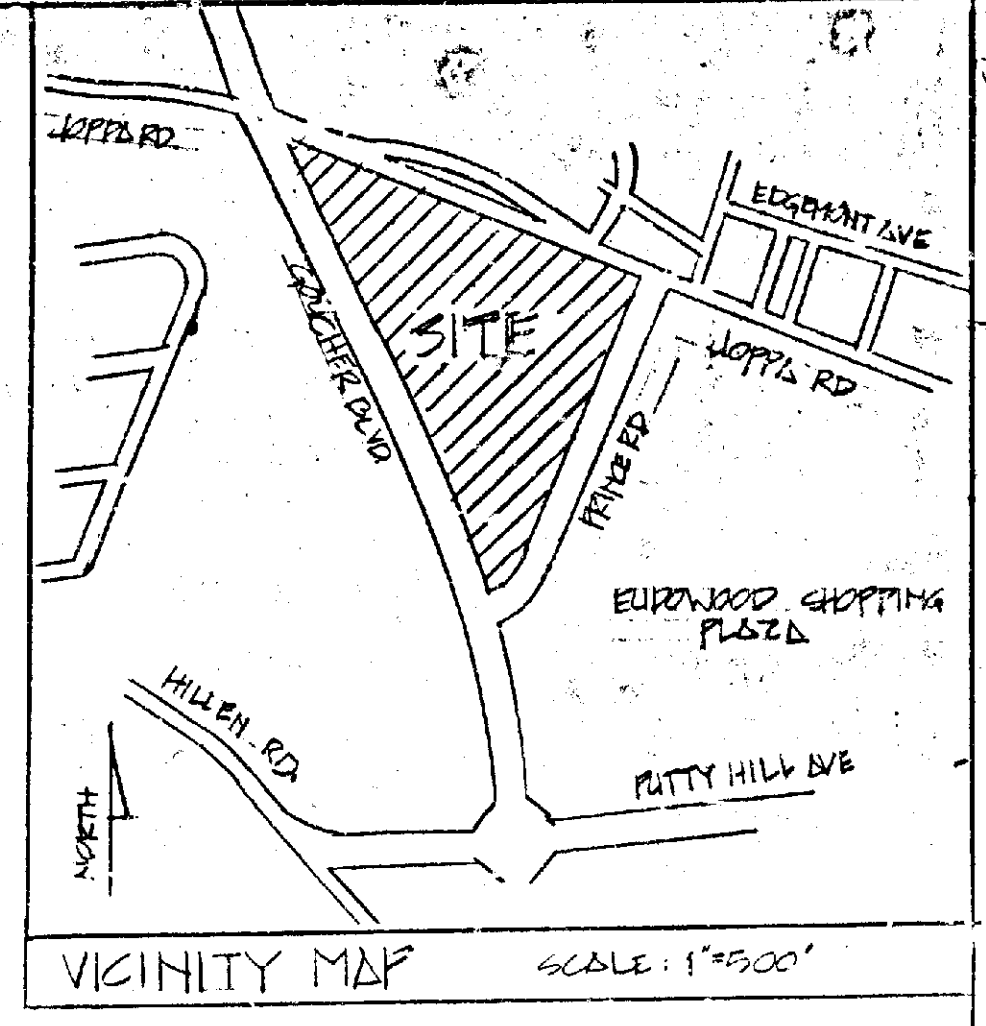
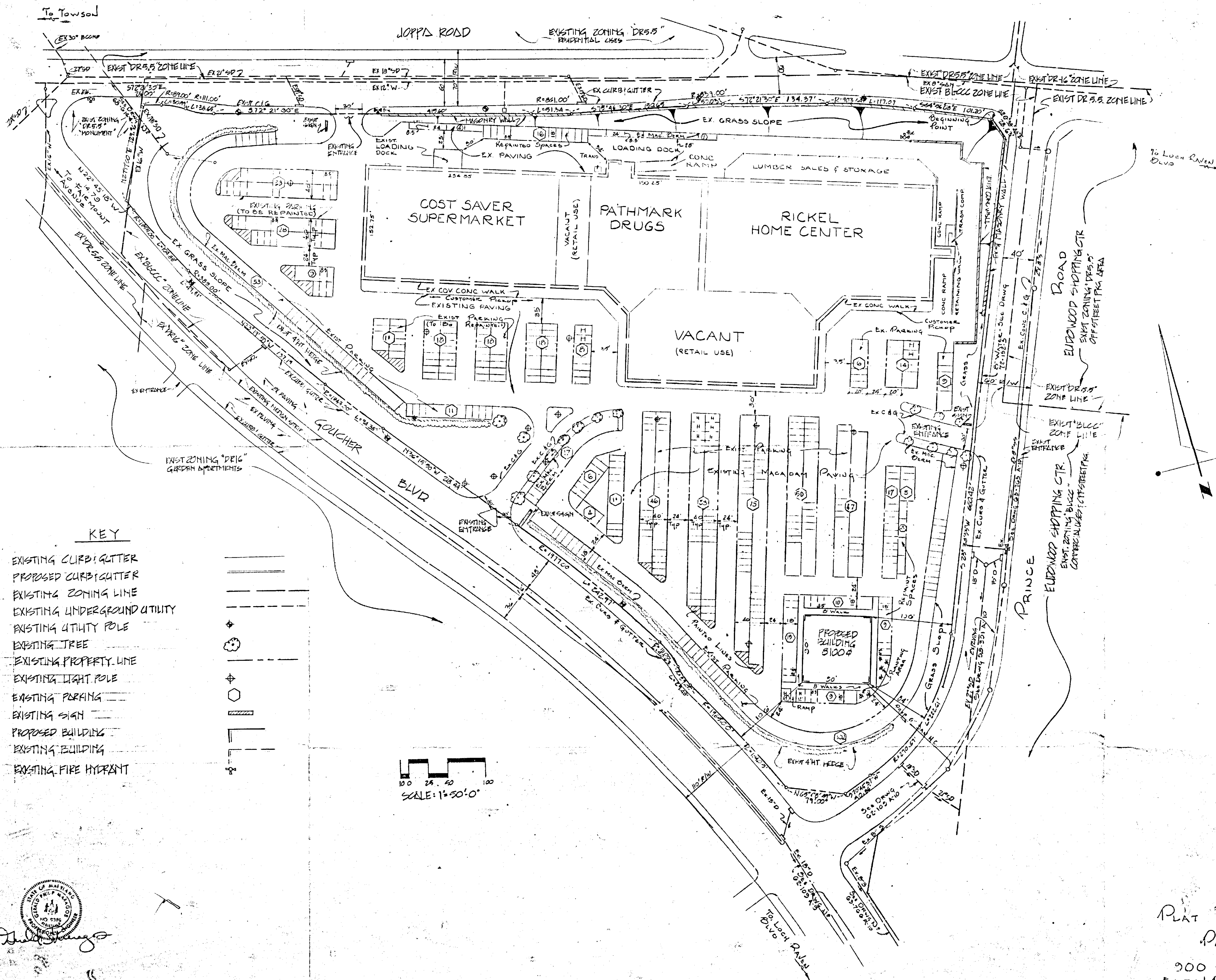
Current plans call for the provision of 747 on-site parking spaces. The largest hourly demand shown in Table 4 is 664 spaces. Thus, during the busiest hour on the average day of the peak month, 89% of the available spaces are expected to be occupied; 83 spaces will be unoccupied.

V. SUMMARY

The results of this study may be summarized as follows:

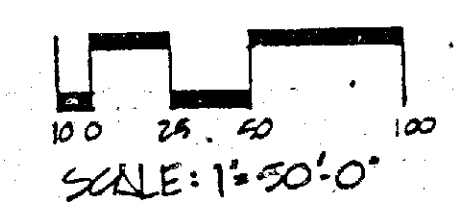
- During the observation period on Friday, October 11, 1985, a maximum of 346 spaces were simultaneously occupied at the existing shopping center.
- Following construction of the Eyelab facility, the highest hourly parking demand on an average day during the peak month is expected to be 664 spaces, or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





- ### GENERAL NOTES
- TOTAL SITE AREA = 14.658 ACRES
 - GROSS SITE AREA = 17.02 ACRES
 - EXISTING ZONING OF SITE: "DR-CC"
 - EXISTING USE OF SITE: "NEIGHBORHOOD SHOPPING CENTER"
 - OFF-STREET PARKING DATA:
 - FOOD MARKET = 33,605 S.F. REQUIRING 188.5 SPACES.
 - PATHMARK DRUGS = 23,127 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 = 8,100 S.F. REQUIRING 40.5 SPACES.
 - TOTAL SPACES REQUIRED = 871.1 SPACES
 - TOTAL SPACES EXISTING = 747 SPACES. SEE NOTES.
 - 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 230.12.6 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

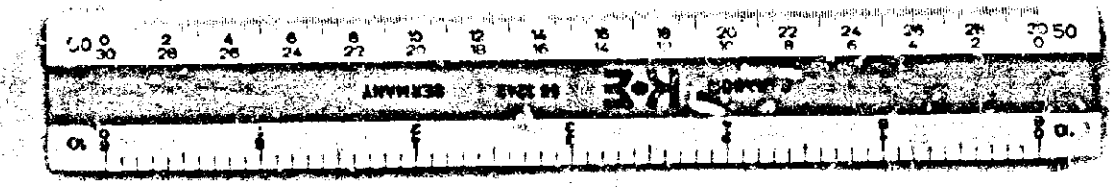


KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

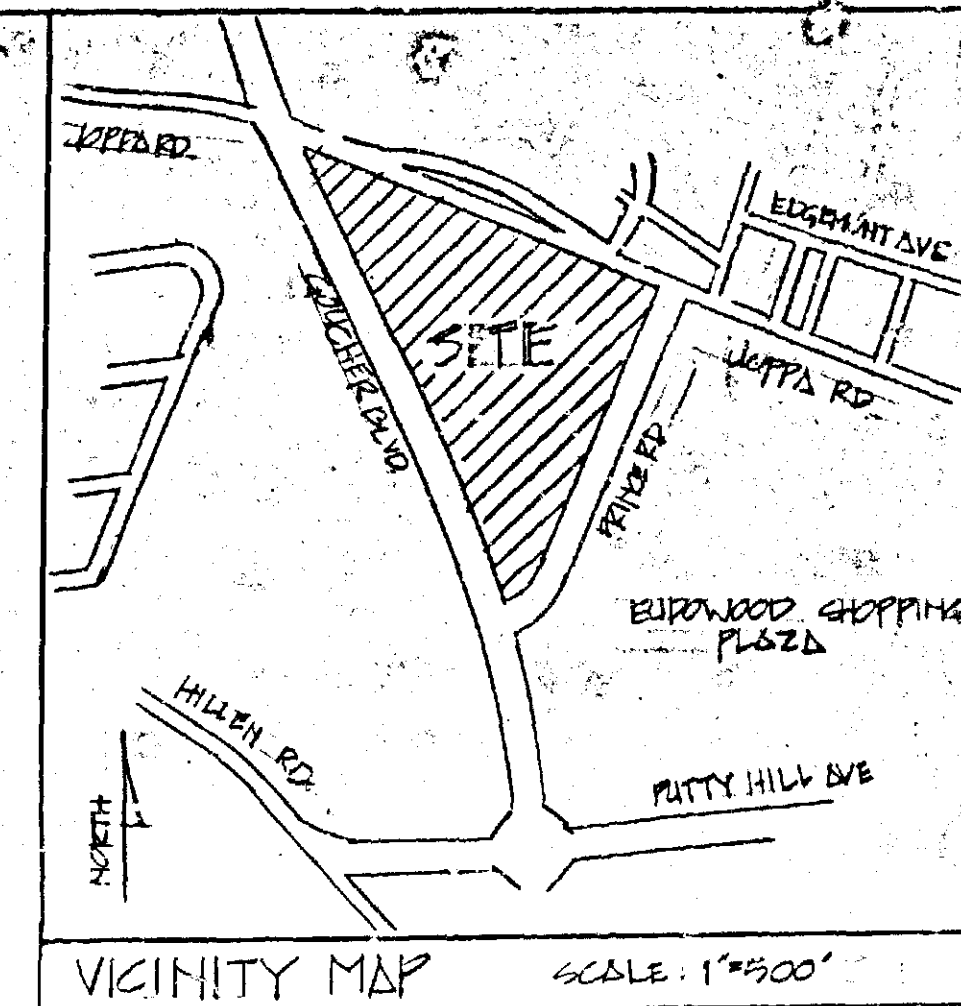
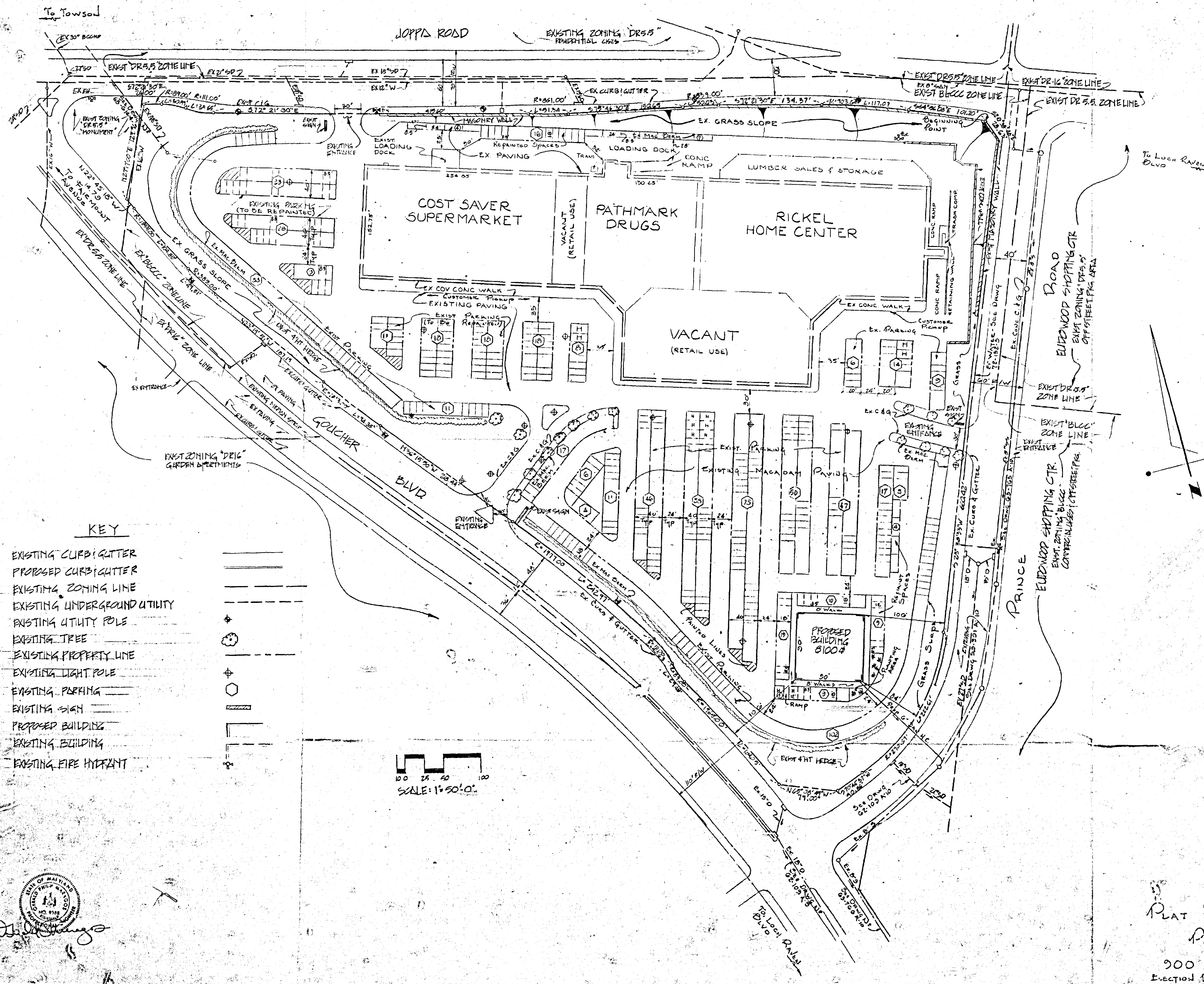
APPROVE	NOTE TO GENERAL NOTES	7-10-85
NO	Revision	DATE

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
VICINITY
300 BLOC GOUCHER BOULEVARD
ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.
DATE: MAY 28, 1985
SCALE: 1"=50'
REVISOR: JULY 10, 1985

86-106



REVISOR PLANS
OFFICE COPY



GENERAL NOTES

1. TOTAL SITE AREA = 14.655 ACRES
2. GROSS SITE AREA = 17.02 ACRES
3. EXISTING ZONING OF SITE = "DR-5"
4. EXISTING USE OF SITE = "NEIGHBORHOOD SHOPPING CENTER"
5. OFF-STREET PARKING DATA:
 - A. FOOD MARKET = 35,463 S.F. REQUIRING 158.5 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 = 56,040 S.F. REQUIRING 180.2 SPACES.
 - E. PROPOSED EYE LAD BUILDING = 8,100 S.F. REQUIRING 40.5 SPACES.
 - F. TOTAL SPACES REQUIRED = 617.1 = 617 SPACES.
 - G. TOTAL SPACES EXISTING = 747 SPACES. SEE NOTE 6.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 408.3.6 (G) OF ZONING REGULATIONS TO ALLOW A TOTAL OF 747 SPACES INSTEAD OF THE REQUIRED 617 (A VARIANCE OF 130 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 230.12.2 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

Added Note 10 To General Notes	7-10-85
REVISION	DATE

REVISOR: 7/10/85
#418

PETITIONER'S EXHIBIT 15

PLAT TO ACCOMPANY PETITION FOR
PARKING VARIANCES
VICINITY
300 BLOCK GOUCHER BOULEVARD
BALTIMORE COUNTY, MD.
ELECTION DISTRICT 9
DATE: MAY 28, 1985
SCALE: 1"=50'
REVISED: JULY 10, 1985

Petitioner's Exhibit 18

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

December 3, 1985

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

Subject: Towson Eyselab Parking Study Addendum
01-85156/9111C

Gentlemen:

Per your request, we have performed additional analyses for the project referenced above. These analyses were based on data collected on Friday, November 29, 1985 (the day after Thanksgiving). Historically, this day is one of the busiest shopping days of the year.

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 never greater than 418 spaces.

As discussed in the Towson Eyselab Parking Study (Kidde: October, 1985), December is currently the month of peak activity at the shopping center, and is expected to remain the peak month following construction of the Eyselab facility, despite the fact that December is typically the month of lowest activity at Eyselab facilities.

Typically, November activity at a shopping center represents 69% of December activity at a shopping center. In all likelihood, data collected on the day after Thanksgiving is more typical of December activity than November activity. However, in order for a "worst-case" scenario to be analyzed, it was assumed that the collected data was typical for November.

Anticipated hourly demand on the average day during December is summarized in Table 2. Examination of this Table reveals that the peak hourly demand is expected to be 652, or 87% of the proposed supply of 747 spaces.

Comparison of the information described above and the Towson Eyselab Parking Study reveals the following:

- 1) Peak parking demand was heavier on Friday, November 29, 1985 (418 occupied spaces) than on Friday, October 11, 1985 (346 occupied spaces).

CONSULTING ENGINEERS

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

Towson Eyselab Parking Study Addendum
December 3, 1985
Page 2

- 2) When the collected data is adjusted for monthly variations, similar results are obtained for each data set. Projections based on the October data indicate that 89% of the proposed supply of 747 spaces will be occupied during the peak hour of the average day of the peak month. Projections based on the November data indicate that 87% of the proposed supply will be occupied during the same period.

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,

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

Adrian A. Gunderson
Adrian A. Gunderson,
Transportation Engineer

TABLE 1

RESULTS OF OCCUPANCY SURVEY:
Friday, November 29, 1985

Time	Number of Occupied Spaces
12:00 noon	405
1:00	408
2:00	409
3:00	418
4:00	383
5:00	327
6:00	243
7:00	248
8:00	231
Average:	341

TABLE 2

HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required By Existing Shopping Center(1)	Eyselab(2)	Total
12:00 noon	611	25	636
1:00 p.m.	615	24	639
2:00 p.m.	617	21	638
3:00 p.m.	630	22	652
4:00 p.m.	577	20	597
5:00 p.m.	493	19	512
6:00 p.m.	366	20	386
7:00 p.m.	374	24	398
8:00 p.m.	348	18	366

- (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 Eyselab Divided by Area of Surveyed Eyselab.

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

DESCRIPTION

14.6550 ACRE PARCEL, SOUTH SIDE JOPPA ROAD, WEST SIDE OF PRINCE ROAD, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Parking Variance in a BL-CCC Zone

Beginning for the same on the south side of Joppa Road at the northwest end of the gusset line connecting the said south side of Joppa Road with the west side of Prince Road, seventy feet wide, running thence binding on said gusset line:

- (1) S 20° 38' 48" E 28.63 feet, thence binding on the westerly side of Prince Road, three courses: (2) S 23° 30' 33" W 660.42 feet, (3) southwesterly by a curve to the right with a radius of 270.67 feet, the arc distance of 222.61 feet, and (4) S 70° 45' 57" W 40.86 feet to the east end of gusset line connecting said Prince Road with Goucher Boulevard, thence binding on said gusset line (5) N 65° 08' 49" W 79.00 feet, thence binding on the northeast side of said Goucher Boulevard, ten courses: (6) northwesterly by a curve to the left with a radius of 1965.00 feet, the arc distance of 184.05 feet,

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

- (7) northwesterly by a curve to the right with a radius of 89.00 feet, the arc distance of 29.48 feet, (8) northwesterly by a curve to the left with a radius of 111.00 feet, the arc distance of 40.63 feet, (9) northwesterly by a curve to the left a radius of 1977.00 feet, the arc distance of 242.97 feet, (10) N 36° 15' 50" W 218.44 feet, (11) northwesterly by a curve to the right with a radius of 1843.00 feet, the arc distance of 94.35 feet, (12) N 33° 19' 50" W 187.19 feet, (13) northwesterly by a curve to the right with a radius of 389.00 feet, the arc distance of 49.81 feet, (14) northwesterly by a curve to the right with a radius of 1855.00 feet, the arc distance of 104.88 feet, (15) N 22° 45' 18" W 14.79 feet, and (16) N 27° 17' 00" E 129.96 feet to a point on the south side of said Joppa Road and thence binding thereon ten courses: (17) S 72° 21' 30" E 25.00 feet, (18) southeasterly, by a curve to the right with a radius of 89.00 feet, the arc distance of 30.99 feet, (19) southeasterly by a curve to the left with a radius of 111.00 feet, the arc distance of 38.65 feet, (20) S 72° 21' 30" E 415.60 feet, (21) southeasterly by a curve to the left with a radius of 861.00 feet, the arc distance of 51.34 feet, (22) S 75° 46' 30" E 150.65 feet, (23)

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

- southeasterly by a curve to the right with a radius of 839.00 feet, the arc distance of 50.03 feet, (24) S 72° 21' 30" E 134.37 feet, (25) southeasterly by a curve to the right with a radius of 903.64 feet, the arc distance of 117.07 feet, and (26) S 64° 56' 08" E 101.20 feet to the place of beginning.

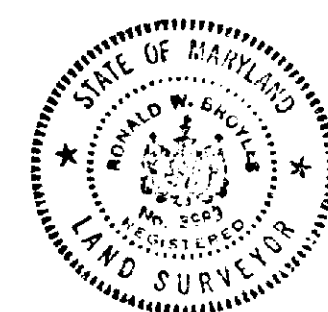
Containing 14.6550 acres of land, more or less.

RWB:rjm

J.O. 1-850156

May 28, 1985

W.O. 7334C

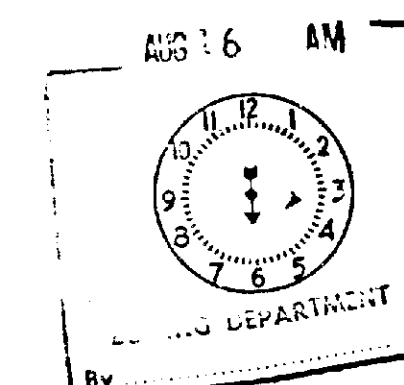


RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa & Prince :
Rds. (900 Block of Goucher : OF BALTIMORE COUNTY
Blvd.), 9th District

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



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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2186

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner; and Noal S. Solomon, Vice-President, 10 Elizabeth St., River Edge, N. J. 07661, Tenant.

Peter Max Zimmerman
Peter Max Zimmerman

APR 11 1986

418
86-106-10
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(b)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces) Section 230.12b 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.

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

See Attached

MAP 3C
NE 3-108
SECTION 9
DATE 9/21/86
BY 06

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.

Tenant:
Eyelab, Inc.
(Type or Print Name)
By: Richard T. Rowan
Signature Richard T. Rowan
President
10 Elizabeth Street
Address
River Edge, N.J. 07661
City and State
Signature
Legal Owner(s):
T.G. Stores, Inc.
(Type or Print Name)
By: Gail M. Stern
Signature
c/o Vornado Properties
174 Passaic Street (201) 773-4000
Address Phone No.
Garfield, N.J. 07026
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gail M. Stern
Name
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Address
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: 625-3647

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 1:30 o'clock.

Gail M. Stern
Zoning Commissioner of Baltimore County.

(over)

ATTACHMENT TO PETITION FOR ZONING VARIANCE

EYELAB, INC.

For the owner of the Shopping Center to be required to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) Eyelab, Inc. intends to construct a retail building on the subject property in an area currently containing forty (40) parking spaces. An additional 40.5 spaces will be required for Eyelab's retail operation. There is no additional land on which to replace spaces and to provide additional spaces and, as a result thereof, Eyelab, Inc. will be unable to construct and operate a retail store in the desired location if the requested variance is not granted.

(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

- detract from the aesthetics of the Shopping Center and the surrounding neighborhoods; and
- require additional electric power for lighting and energy for maintenance and security; and
- unnecessarily increase the cost of maintenance and repair.

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

ATTACHMENT TO PETITION FOR ZONING VARIANCE

EYELAB, INC.

For the owner of the Shopping Center to be required to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) Eyelab, Inc. intends to construct a retail building on the subject property in an area currently containing forty (40) parking spaces. An additional 40.5 spaces will be required for Eyelab's retail operation. There is no additional land on which to replace spaces and to provide additional spaces and, as a result thereof, Eyelab, Inc. will be unable to construct and operate a retail store in the desired location if the requested variance is not granted.

(2) The additional parking is not, as will be shown at the hearing, necessary to accommodate customers, employees and guests of the Shopping Center, and is not consistent with development practices as accepted in the industry.

(3) To provide more than the number of spaces required by accepted development practices will:

- detract from the aesthetics of the Shopping Center and the surrounding neighborhoods; and
- require additional electric power for lighting and energy for maintenance and security; and
- unnecessarily increase the cost of maintenance and repair.

(4) The availability and accessibility of mass transit to the Shopping Center eliminates the need for additional parking.

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

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION

14.6550 ACRE PARCEL, SOUTH SIDE JOPPA ROAD, WEST SIDE OF PRINCE ROAD, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Parking Variance in a BL-CCC Zone

Beginning for the same on the south side of Joppa Road at the northwest end of the gusset line connecting the said south side of Joppa Road with the west side of Prince Road, seventy feet wide, running thence binding on said gusset line: (1) S 20° 38' 48" E 28.63 feet, thence binding on the westerly side of Prince Road, three courses: (2) S 23° 38' 33" W 660.42 feet, (3) southwesterly by a curve to the right with a radius of 270.67 feet, the arc distance of 222.61 feet, and (4) S 70° 45' 57" W 40.86 feet to the east end of gusset line connecting said Prince Road with Goucher Boulevard, thence binding on said gusset line (5) N 65° 08' 49" W 79.00 feet, thence binding on the northeast side of said Goucher Boulevard, ten courses: (6) northwesterly by a curve to the left with a radius of 1965.00 feet, the arc distance of 184.05 feet,

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KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

(7) northwesterly by a curve to the right with a radius of 89.00 feet, the arc distance of 29.48 feet, (8) northwesterly by a curve to the left with a radius of 111.00 feet, the arc distance of 40.63 feet, (9) northwesterly by a curve to the left a radius of 1977.00 feet, the arc distance of 242.97 feet, (10) N 36° 15' 50" W 218.44 feet, (11) northwesterly by a curve to the right with a radius of 1843.00 feet, the arc distance of 94.35 feet, (12) N 33° 19' 50" W 187.19 feet, (13) northwesterly by a curve to the right with a radius of 389.00 feet, the arc distance of 49.81 feet, (14) northwesterly by a curve to the right with a radius of 1855.00 feet, the arc distance of 104.88 feet, (15) N 22° 45' 18" W 14.79 feet, and (16) N 27° 17' 00" E 129.96 feet to a point on the south side of said Joppa Road and thence binding thereon ten courses: (17) S 72° 21' 30" E 25.00 feet, (18) southeasterly, by a curve to the right with a radius of 89.00 feet, the arc distance of 30.99 feet, (19) southeasterly by a curve to the left with a radius of 111.00 feet, the arc distance of 38.05 feet, (20) S 72° 21' 30" E 415.60 feet, (21) southeasterly by a curve to the left with a radius of 861.00 feet, the arc distance of 51.34 feet, (22) S 75° 46' 30" E 150.65 feet, (23)

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Subsidiary of Kidde, Inc.

southeasterly by a curve to the right with a radius of 839.00 feet, the arc distance of 50.03 feet, (24) S 72° 21' 30" E 134.37 feet, (25) southeasterly by a curve to the right with a radius of 903.64 feet, the arc distance of 117.07 feet, and (26) S 64° 56' 08" E 101.20 feet to the place of beginning.

Containing 14.6550 acres of land, more or less.

RWB:rjm

J.O. 1-850156
W.O. 7334C

May 28, 1985



MICROFILMED

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.

Petitioner: T. G. Stores, Inc.
Petitioner's Attorney: Ms. Gail M. Stern

Received by: Arnold Jablon
Zoning Commissioner
James E. Dineen
Zoning Plans Advisory Committee

PETITION FOR VARIANCE

9th Election District

LOCATION: Southwest corner of Joppa and Prince Road (900 block of Goucher Boulevard)

DATE AND TIME: Wednesday, September 11, 1985 at 1:30 p.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 Section 409.2(b)(6) to allow a total of 747 spaces instead of the required 818 spaces (a variance of 71 spaces); Section 230.12b. 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.

Being the property of T. G. Stores, Inc. 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

MICROFILMED

SEP 29 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



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

ARNOLD JABLON
ZONING COMMISSIONER

December 9, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

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

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 Ms. Stern:

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

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Bruce Frame, Esquire
8 9 East Joppa Road
Towson, Maryland 21204

Ms. Marian Yeaple
619 Hillen Road
Towson, Maryland 21204

TABLE 1
RESULTS OF OCCUPANCY SURVEY:
Friday, November 29, 1985

Time	Number of Occupied Spaces
12:00 noon	405
1:00	408
2:00	409
3:00	418
4:00	383
5:00	327
6:00	243
7:00	248
8:00	231
Average:	341

TABLE 2
HOURLY PARKING DEMAND ON AVERAGE DAY DURING PEAK MONTH

Time	Number of Spaces Required By		
	Existing Shopping Center(1)	Eyelab(2)	Total
12:00 noon	611	25	636
1:00 p.m.	615	24	639
2:00 p.m.	617	21	638
3:00 p.m.	630	22	652
4:00 p.m.	577	20	597
5:00 p.m.	493	19	512
6:00 p.m.	366	20	386
7:00 p.m.	374	24	398
8:00 p.m.	348	18	366

- (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 Eyelab Divided by Area of Surveyed Eyelab.

Petitioner's Exhibit 18

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

321-5542
Direct Dial Number

December 3, 1985

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

Subject: Towson Eyelab Parking Study Addendum
01-85156/9111C

Gentlemen:

Per your request, we have performed additional analyses for the project referenced above. These analyses were based on data collected on Friday, November 29, 1985 (the day after Thanksgiving). Historically, this day is one of the busiest shopping days of the year.

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 never greater than 418 spaces.

As discussed in the Towson Eyelab Parking Study (Kidde: October, 1985), December is currently the month of peak activity at the shopping center, and is expected to remain the peak month following construction of the Eyelab facility, despite the fact that December is typically the month of lowest activity at Eyelab facilities.

Typically, November activity at a shopping center represents 69% of December activity at a shopping center. In all likelihood, data collected on the day after Thanksgiving is more typical of December activity than November activity. However, in order for a "worst-case" scenario to be analyzed, it was assumed that the collected data was typical for November.

Anticipated hourly demand on the average day during December is summarized in Table 2. Examination of this Table reveals that the peak hourly demand is expected to be 652, or 87% of the proposed supply of 747 spaces.

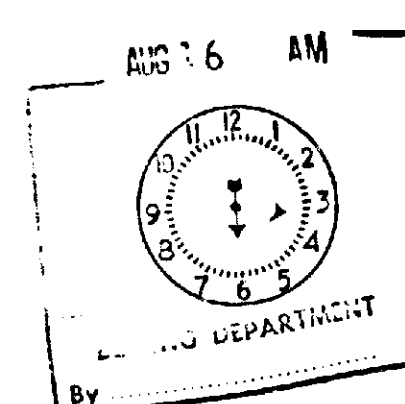
Comparison of the information described above and the Towson Eyelab Parking Study reveals the following:

- 1) Peak parking demand was heavier on Friday, November 29, 1985 (418 occupied spaces) than on Friday, October 11, 1985 (346 occupied spaces).

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa & Prince :
Rds., (900 Block of Goucher : OF BALTIMORE COUNTY
Bldg.), 9th District
T. G. STORES, INC., Petitioner : Case No. 86-106-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.



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

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner; and Noal S. Solomon, Vice-President, 10 Elizabeth St., River Edge, N. J. 07661, Tenant.

Peter Max Zimmerman
Peter Max Zimmerman

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Towson Eyelab Parking Study Addendum
December 3, 1985
Page 2

- 2) When the collected data is adjusted for monthly variations, similar results are obtained for each data set. Projections based on the October data indicate that 89% of the proposed supply of 747 spaces will be occupied during the peak hour of the average day of the peak month. Projections based on the November data indicate that 87% of the proposed supply will be occupied during the same period.

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



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

ARNOLD JABLON
ZONING COMMISSIONER

September 4, 1985

Gail M. Stern, Esquire
Frank, Bernstein, Conaway & 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,

BALTIMORE COUNTY, MARYLAND		No. 012676	
OFFICE OF FINANCE - REVENUE DIVISION		MISCELLANEOUS CASH RECEIPT	
DATE	9-15-85	ACCOUNT	01-15-85
AMOUNT \$		82.25	
RECEIVED FROM	Gail M. Stern, Esquire		
FOR	494-2188 - 86-106-A		
VALIDATION OR SIGNATURE OF CASHIER			

eyelab™

World's First Eyewear Department Stores

March 5, 1986

Mr. Noel 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 with- in the spirit and intent of my Order of December 9, 1985.

Sincerely yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMH:lbg

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,

Noel S. Solomon
Noel 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW CORNER OF JOPPA AND PRINCE : OF BALTIMORE COUNTY
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
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
ARNOLD JABLON
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW CORNER OF JOPPA AND PRINCE : OF BALTIMORE COUNTY
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 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
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.

Arnold Jablon
Zoning Commissioner of Baltimore County

COST \$ 10.00
SUMMONED 11-21-1985
NOT SERVED 19
REASON NOT SERVED
SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE

Gail M. Stern, Esquire
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Balto., 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: 8/29/85 ACCOUNT: 86-106-A

RECEIVED FROM: Frank Bernstein Conaway & Goldman

AMOUNT: \$ 100.00

FOR: filing fee for item 86-106-A

VALIDATION OR SIGNATURE OF CARRIER

Frank Bernstein Conaway & Goldman

Frank, Bernstein, Conaway & Goldman

Frank, Bernstein, Conaway & Goldman

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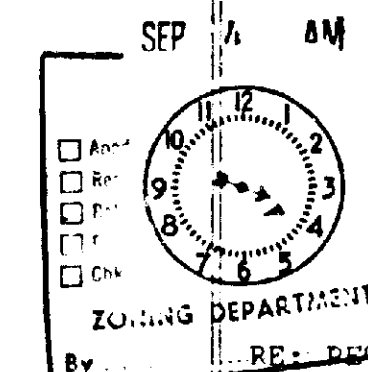
Frank, Bernstein, Conaway & Goldman

Frank, Bernstein, Conaway & Goldman

Frank, Bernstein, Conaway & Goldman

Frank, Bernstein, Conaway & Goldman

Frank, Bernstein, Conaway & Goldman



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa and Prince :
Roads, (900 Block of Goucher : OF BALTIMORE COUNTY
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.

Bruce C. Frame
Bruce C. Frame
Law Offices of Bruce C. Frame
826 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, Conaway and Goldman, 300 East Lombard Street, Baltimore, Maryland 21202, Attorney for Petitioner; Noel 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.

Bruce C. Frame
Bruce C. Frame

86-559
FRANK, BERNSTEIN, CONAWAY & GOLDMAN

300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
TELEPHONE (301) 821-2400
CABLE FRANKOP
TELEX 8798
SUITE 202
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21046
WRITER'S DIRECT NUMBER IS
(301) 625-3647

August 29, 1985

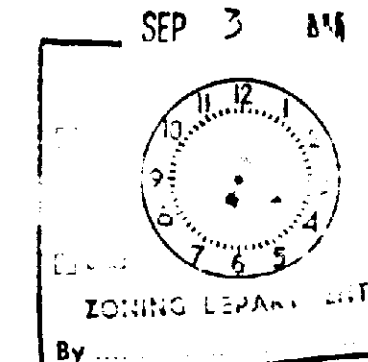
Mr. James E. Dyer
Zoning Supervisor
County Office Building
Room 113
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

Dear Mr. Dyer:

Confirming our telephone conversation of Wednesday, August 28th, regarding the above-captioned matter, my client would like to have the variance hearing postponed on this matter for at least sixty (60) days. This request is as a result of the comments that we have received from the Department of Traffic Engineering. We feel that it is necessary to have a traffic study and analysis prepared and, therefore, additional time is required.

You expressed to me that it was your preference to have the hearing held as scheduled, with a continuance being requested at the hearing. This would be acceptable to me and my client so long as it was understood prior to the hearing that I would not have any of my witnesses with me, nor would we be prepared to offer any evidence. I would attend the hearing by myself, simply to request a continuance. If you would prefer that this matter be handled this way, rather than postponing the hearing at this time, we would be glad to cooperate, so long as we were assured that the continuance would be granted.



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.

Gail M. Stern
Very truly yours,
Gail M. Stern

GMS/lld
cc: Mr. Arnold Jablon
Mr. Noel S. Solomon
Mr. Richard Smith

MICROFILMED

SEP 29 1985