MAP NW 10-11-F
2C
E.D. 4
DATE 1-16-87
200
1000
DP

Owings Mills Limited
Case No. 86-374-A
NW of Meadows and Painters Mill Rds.
4th Elec. Dist.

86-374-A

226

IN RE: PETITION ZONING VARIANCE
W/S of Mill Run Circle, 1,570' NW of Meadows and Painters Mills Roads - 4th Election District

Owings Mills Limited Partnership,

Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-374-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 4,000 parking spaces instead of the required 5,037 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by John Hannigan, Sr., Development Coordinator, and Claire Overlander, Project Coordinator, appeared on behalf of the Petitioner and was represented by Counsel. Testifying on behalf of the Petitioner was George E. Gavrelis, an expert planner; Marty Wells, a traffic engineer; and Allan Brown and Richard Smith, registered civil engineers.

At the onset of the hearing, Counsel for the Petitioner moved to amend the site plan, Petitioner's Exhibit 1, to reflect the request for 4,000 parking spaces instead of the 4,331 spaces shown. The motion was granted. Testimony indicated that the reason for the change on the site plan is to reflect the potential addition of a fourth major department store, which will take up parking spaces computed on the plan. The Petition itself reflects this change.

Testimony further indicated that the subject property, located in the Owings Mills Town Center within the ring road, zoned B.M.-C.T., O.T., and R.A. will be developed with a major shopping center. The Baltimore County Zoning Regulations (BCZR) requires 5,037 spaces based on the gross building area. However, Mr. Wells testified that studies conducted over a 20-year period of similar shopping centers determined that a legitimate computation of parking requirements should be 4.86 spaces per 1,000 square feet of gross leasable area. Translated, based on five spaces per 1,000 square feet of gross leasable area, 4,000 spaces would be required for 800,000 square feet of gross leasable area. Mr. Wells believes that the requested variance is appropriate and that there would be no need for more than what is requested. In his opinion, based on experience and studies, Section 307, BCZR, would be satisfied. Mr. Smith agreed that, in his opinion, the requested variance was appropriate. Testimony was uncontraverted that there would be no expectation for 5,037 spaces and that 4,000 spaces would satisfy all needs.

The County Review Group approved the site plan on July 12, 1984.

The Petitioner seeks relief from Section 409.2.(b), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1986, that the Petition for Zoning Variance to permit 4,000 parking spaces instead of the required 5,037 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. If no additional retail development within the area of the ring road, other than what is reflected on Petitioner's Exhibit 1, is completed within four years from the date of this Order, a special hearing will be required to review the

- 3 -

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

center's parking needs, but in any event, no more than 4,331 spaces shall be required.

[signature]
Zoning Commissioner of Baltimore County

AJ/srl

cc: Gail M. Stern, Esquire
People's Counsel

- 4 -

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCE

86-374-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(b) of the Baltimore County Zoning Regulations so as to calculate the required number of spaces for Phase I of the Owings Mills Town Center, and on each individual parcel thereof, on the basis of five spaces for each one thousand (1,000) square feet of "Floor Area" (as defined in Attachment 1) devoted to retail trade, restaurants and uses incidental thereto, thereby reducing the total number of spaces within Phase I from the current requirement of 5,037 to 4,000,

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

MAP NW 10-11-F 10-11-F
2C
E.D. 4
DATE 1-16-87
200
1000
DP

(See Attachment 2)

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

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

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

Contract Purchaser:	Legal Owner(s):
N/A	OWINGS MILLS LIMITED PARTNERSHIP
(Type or Print Name)	By: The Rouse Company of Owings Mills, (Type or Print Name) General Partner
Signature	By: Signature John Hannigan, Vice President
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	c/o The Rouse Company
Gail M. Stern, Esquire	Headquarters Building 992-6000
Frank, Bernstein, Conway & Goldman	Address Phone No.
(Type or Print Name)	Columbia, Maryland 21044
Signature	City and State
Suite 1700	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
300 East Lombard Street	OWINGS MILLS LIMITED PARTNERSHIP
Address	Name
Baltimore, Maryland 21202	c/o The Rouse Company
City and State	Headquarters Building 992-6000
Attorney's Telephone No.: (301) 625-3647	Address Phone No.
	Columbia, Maryland 21044

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 19 86, 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 31st day of March, 19 86, at 11:15 o'clock

[signature]
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
52.4316 ACRE PARCEL
AREA INSIDE MILL RUN CIRCLE RIGHT OF WAY
"OWINGS MILLS TOWN CENTER"
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point distant 1,570 feet, more or less, measured North 40 degree West from the intersection of Meadows Road and Painters Mill Road, said beginning point being on the inside right of way of Mill Run Circle, in Owings Mills Town Center, running thence binding on said Mill Run Circle, fifteen courses: (1) southwesterly by a curve to the right with the radius of 383.00 feet, the arc distance of 726.92 feet, the chord of said arc being South 38 degrees 27 minutes 51 seconds West 622.62 feet, (2) westerly by a curve to the right with the radius of 888.00 feet, the arc distance of 84.49 feet the chord of said arc being North 84 degrees 26 minutes 16 seconds West 84.45 feet, (3) North 81 degrees 42 minutes 43 seconds West 217.64 feet, (4) westerly by a curve to the right with the radius of 759.07 feet, the arc distance of 245.97 feet, the chord of said arc being North 72 degrees 25 minutes 44 seconds West 244.90 feet, (5) North 63 degrees 08 minutes 44 seconds West 646.17 feet, (6) northwesterly by a curve to the right with the radius of 663.00 feet, the arc distance of 282.71 feet, the chord of said arc being North 50 degrees 55 minutes 47 seconds West 280.58 feet, (7) North 38 degrees 42 minutes 49 seconds West 159.58 feet, (8) northerly by

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
OMTC - Area Inside Mill Run Circle R/W
52.4315 Acres
November 26, 1985
Page 2

a curve to the right with the radius of 393.00 feet, the arc distance of 499.83 feet, the chord of said arc being North 02 degrees 16 minutes 42 seconds West 466.82 feet, (9) North 34 degrees 09 minutes 25 seconds East 236.54 feet, (10) northeasterly by a curve to the right with the radius of 218.00 feet, the arc distance of 151.94 feet, the chord of said arc being North 54 degrees 07 minutes 28 seconds East 148.89 feet, and (11) North 74 degrees 05 minutes 30 seconds East 746.77 feet, (12) easterly by a curve to the right with the radius of 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 83 degrees 24 minutes 30 seconds East 166.85 feet, (13) South 60 degrees 54 minutes 30 seconds East 408.21 feet (14) southeasterly by a curve to the right with the radius 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 38 degrees 24 minutes 30 seconds East 166.85 feet, and (15) South 15 degrees 54 minutes 30 seconds East 857.84 feet to the place of beginning.

CONTAINING 52.4316 acres of land.

CAE/aeb KCI Job Order No. 01-81272 November 26, 1985
Work Order No. 7626C

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

PAUL H. REINCKE
CHIEF

December 18, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Owings Mills Limited Partnership

Location: W/S Mill Run Circle, 1570 ft. NW of Meadows & Painters Mill

Item No.: 226 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

_____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt. Joseph Kelly 12-18-85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

MICROFILMED

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

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Owings Mills Limited Partnership
Location: W/S Mill Run Circle, 1570 feet NW of Meadows and Painters Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 is a from Use _____ to Use _____, or to Mixed Uses _____ _____ _____. See Section 312 of the Building Code.

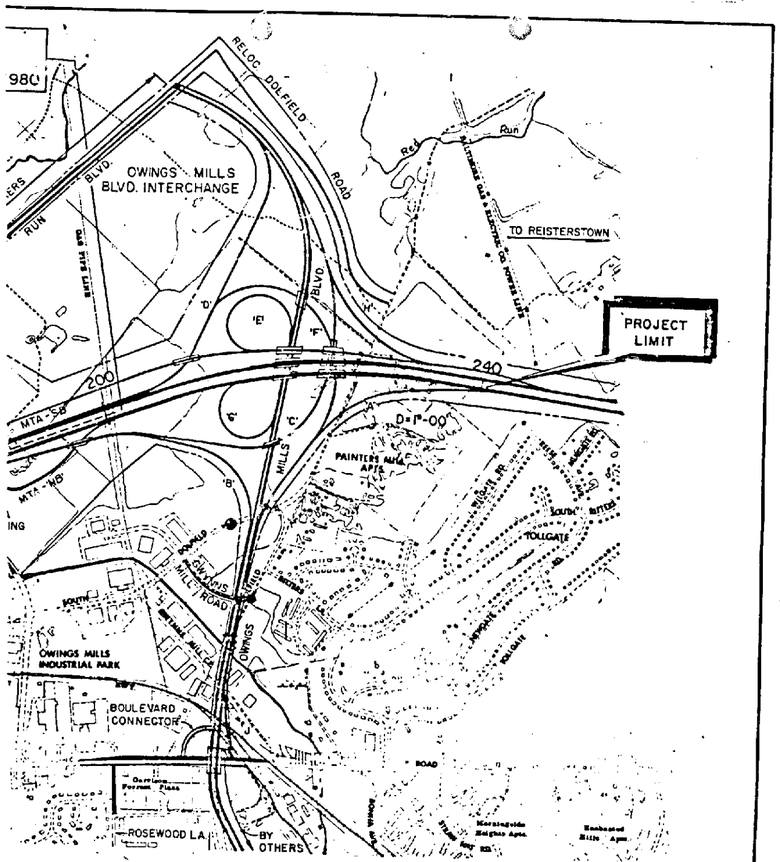
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Plat shall show flood plain for the "Red Run" drainage area. Any future changes of use such as "Assembly Use" would be looked at very seriously as it would increase the occupancy loading and the need for additional spaces.

K. 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 required the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

MICROFILMED



REVISED 8/80

PLAN
MENDED ALTERNATE
E BELTWAY TO DOLFIELD ROAD

SCALE
1" = 1000'

DWG.
NO. 6

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

October 25, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

Attention: Mr. George Wittman

FROM: Frederick Gottemoeller
Deputy Administrator

SUBJECT: Proposed Owings Mills Town Center southwest of Reisterstown Road (Md. Rte. 140) south of Dolfield Road and west of "Proposed Northwest Expressway"

Thank you for the opportunity to comment on the proposed site plan for this project. As you may be aware, we have been working closely with the developer and Baltimore County on various aspects of this proposed development for some time, though this is the first opportunity I have had to see a detailed plan for the site itself.

I would offer the following comments, all of which are crucial to the Administration's interest in this area, and which should be passed on to the County with the appropriate emphasis:

1. The proposed ramps at the north end of the site connecting to ramp C (inbound) and ramp D (outbound) are acceptable only if they connect to a public road within the development. This is a condition both we and the Federal Highway Administration would place on these ramps. Also, any construction, right of way, and engineering costs for these ramps over and above what is currently shown on our plans must be paid by the developer.

2. The roadway along the western perimeter of the site connecting Owings Mills Boulevard and Painters Mill Road (which has previously been designated Red Run Boulevard on County and previous developer plans) must be a public road. This roadway is critical to the proper circulation of traffic to and from the

MICROFILMED

My telephone number is 1112
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

11-25-87

Owings Mills Boulevard/Northwest Expressway interchange and the transit station, and was an important factor in our receiving Interstate funding for Owings Mills Boulevard and its associated service road.

3. There are a number of instances on the perimeter of the property where suggestions have been made that the boundary between the proposed development and the Administration's transportation facilities be adjusted to allow for such things as the realignment of the Columbia Gas Company pipeline, storm water management ponds, adjustments of cut slopes to reflect the site grading, etc. These changes are not adequately reflected in the proposed site plan, nor can they be at this date. However, all involved should be aware that these changes are possible and likely, and may have an effect on the arrangement of facilities within the site.

4. Finally, I think the Administration should address an issue which is more qualitative but which will have its effect on the travelling public, and that is the appearance of this development. Both we and the MTA have gone to some length to create attractive facilities through appropriate landscaping and grading. The proposed development, on the other hand, if built as shown on the site plan, will have the appearance of a fleet of buildings awash in a sea of cars. Granted, it is difficult to make a parking lot attractive. On the other hand, the MTA lots show that efforts can be made to provide for appropriate planting, etc. I hope the County will make the effort to promote a style of development which will be more of a long-term asset to the County, and a true town center.

Please let me know if I can supply anything additional.

FG:enk

cc: Mr. W. K. Lee, III
Mr. G. E. Dailey
Mr. S. Kouroupis
Ms. E. Moser
Mr. R. Hartman
Mr. G. Gottfeld

MICROFILMED

11-25-87

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

"Floor Area", with respect to any Building or space within the Town Center, means that portion of the total area on all floors within such Building or within the space (including any basement or mezzanine level space not otherwise excluded below) whether or not occupied, measured from the exterior faces of exterior walls or, where applicable, the center line of party walls, but excluding: (i) space occupied by elevator penthouses, transformer vaults, mechanical rooms, and other space exclusively housing mechanical, electrical, telephone, air conditioning, computers and/or similar equipment, (ii) space in the Building, if any, on any Major's Parcel enclosed but not used or improved for storage or business use, (iii) the Enclosed Mall (other than Kiosks located therein) and any Pedestrian Mall, (iv) any part of the Common Area other than Kiosks located therein, (v) management and promotion offices and meeting rooms, not exceeding 8,000 square feet in the aggregate, maintained by the Retail Core Parcel Owner in the Retail Center, (vi) basement or mezzanine level space used exclusively for storage, and (vii) truck docks.

The Floor Area of a Kiosk located within the Enclosed Mall, any other Pedestrian Mall or Common Area shall be calculated based upon the actual area within the exterior partitions of such Kiosk and the area devoted to seating of customers of the Kiosk but excluding any common seating areas. Floor Area occupied by a Kiosk shall, in the case of a Kiosk having open counters or other facilities for the purpose of serving customers outside of such Kiosk, be deemed to include an area four (4) feet in depth outside such open counters or other facilities. All other Kiosks shall be measured from the exterior walls or partitions of such Kiosks.

Elevator cores and fire stairs shall be excluded from Floor Area in all Buildings designed primarily for office use and from the Office portions of any multi-use Buildings except for elevators designed for interior transportation solely between floors occupied by a single Occupant.

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE (Continued)

In addition, any space used as outdoor selling area shall be Floor Area. In respect of outdoor space used for the operation of gas or automotive facilities, Floor Area shall refer not only to space within Buildings, but also the areas of the gas islands, the concrete aprons appurtenant thereto, and all work areas.

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

For the Developer, Owings Mills Limited Partnership, to comply with Section 409.2(b) of the Baltimore County Zoning Regulations and to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) The provision of the additional parking will restrict comprehensively planned intensive development of the Owings Mills Town Center and thus detract from the Baltimore County's overall planning objectives, as detailed in the Plan for Owings Mills, Maryland, adopted by the Baltimore Code, May 21, 1984. Consequently, the variance requested fulfills legislative policy and is in strict harmony with the intent of the zoning regulations.

(2) The additional parking will necessitate using approximately ten (10) additional acres in the Owings Mills Town Center for parking, which, as will be shown at the hearing, is far in excess of spaces necessary to the safe and efficient functioning of the retail, office and hotel uses in the Town Center. We will demonstrate at the hearing that this variance is reflective of the best practices in the development industry and would not adversely impact the health, safety or public welfare of the citizens, workers and shoppers in Baltimore County.

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

(a) detract from the aesthetics of the Owings Mills Town Center; 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) Phase I of the Owings Mills Town Center and surrounding development area within the Owings Mills Town Center will be developed as an integrated retail, commercial, hotel and office

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE (Continued)

complex, utilizing a shared parking concept in that either all developed land will be owned by one entity or affiliates thereof, or if not owned by one such entity and affiliates, will be subject to a valid and enforceable agreement providing for the shared use of parking spaces duly executed by the owners of all such land.

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

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces

Being the property of Owings Mills Limited Partnership as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE W/S Mill Run Circle, 1570' NW of Meadows & Painters Mill Rds., 4th District
OWINGS MILLS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-374-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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, Suite 1700, 300 E. Lombard Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

Dear Ms. Stern:

This is to advise you that $70.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...re County, Maryland, and remit
...lding, Towson, Maryland

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

No. 018552

DATE 3/31/86 ACCOUNT R-01-615-000

SIGN & POST TO BE RETURNED TO ZONING OFFICE

AMOUNT $ 70.37

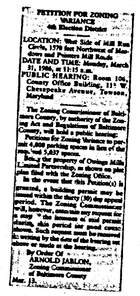
RECEIVED FROM Owings Mills Limited Partnership

FOR Advertising & Posting re Case #86-374-A

B123*****7037:a 8a1F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION


PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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
Mar. 13

TOWSON, MD., March 13, 19 86

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 March 13, 19 86

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-374-A

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.

Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

86-374

...PERS OF MARYLAND, INC.

...Md., Mar. 13, 19 86

...nnexed Req.#187564 P.O.#74264

...SUCCESSIVE WEEKS/days previous

..... 19 86, in the

... a daily newspaper published
...insteer, Carro County, Maryland.
... a weekly newspaper published
... in Baltimore County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per ...

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-374-A

District 4th Date of Posting 3-12-86

Posted for: Variance

Petitioner: Owings Mills Limited Partnership

Location of property: W/S Mill Run Circle, 1570 NW of Meadows & Painters Mill Rds.

Location of Signs: #1 Facing east side of Owings Mills Blvd. approx. 300' North of Red Run and Owings Mills Blvd. #2 Facing approx. 250' east of sign #1. #3 Facing N/E corner of property at corner of Meadows Road & Northwest Expressway. #4 Facing S/W corner of Painters Mill Road & Northwest Expressway

Remarks: Sign #4 Located Painters Mill Road

Posted by A. J. Ertle Date of return: 3-14-86
Signature

Number of Signs: 4

MICROFILMED

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

TIME: 11:15 a.m.

DATE: Monday, March 31, 1986

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

...Zoning Commissioner
...nore County

MICROFILMED

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

No. 016051

DATE 12/3/85 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Gail Stern

FOR: filing fee for Item #226

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date March 19, 1986

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

SUBJECT Zoning Petition No. 86-374-A

The CRG approved the plan on July 12, 1984 (see File No. IV-240).

Norman E. Gerber per J.G.H.
Norman E. Gerber, AICP
Director

NEG:JGH:slm

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

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

...ooo...

Chairman

MEMBERS

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

Gail M. Stern, Esquire
Suite 1700
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 226 - Case No. 86-374-A
Petitioner - Owings Mills Limited Partnership
Variance Petition

Dear Ms. Stern:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments form the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

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 (mj)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

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

MICROFILMED

Case No. 86-374-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 26th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Owings Mills Limited Partnership
Petitioner's Attorney Gail M. Stern, Esquire

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

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

MARCH 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21203

Re: Zoning Advisory Meeting of DECEMBER 17, 1985
Item # 226
Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE, 1570' NW OF MEADOWS & PAINTERS MILL 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.

(X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
( ) A records plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on ...
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by 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.
(X) Additional comments:

A CRG WAS HELD ON 7/12/84 AND THE PLAN APPROVED SOME DATE. SEE CRG FILE #IV-240 (OWINGS MILLS TOWN CTR.)

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED
NOV - 3 1982
OFFICE OF PLANNING AND ZONING

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfe...
Mr. E. McDonough

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MICROFILMED

BALTIMORE COUNTY, MARYLAND

XIII-30

INTER-OFFICE CORRESPONDENCE

TO B. Melvin Cole, Administrative Officer Date October 21, 1982

FROM Norman E. Gerber, Director of Planning and Zoning

SUBJECT Owings Mills Town Center

A C.R.G. meeting is scheduled for 10:00 A.M. Thursday, October 28, 1982, to review Rouses's Owings Mills Town Center.

The site is located on the southwest side of the proposed Northwest Expressway, northwest of Painters Mill Road and north of Red Run.

The proposal is to develop approximately 129 acres for a 1,370,000 square foot shopping mall, a 300 room hotel, and 9 office buildings with a total of 1,140,000 square feet. Also, it is proposed to provide 8,506 parking spaces.

There are a number of general questions that will need to be resolved, they are as follows:

1. The extent of County participation in roads and utilities costs.
2. A location decision on the Owings Mills Boulevard, Red Run Boulevard, and the connection with the Northwest Expressway to the Owings Mills Town Center.
3. A proposal to build a dam and recreation area upstream as a regional stormwater management facility.
4. The necessary zoning decisions are pending.
5. Design and coordination with MTA in serving the transit station including shared parking and a pedestrian movement system on the site.

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

NEG:th
Attachment
cc: Stephen Collius
Honora Freeman
Stanley Guild
William Hammond
Robert Hannon
James Lucas
Harry Pistel
June Steckfus
Lawrence Walsh

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pmg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene Bober Date October 20, 1982

FROM John L. Wimbley

SUBJECT Owings Mills Town Center

The Office of Planning and Zoning review of the proposed Owings Mills Town Center pointed-up issues that have to be resolved before plan approval could be granted. They are as follows:

1. The total ownership of Jack Baylin needs to be shown on a plan to comply with subdivision requirements.
2. The Master Plan Stream Valley Park; Red Run Stream Valley Park with pedestrian access provided under Red Run Boulevard.
3. The flood plain for Red Run as shown on the plan is different from Baltimore County information. A study will be required.
4. The need for a pedestrian system connecting mall, offices, hotel and M.T.A. transit station, recommend a weather protected skywalk system.

The Zoning division of this office has pointed out some of their main issues. They are as follows:

1. The approval of grading permits for future commercial uses on residentially zoned land is unresolved at this time.
2. The need for the property that is zoned D.R.16 and RC-3 to be reclassified for the proposed uses as shown on the plan.
3. The need for a parking variance to reduce the required number of parking spaces.
4. The need for a special hearing for parking in a residential zone.
5. The plan must show the amenity open space and floor area ratio calculations. The areas to be used for amenity open space must be shown on the plan.

John L. Wimbley

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

IV-240

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4 & 2

Dear Mr. Hannigan:

The referenced development proposal may be further processed according to the following schedule:

a. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

b. A certified or cashier's check in the amount of $9,492.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

d. Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

e. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jha
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd., Towson, Md. 21204
E. A. McDonough
E. Bober
File

RECEIVED NOV 19 1982 OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pmg

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

IV-240

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4

Dear Mr. Hannigan:

The following comments are supplementary to those comments previously transmitted to you:

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Pikesville Fourth Zone.

A 16-inch main should be installed in the proposed Red Run Boulevard westerly from the existing 20-inch main in Painters Mill Road to the proposed Owings Mill Boulevard. A 16-inch main should be continued northerly in the proposed Owings Mill Boulevard and connected to the existing 12-inch main in South Dolfield Road.

A master meter service may be taken off the proposed 16-inch main near the Red Run Boulevard entrance to the project. Also, a master meter service may be taken off the proposed 16-inch main near the Owings Mill Boulevard entrance.

However, the preliminary plan indicates these two private water systems will be connected. Therefore, a backflow preventer must be installed on the consumer's side of each master meter to protect the public water system.

Also, pressure will exceed 100-psi below elevation 510 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should investigate the proper sizing for internal piping to maintain the required fire flow throughout the development.

RECEIVED NOV 19 1982 OFFICE OF PLANNING AND ZONING

SUPPLEMENTARY WATER COMMENTS: (Cont'd)

All mains within the project not in public roads will not be maintained or serviced by the City.

Additionally, these water main extensions are predicated on the approval of an extension of the Metropolitan District Line."

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:REC:pmg
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road 21204
R. Morton
E. Bober
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 26, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Owings Mills Town Center
PROJECT NUMBER: #82150
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4C5

The Plan for the subject site, dated October 1, 1982 and revised October 14, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements after which a Building Permit may be approved.

HIGHWAY COMMENTS:

Red Run Boulevard is a proposed County highway, which shall be constructed in conjunction with this project as a 55-foot curb and gutter paving section within a 70-foot right-of-way. The Developer shall be responsible for the construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

When the designed pavement depth exceeds 11 inches, the Developer is responsible for the full pavement depth for the applicable 30-foot or 50-foot pavement width limitation.

The Developer shall be fully responsible for all engineering, construction drawings and right-of-way plats required for Red Run Boulevard.

The alignment of Red Run Boulevard as shown on the Plan is not satisfactory. This highway must be designed to meet A.A.S.H.T.O. standards for a 50 m.p.h. design speed.

The Developer shall be fully responsible for all rights-of-way acquisition for Red Run Boulevard, which is required for construction in conjunction with this project. Baltimore County will attempt to acquire the right-of-way.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said right-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

APR 3

HIGHWAY COMMENTS: (Cont'd)

All proposed entrance locations and configurations are subject to approval by the Department of Traffic Engineering. Final determinations on Red Run Boulevard and the entrances are subject to a review of the Traffic Studies by the Department of Traffic Engineering.

Unless otherwise specified, roads within the complex shall be private and shall be the total responsibility of the Developer for construction and maintenance.

The reconstruction of Painters Mill Road in the area will be accomplished by the State of Maryland and Baltimore County.

In accordance with the recommendations of the State Highway Administration, a public road, minimum 30-foot in width, must be consructed within the complex to convey traffic between the ramp which will enter the site from Owings Mills Boulevard and Red Run Boulevard. This public road shall be the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The flood plain as shown on the Plan does not appear to be the existing flood plain without any regional flood control facility. Although there is a proposal for a regional flood control facility in this area if it does not exist at the time of establishment of the flood plain easement, the 100-year flood plain must be established without consideration of the possible future flood control.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

The onsite storm water management for this development cannot be approved until a final determination is made regarding the construction of a proposed regional storm water management facility in this area.

The Developer is responsible for the full cost of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or under-road pipes for drainage areas up to 400 acres. In larger drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this percentage as responsibility for the proposed structure.

Red Run is classified as Class III Waters - Natural Trout Waters by the State Department of Natural Resources. Therefore, any construction within the 100-year flood plain will require a State Permit and will be subject to the restrictions governing Natural Trout Waters.

No construction in or alteration of any flood plain may be permitted except as noted under Section 22-98 of the Development Regulations Bill No. 56-82.

A pedestrian crossing along Red Run, as required by the Office of Planning, must be incorporated into the design of the drainage structure conveying Red Run under Red Run Boulevard.

WATER AND SANITARY SEWER COMMENTS:

A 16-inch public water main is required between Painters Mill Road and Owings Mills Boulevard and along Owings Mills Boulevard as necessary to provide service to this development. This 16-inch main shall be financed using both the Master Facility Policy and the Dual Main Policy. The Developer's exact financial responsibilities for construction shall be determined at the time of preparation of the Public Works Agreement.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Portions of this property appear to be located outside of the Metropolitan District and/or in areas not proposed for immediate service on the Baltimore County Water and Sewer Maps. An extension of the Metropolitan District Boundary and a revision of the Water and Sewer Maps to include this property are required before public water and sewer can be extended to serve the affected areas.

A public sanitary sewer extension will be required from the Gwynns Falls Interceptor along Red Run to provide service to this property and upstream properties within the proposed ultimate service area.

The sewer shown on the Plan as Red Run Interceptor is not presently included in the Capital Budget as indicated. Construction of the interceptor will be financed as a master facility with the Developer responsible for two-thirds and the County responsible for one-third of the total cost.

The Developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size of line and type of pipe.

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grade.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

Although both the public water and sewer will be financed under the Master Facility Policy, the Developer is fully responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Master Facility Policy regarding pre-payment of System Connection Charges shall apply to this project.

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Ed Mc

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

7 OCTOBER 1982
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

OWINGS MILLS TOWN CENTER
Subdivision Name, Section and/or Plat

PAINTERS MILL MALL, INC. / KIDDE CONSULTANTS
Developer and/or Engineer

Watershed	No. of Lots or Units	Total Acreage	Water	Sewer
Gwynns Falls	1	129 Acs	Public	Public

COMMENTS ARE AS FOLLOWS:

____ Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

____ Soil percolation tests have been conducted. Revised plans, ____ must be submitted prior to approval of plats; ____ are not required and the plat can be approved as submitted. Contact this office at 494-3762 for more complete information.

✓ Public sewers must be utilized and/or extended to serve the property.

____ No sewage disposal area shall be located within _____ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

____ Wells must be located a minimum distance of _____ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

✓ Public water must be utilized and/or extended to serve the property.

____ Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

____ Sewage disposal areas must not be placed on slopes of 25% or greater.

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
DATE October 25, 1982
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Owings Mill Town Center	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT	4C3	DEVELOPMENT PLAN	
LOCATION	N. W. Expressway and Painters Hill Road	RECORD PLAT	

Only general comments can be made at this time, and the more specific comments will be made after review of the updated traffic study is completed.

1. Adequate capacity will need to be provided at all major intersections including Painters Hill Road and Red Run Boulevard.
2. Left turn lanes will be needed on all major public roads including Painters Mill Road.
3. All private intersections on public roads will need an adequate number of approach lanes, and may need to be re-designed.
4. Adequate capacity will need to be provided at the end of the Northwest Expressway ramp to prevent back-ups.
5. Traffic signalization on public roads will be the financial responsibility of the developer.

C. Richard Moore
Asst. Traffic Engineer

CRM/GMJ/ccm

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

RECEIVED
OCT 28 1982
BUREAU OF PUBLIC SERVICES

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

CL:GW:vrd

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfe
Mr. E. McDonough

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 0717

APR 8 1987

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ✓ can be waived, ___ must be revised. EXEMPTION FORM PROCESSED 9/22/82

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior roperty line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

✓ This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

___

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EUGENE A. BOBER, Chief
Current Planning & Development, OPZ Date October 19, 1982

FROM: WILLIAM A. IRGENS
Transportation Coordinator, OPZ

SUBJECT: Alignment of Red Run Boulevard

We have evaluated the proposals submitted to you on September 8, 1982 by the Rouse Company outlining two alternatives for Red Run Boulevard. Neither of the two proposals deal with Red Run Boulevard in the fashion that Baltimore County has maintained since its inception, that being:

- Red Run Boulevard is to be constructed as a public road which may "hug" the easternmost portion of the established 100-year floodplain. The roadway must contain five lanes to provide for turning movements at the town center access drives.

- Red Run Boulevard not be part of an internal ring road but one that will have controlled access points to the town center.

It is my understanding that this is also the position of the Department of Traffic Engineering and the Department of Public Works.

WAI:vh

WILLIAM A. IRGENS
Transportation Coordinator

cy: ROBERT A. MORTON, Chief
Public Services Bureau, Public Works

JOHN J. TRENNER, Chief
Highway Design & Approval, Engineering
Department of Public Works

C. RICHARD MOORE
Asst. Traffic Engineer
Planning & Design Bureau
Department of Traffic Engineering

JOHN J. DILLON, Planner
Community Plans Division, OPZ

GARY L. KERNS
Transportation Planner
OPZ

RECEIVED
OCT 25 1982

Maryland Department of Transportation
The Secretary's Office

Harry Hughes
Governor
Lowell K. Bridwell
Secretary

October 21, 1982

RECEIVED
OCT 25 1982
BUREAU OF PUBLIC SERVICES

Mr. Robert A. Morton, Chief
Public Services Bureau
Baltimore County Department of Public Works
Baltimore County Office Building
Towson, Maryland 21204

RE: Owings Mills Town Center

Dear Mr. Morton:

It has been brought to our attention that the Rouse Company has submitted development plans for the Owings Mills Town Center.

We understand that these plans make no provisions for pedestrian access from the intense employment/commercial land use to the Owings Mills transit station. Allowing the Town Center to develop without adequate pedestrian access to the transit station will increase parking demand at the station, increase traffic congestion on local access roads, and generally decrease accessibility to valuable employment opportunities. More important is the commitment that the Department has to the Urban Mass Transportation Administration and the Congress of the United States to insure proper coordination between Section B of the Baltimore Metro and development in the vicinity of its stations.

For these reasons, we urge the County and the developer to work closely with the Mass Transit Administration to resolve this issue.

Representatives of this office and the Mass Transit Administration are planning to attend the October 28, 1982 review meeting with the developer. We hope to provide more detailed comments at that time, provided we receive a copy of the plans in sufficient time for an adequate review.

Please keep me advised of any further developments. Your cooperation in this matter will be greatly appreciated.

Sincerely,
Elizabeth K. Moser
Elizabeth K. Moser
Assistant Director
Office of Transportation Planning

EKM/FPR/bc

cc: Clyde Pyers
Frederick Gottemoeller
Ronald Hartman
Gunther Gotfeld
Honora Freeman

My telephone number is (301) 859-7339
Telephone TTY For The Deaf (301) 859-7227
Post Office Box 8755, Baltimore-Washington International Airport, Maryland 21240-0755

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

October 25, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

Attention: Mr. George Wittman

FROM: Frederick Gottemoeller
Deputy Administrator

SUBJECT: Proposed Owings Mills Town Center southwest of Reisterstown Road (Md. Rte. 140) south of Dolfield Road and west of "Proposed Northwest Expressway"

Thank you for the opportunity to comment on the proposed site plan for this project. As you may be aware, we have been working closely with the developer and Baltimore County on various aspects of this proposed development for some time, though this is the first opportunity I have had to see a detailed plan for the site itself.

I would offer the following comments, all of which are crucial to the Administration's interest in this area, and which should be passed on to the County with the appropriate emphasis:

1. The proposed ramps at the north end of the site connecting to ramp C (inbound) and ramp D (outbound) are acceptable only if they connect to a public road within the development. This is a condition both we and the Federal Highway Administration would place on these ramps. Also, any construction, right of way, and engineering costs for these ramps over and above what is currently shown on our plans must be paid by the developer.

2. The roadway along the western perimeter of the site connecting Owings Mills Boulevard and Painters Mill Road (which has previously been designated Red Run Boulevard on County and previous developer plans) must be a public road. This roadway is critical to the proper circulation of traffic to and from the

My telephone number is 1112
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: July 11, 1984

PROJECT NAME: OWINGS MILLS TOWN CENTER
COUNCIL & ELECTION DISTRICT IV-240

PLAN XXXXXXXXXXXXXXXXXX
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated June 12, 1984, and has the following comments:

This property contains archaeological site #BA 127, which was studied by the State Archaeologist's Office during their Northwest Corridor Study in 1974. Tyler Bastian, the State Archaeologist, has been informed of this development in the event that any further work needs to be done before the mall construction begins. The developer is advised to contact Mr. Bastian at Maryland Geological Survey, Suite 400, 771 W. 40th Street, Baltimore, Maryland 21211.

This plan must include a commitment for pedestrian circulation connecting the MTA Metro Station with the Mall, the Stream Valley Park and the future development areas.

The schematic landscape plan requires further study. The calculations for linear road frontages should clearly differentiate between the interior roads and the public roads, ramps etc. The calculations should be for the mall development site only and the required landscape placed on the mall area. The future development areas will have to meet the landscaping standards at the time their individual site plans are processed. The parking area for the mall needs additional planting to break-up the large expanse of paving. Pedestrian walkways and planted islands should be included for definition of pedestrian and vehicular circulation.

Additional study will be required of the alignment of Red Run Boulevard's effect on the flood plain prior to record plat.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carroll (cm)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: July 10, 1984

PROJECT NAME: Owings Mills Town Center
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4th Election District

PLAN: July 12, 1984
DEVELOPMENT PLAN:
PLAT:

The following comments were written on the plan dated June 12, 1984.

1. A Special Hearing (Case No. 84-307-SPH) for off street parking in a residential zone was granted by Zoning Commissioner Jablon on May 15, 1984.

   The CRG plan while showing a slightly different parking layout and building configuration with a lesser square ft. area of buildings complies with the Commissioner's order and may be approved by the CRG.

2. The following minor revisions should occur prior to approval.

   There is a discrepancy between the total retail area as indicated in the general notes - Note #3 shows 820,000 sq. ft. total retail area while the table which details the parking breakdown shows a total of 910,000 sq. ft. There are some arithmetic errors on the table which should be corrected as well. (the breakdown for Saks and the Developer)

DIANA ITTER
Zoning Associate III

DI:aj

7/32bse

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

PAUL H. REINCKE
CHIEF

December 18, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Owings Mills Limited Partnership

Location: W/S Mill Run Circle, 1570 ft. NW of Meadows & Painters Mill

Item No.: 226 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

_____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt. Joseph Kelly 12-18-85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

January 16, 1986

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Owings Mills Limited Partnership
Location: W/S Mill Run Circle, 1570 feet NW of Meadows and Painters Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1A07, Section 1A06.2 and Table 1A07. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Plat shall show flood plain for the "Red Run" drainage area. Any future changes of use such as "Assembly Use" would be looked it very seriously as it would increase the occupancy loading and the need for additional spaces.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Eric C. E. Burnham, Chief
Building Plans Review

L/27/85

JAN 8 1986

Owings Mills Boulevard/Northwest Expressway interchange and the transit station, and was an important factor in our receiving Interstate funding for Owings Mills Boulevard and its associated service road.

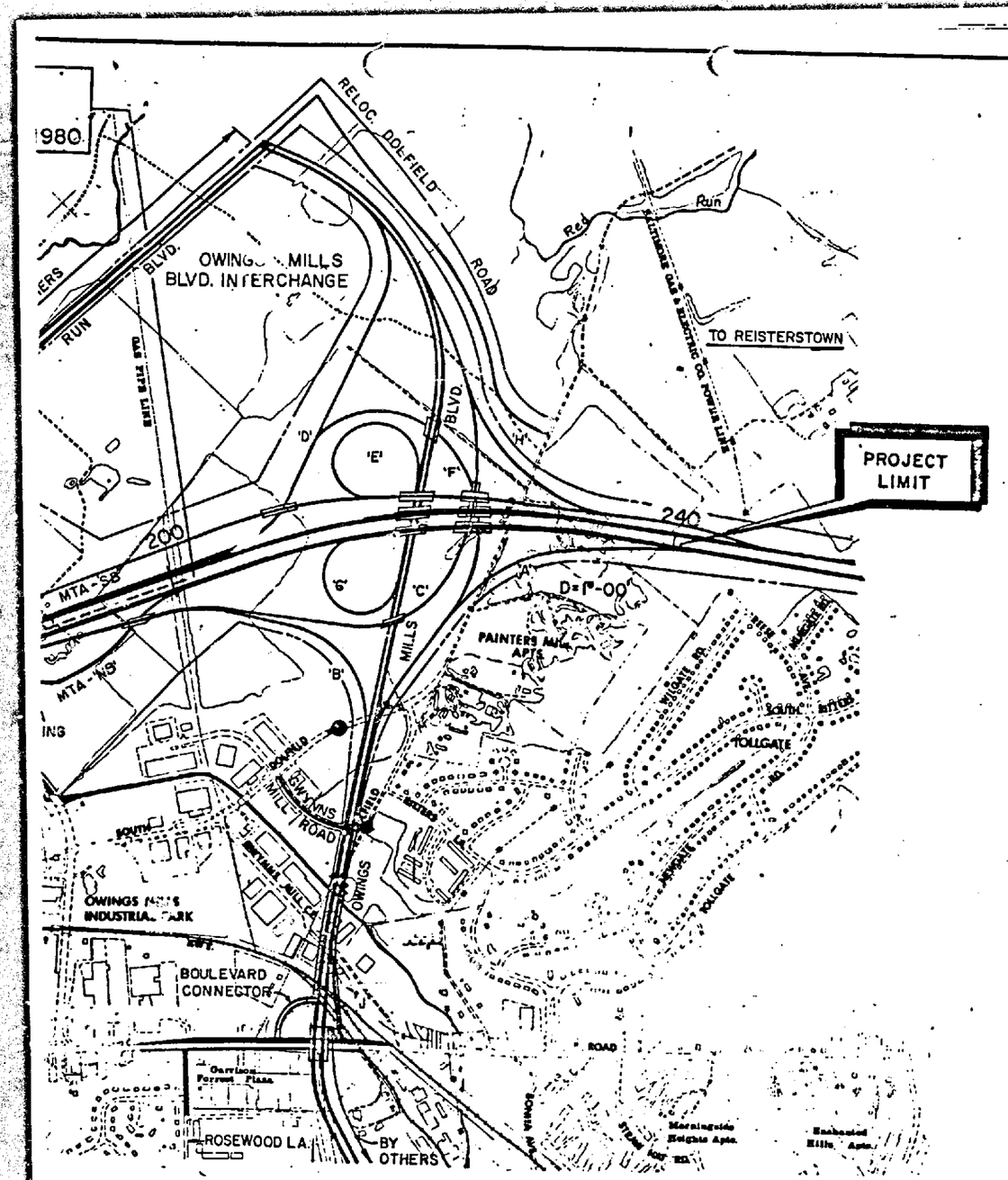
3. There are a number of instances on the perimeter of the property where suggestions have been made that the boundary between the proposed development and the Administration's transportation facilities be adjusted to allow for such things as the realignment of the Columbia Gas Company pipeline, storm water management ponds, adjustments of cut slopes to reflect the site grading, etc. These changes are not adequately reflected in the proposed site plan, nor can they be at this date. However, all involved should be aware that these changes are possible and likely, and may have an effect on the arrangement of facilities within the site.

4. Finally, I think the Administration should address an issue which is more qualitative but which will have its effect on the travelling public, and that is the appearance of this development. Both we and the MTA have gone to some length to create attractive facilities through appropriate landscaping and grading. The proposed development, on the other hand, if built as shown on the site plan, will have the appearance of a fleet of buildings awash in a sea of cars. Granted, it is difficult to make a parking lot attractive. On the other hand, the MTA lots show that efforts can be made to provide for appropriate planting, etc. I hope the County will make the effort to promote a style of development which will be more of a long-term asset to the County, and a true town center.

Please let me know if I can supply anything additional.

FG:enk

cc: Mr. W. K. Lee, III
Mr. G. E. Dailey
Mr. S. Kouroupis
Ms. E. Moser
Mr. R. Hartman
Mr. G. Gottfeld



REVISED 8/80

PLAN
IENDED ALTERNATE
E BELTWAY TO DOLFIELD ROAD

SCALE
1" = 1000'

DWG.
NO. 6

NORTHWEST EXPRESSWAY

ZONING ML

ZONING BM-CT

RAMP "F"

N 141,000

W 48000

N 40000

W 49000

N 39000

MALL (2 STORIES)

SAK'S (2 STORIES)

BAMBERGER'S (2 STORIES)

CIRCLE

RUN

BOULEVARD

LANDSCAPE AREA

UPPER LEVEL PARKING

LOWER LEVEL PARKING

FUTURE VACANT LAND COMMERCIAL DEVELOPMENT

POINT OF BEGINNING

M.T.A. PARKING LOT "A"

ZONING RAE 2

ZONING RAE 1 VACANT LAND

ZONING OT VACANT LAND

VACANT LAND

TRANSCONTINENTAL GAS PIPE LINE R/W

COLUMBIA GAS LINE CORP.

20" GAS LINE

30" GAS LINE

PROPOSED MEADOWS RD.

12' EXISTING PAVING

EXISTING MEADOWS ROAD

EXISTING PAINTERS MILL ROAD

20' EXISTING PAVING

RELOCATED PAINTERS MILL ROAD

PETITIONER'S EXHIBIT

#226

TO REISTERSTOWN

REISTERSTOWN ROAD

PROPOSED NORTHWEST EXPY.

TO PIKESVILLE

OWINGS MILLS BLVD.

S. DOLFIELD ROAD

DOLFIELD ROAD

OWINGS MILLS ROAD

TO BALTO BELTWAY

SITE

RED RUN BLVD.

LYONS MILL ROAD

EX. PAINTERS MILL ROAD

McDONOGH ROAD TO LIBERTY ROAD

VICINITY MAP

SCALE: 1" = 1000'

CURBED & LANDSCAPED ISLAND

PAINTED ISLAND

HANDICAP PARKING SIGN

PAINTED LINE

TYPICAL HANDICAP SPACE

TYPICAL PARKING SPACE

19' 24' 18'

60'

TYPICAL PARKING MODULE

NOT TO SCALE

VINGS MILLS TOWN CENTER

ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1"-100'

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE

RED RUN BOULEVARD VICINITY

4th ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"-100'

GENERAL NOTES

1. GROSS SITE AREA 180.764 ACRES
2. AREA INSIDE RING RE2 82.43 ACRES
3. EXISTING ZONING OF SITE BM-CT, OT, RAE 2
   EXISTING ZONING INSIDE RING RE BM-CT
4. ALL UTILITIES EXIST. ARE UNDER CONSTRUCTION OR ARE BEING BID AT THIS SITE
5. SITE IS LOCATED IN THE RED RUN (GWYNN FALLS) DRAINAGE AREA.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2.b OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 4,000 SPACES INSTEAD OF THE REQUIRED 5037 SPACES. (A VARIANCE OF 1037 SPACES)
7. OFF STREET PARKING DATA

BUILDING	GROSS AREA (sf)	NET FLOOR AREA (sf)
MALL	439,000	378,000
BANKS	24,000	22,000
HECHTS	168,000	140,000
SAKS	93,000	87,000
TOTAL	824,000	800,000

GROSS RESTAURANT FLOOR AREA EQUALS 27,800 sf.

PARKING REQUIRED

(824,000 - 27,800) sf. x $\frac{1 \text{ PS}}{200 \text{ sf}}$ + 27,800 sf x $\frac{1 \text{ PS}}{80 \text{ sf}}$ = 5037 SPACES

PARKING VARIANCE REQUESTED

800,000 sf. x $\frac{1 \text{ SPACE}}{200 \text{ sf}}$ = 4,000 SPACES

PARKING PROVIDED

4,278 STANDARD SPACES
53 HANDICAP SPACES
4,331 TOTAL

8. PETITIONER IS REQUESTING A VARIANCE FOR THE AREA INSIDE OF THIS RING RE (MILL RUN CIRCLE) AND SHOWN

LEGEND

- FIRE HYDRANT
- STORM DRAIN
- SANITARY LINE
- WATER LINE
- H — ONE HANDICAPPED SPACE
- ZONING
- △ — PUBLIC ENTRANCE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CROMWELL BRIDGE ROAD, TOWSON, MD. 21204 (301-321-8500)

OWINGS MILLS TOWN CENTE

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-1

PETITION FOR ZONING VARIANCE

226

86-394-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 409.2(b) of the Baltimore County Zoning Regulations so as to calculate the required number of spaces for Phase 1 of the Owings Mills Town Center, and on each individual parcel thereof, on the basis of five spaces for each one thousand (1,000) square feet of "Floor Area" (as defined in Attachment 1) devoted to retail trade, restaurants and uses incidental thereto, thereby reducing the total number of spaces within Phase I from the current requirement of 5,037 to 4,000.

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

(See Attachment 2)

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

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

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

Contract Purchaser:
N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
(Type or Print Name)

Signature
Suite 1700
300 East Lombard Street
Address
Baltimore, Maryland 21202
City and State

Attorney's Telephone No.: (301) 625-3647

Legal Owner(s):
OWINGS MILLS LIMITED PARTNERSHIP
By: The Rouse Company of Owings Mills, General Partner
(Type or Print Name)

By:
Signature John Hannigan, Vice President

(Type or Print Name)

Signature

c/o The Rouse Company
Headquarters Building
Address
992-6000
Phone No.
Columbia, Maryland 21044
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
OWINGS MILLS LIMITED PARTNERSHIP
Name
c/o The Rouse Company
Headquarters Building
Address
992-6000
Phone No.
Columbia, Maryland 21044

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 19 86, 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 31st day of March, 19 86, at 11:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

MAP NW 10-11 & 15-11
E. D. 4
DATE 1-15-87
200
1000
DP

Owings Mills Limited 86-394-A
W/S Mill Run Circle, 150' NW
of Reisters and Painters Mill Rds.
4th Elec. Dist.

86-394-A
#9-9-86

ORDER RECEIVED FOR FILING
DATE 4/1/86
BY

MICROFILMED

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

"Floor Area", with respect to any Building or space within the Town Center, means that portion of the total area on all floors within such Building or within the space (including any basement or mezzanine level space not otherwise excluded below) whether or not occupied, measured from the exterior faces of exterior walls or, where applicable, the center line of party walls, but excluding: (i) space occupied by elevator penthouses, transformer vaults, mechanical rooms, and other space exclusively housing mechanical, electrical, telephone, air conditioning, computers and/or similar equipment, (ii) space in the Building, if any, on any Major's Parcel enclosed but not used or improved for storage or business use, (iii) the Enclosed Mall (other than Kiosks located therein) and any Pedestrian Mall, (iv) any part of the Common Area other than Kiosks located therein, (v) management and promotion offices and meeting rooms, not exceeding 8,000 square feet in the aggregate, maintained by the Retail Core Parcel Owner in the Retail Center, (vi) basement or mezzanine level space used exclusively for storage, and (vii) truck docks.

The Floor Area of a Kiosk located within the Enclosed Mall, any other Pedestrian Mall or Common Area shall be calculated based upon the actual area within the exterior partitions of such Kiosk and the area devoted to seating of customers of the Kiosk but excluding any common seating areas. Floor Area occupied by a Kiosk shall, in the case of a Kiosk having open counters or other facilities for the purpose of serving customers outside of such Kiosk, be deemed to include an area four (4) feet in depth outside such open counters or other facilities. All other Kiosks shall be measured from the exterior walls or partitions of such Kiosks.

Elevator cores and fire stairs shall be excluded from Floor Area in all Buildings designed primarily for office use and from the Office portions of any multi-use Buildings except for elevators designed for interior transportation solely between floors occupied by a single Occupant.

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ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE (Continued)

In addition, any space used as outdoor selling area shall be Floor Area. In respect of outdoor space used for the operation of gas or automotive facilities, Floor Area shall refer not only to space within Buildings, but also the areas of the gas islands, the concrete aprons appurtenant thereto, and all work areas.

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE (Continued)

complex, utilizing a shared parking concept in that either all developed land will be owned by one entity or affiliates thereof, or if not owned by one such entity and affiliates, will be subject to a valid and enforceable agreement providing for the shared use of parking spaces duly executed by the owners of all such land.

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

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

For the Developer, Owings Mills Limited Partnership, to comply with Section 409.2(b) of the Baltimore County Zoning Regulations and to provide parking spaces in excess of that is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) The provision of the additional parking will restrict comprehensively planned intensive development of the Owings Mills Town Center and thus detract from the Baltimore County's overall planning objectives, as detailed in the Plan for Owings Mills, Maryland, adopted by the Baltimore Code, May 21, 1984. Consequently, the variance requested fulfills legislative policy and is in strict harmony with the intent of the zoning regulations.

(2) The additional parking will necessitate using approximately ten (10) additional acres in the Owings Mills Town Center for parking, which, as will be shown at the hearing, is far in excess of spaces necessary to the safe and efficient functioning of the retail, office and hotel uses in the Town Center. We will demonstrate at the hearing that this variance is reflective of the best practices in the development industry and would not adversely impact the health, safety or public welfare of the citizens, workers and shoppers in Baltimore County.

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

(a) detract from the aesthetics of the Owings Mills Town Center; 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) Phase I of the Owings Mills Town Center and surrounding development area within the Owings Mills Town Center will be develcped as an integrated retail, commercial, hotel and office

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IN RE: PETITION ZONING VARIANCE
W/S of Mill Run Circle, 1,570' NW of Meadows and Painters Mills Roads - 4th Election District

Owings Mills Limited Partnership,

Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-374-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 4,000 parking spaces instead of the required 5,037 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by John Hannigan, Sr., Development Coordinator, and Claire Overlander, Project Coordinator, appeared on behalf of the Petitioner and was represented by Counsel. Testifying on behalf of the Petitioner was George E. Gavrelis, an expert planner; Marty Wells, a traffic engineer; and Allan Brown and Richard Smith, registered civil engineers.

At the onset of the hearing, Counsel for the Petitioner moved to amend the site plan, Petitioner's Exhibit 1, to reflect the request for 4,000 parking spaces instead of the 4,331 spaces shown. The motion was granted. Testimony indicated that the reason for the change on the site plan is to reflect the potential addition of a fourth major department store, which will take up parking spaces computed on the plan. The Petition itself reflects this change.

Testimony further indicated that the subject property, located in the Owings Mills Town Center within the ring road, zoned B.M.-C.T., O.T., and R.A.-H., will be developed with a major shopping center. The Baltimore County Zoning Regulations (BCZR) requires 5,037 spaces based on the gross building

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

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KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
52.4316 ACRE PARCEL
AREA INSIDE MILL RUN CIRCLE RIGHT OF WAY
"OWINGS MILLS TOWN CENTER"
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point distant 1,570 feet, more or less, measured North 40 degree West from the intersection of Meadows Road and Painters Mill Road, said beginning point being on the inside right of way of Mill Run Circle, as proposed in Owings Mills Town Center, running thence binding on said Mill Run Circle, fifteen courses: (1) southwesterly by a curve to the right with the radius of 383.00 feet, the arc distance of 726.92 feet, the chord of said arc being South 38 degrees 27 minutes 51 seconds West 622.62 feet, (2) westerly by a curve to the right with the radius of 888.00 feet, the arc distance of 84.49 feet the chord of said arc being North 84 degrees 26 minutes 16 seconds West 84.45 feet, (3) North 81 degrees 42 minutes 43 seconds West 217.64 feet, (4) westerly by a curve to the right with the radius of 759.07 feet, the arc distance of 245.97 feet, the chord of said arc being North 72 degrees 25 minutes 44 seconds West 244.90 feet, (5) North 63 degrees 08 minutes 44 seconds West 646.17 feet, (6) northwesterly by a curve to the right with the radius of 663.00 feet, the arc distance of 282.71 feet, the chord of said arc being North 50 degrees 55 minutes 47 seconds West 280.58 feet, (7) North 38 degrees 42 minutes 49 seconds West 159.58 feet, (8) northerly by

MICROFILMED

area. However, Mr. Wells testified that studies conducted over a 20-year period of similar shopping centers determined that a legitimate computation of parking requirements should be 4.86 spaces per 1,000 square feet of gross leasable area. Translated, based on five spaces per 1,000 square feet of gross leasable area, 4,000 spaces would be required for 800,000 square feet of gross leasable area. Mr. Wells believes that the requested variance is appropriate and that there would be no need for more than what is requested. In his opinion, based on experience and studies, Section 307, BCZR, would be satisfied. Mr. Smith agreed that, in his opinion, the requested variance was appropriate. Testimony was uncontraverted that there would be no expectation for 5,037 spaces and that 4,000 spaces would satisfy all needs.

The County Review Group approved the site plan on July 12, 1984.

The Petitioner seeks relief from Section 409.2.(b), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

- 2 -

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
OMTC - Area Inside Mill Run Circle R/W
52.4315 Acres
November 26, 1985
Page 2

a curve to the right with the radius of 393.00 feet, the arc distance of 499.83 feet, the chord of said arc being North 02 degrees 16 minutes 42 seconds West 466.82 feet, (9) North 34 degrees 09 minutes 25 seconds East 236.54 feet, (10) northeasterly by a curve to the right with the radius of 218.00 feet, the arc distance of 151.94 feet, the chord of said arc being North 54 degrees 07 minutes 28 seconds East 148.89 feet, and (11) North 74 degrees 05 minutes 30 seconds East 746.77 feet, (12) easterly by a curve to the right with the radius of 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 83 degrees 24 minutes 30 seconds East 166.85 feet, (13) South 60 degrees 54 minutes 30 seconds East 408.21 feet (14) southeasterly by a curve to the right with the radius 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 38 degrees 24 minutes 30 seconds East 166.85 feet, and (15) South 15 degrees 54 minutes 30 seconds East 857.84 feet to the place of beginning.

CONTAINING 52.4316 acres of land.

CAE/aeb KCI Job Order No. 01-81272 November 26, 1985
Work Order No. 7626C

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It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1986, that the Petition for Zoning Variance to permit 4,000 parking spaces instead of the required 5,037 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. If no additional retail development within the area of the ring road, other than what is reflected on Petitioner's Exhibit 1, is completed within four years from the date of this Order, a special hearing will be required to review the

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

- 3 -

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces

Being the property of ~~Owings Mills Limited Partnership~~ as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

center's parking needs, but in any event, no more than 4,331 spaces shall be required.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Gail M. Stern, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

- 4 -

RE: PETITION FOR VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows & Painters Mill Rds., 4th District

OWINGS MILLS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-374-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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, Suite 1700, 300 E. Lombard Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

MICROFILMED

11-25-87

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows
and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

Dear Ms. Stern:

This is to advise you that $70.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...ore County, Maryland, and remit
...ilding, Towson, Maryland

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

No. 013552

DATE ... ACCOUNT ...

AMOUNT $ 70.37

RECEIVED FROM: Owings Mills Limited Partnership

FOR: ...

VALIDATION OR SIGNATURE OF CASHIER

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows
and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

TIME: 11:15 a.m.

DATE: Monday, March 31, 1986

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

Zoning Commissioner
of Baltimore County

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

No. 016051

DATE 3/3/86 ACCOUNT R-01-615-000

AMOUNT $ 110.00

RECEIVED FROM: Bill Stern

FOR: Ltr to Ltr Fee #226

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan 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
Mar. 13.

TOWSON, MD., March 13, 1986

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 March 13, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-374-A

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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

...PERS OF MARYLAND, INC.

...Md., Mar. 13, 19 86

...nnexed Req.#187544 P.O.#742644
...XXXXXXXXXXX28XXs/days previous
..... 19 86 ..... in the

... a daily newspaper published
...inster, Carroll County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.
... Community Times, a weekly newspaper published
... in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

By Linda Keefer

86-374

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-374-A

District 4th Date of Posting 3-12-86

Posted for: Variance

Petitioner: Owings Mills Limited Partnership

Location of property: W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.

Location of Signs: #1 Facing entrance of Owings Mills Blvd. Approx 50' North of Red Rum and Owings Mills Blvd. #2 Facing Approx 250' East of Sign #1, #3 Facing NW corner of Painters Mill and Meadows Road, Facing Sign on NW corner of Painters Mill Road

Remarks: Post #1 & #2 - Painters Road

Posted by: S. J. Carter Signature Date of return: 3-14-86

Number of Signs: 4

MICROFILMED

OWINGS MILLS TOWN CENTER

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-100'

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE

RED RUN BOULEVARD VICINITY

4th ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"-100' MICROFILMED

#226

VICINITY MAP
SCALE: 1" = 1000'

TYPICAL PARKING MODULE
NOT TO SCALE

PETITIONER'S EXHIBIT 1

3. EXISTING ZONING OF SITE BM-CT, OT, RAE 2
EXISTING ZONING INSIDE RING TO BE M.L.R.
4. ALL UTILITIES EXIST ARE UNDER CONSTRUCTION OR ARE BEING BID AT THE SITE
5. SITE IS LOCATED IN THE RED RUN (GWYNN FALLS) DRAINAGE AREA.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2D OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 4000 SPACES INSTEAD OF THE REQUIRED 5037 SPACES. (A VARIANCE OF 1037 SPACES.)
7. OFF STREET PARKING DATA

BUILDING	GROSS AREA (SF)	NET FLOOR AREA (SF)
MALL	422,000	325,000
BAMS	242,000	228,000
HECHT'S	135,000	120,000
SAKS	90,000	81,000
TOTAL	923,000	800,000

GROSS RESTAURANT FLOOR AREA EQUALS 22,000 SF.
PARKING REQUIRED
(923,000-27,800) SF x $\frac{1 \text{ SPACE}}{200 \text{ SF}}$ + 27,800 SF x $\frac{1 \text{ SPACE}}{50 \text{ SF}}$ = 5037 SPACES
PARKING VARIANCE REQUESTED
800,000 SF x $\frac{1 \text{ SPACE}}{200 \text{ SF}}$ = 4,000 SPACES
PARKING PROVIDED
4,278 STANDARD SPACES
53 HANDICAP SPACES
4,331 TOTAL

(WHERE NOT CIRCLED) AND SIDEWALK

LEGEND

FIRE HYDRANT		H	ONE HANDICAPPED SPACE
STORM DRAIN			ZONING
SANITARY LINE		△	PUBLIC ENTRANCE
WATER LINE			

OWINGS MILLS TOWN CENTER

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-100'

TYPICAL PARKING MODULE
NOT TO SCALE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 (301-321-5500)

Case No. 86-374-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 26th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Owings Mills Limited Partnership
Petitioner's Attorney Gail M. Stern, Esquire

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner — Date March 19, 1986

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

SUBJECT Zoning Petition No. 86-374-A

The CRG approved the plan on July 12, 1984 (see File No. IV-240).

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

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

000

Chairman

MEMBERS

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

Gail M. Stern, Esquire
Suite 1700
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 226 - Case No. 86-374-A
Petitioner - Owings Mills Limited Partnership
Variance Petition

Dear Ms. Stern:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments form the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

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 (JM)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jmr

Enclosures

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

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

MARCH 5, 1986

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

Re: Zoning Advisory Meeting of DECEMBER 17, 1985
Item # 226
Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE, 1570' NW OF MEADOWS & PAINTERS MILL 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.

(X) There are no site planning factors requiring comment.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
( ) A record plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permits 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 is conditioned with traffic capacity management inventory. Traffic Service Areas are re-evaluated annually by the County Council.
( ) Additional comments:
(X) A CRG WAS HELD ON 7/12/84 AND THE PLAN APPROVED SAME DATE - SEE CRG FILE # IV-240 (OWINGS MILLS TOWN CTR.)

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hotzell

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED NOV - 3 1982 OFFICE OF PLANNING AND ZONING

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfee
Mr. E. McDonough

MICROFILMED

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

XVIII-340

INTER-OFFICE CORRESPONDENCE

TO B. Melvin Cole, Administrative Officer — Date October 21, 1982
Norman E. Gerber

FROM Director of Planning and Zoning

SUBJECT Owings Mills Town Center

A C.R.G. meeting is scheduled for 10:00 A.M. Thursday, October 28, 1982, to review Rouses's Owings Mills Town Center.

The site is located on the southwest side of the proposed Northwest Expressway, northwest of Painters Mill Road and north of Red Run.

The proposal is to develop approximately 129 acres for a 1,370,000 square foot shopping mall, a 300 room hotel, and 9 office buildings with a total of 1,140,000 square feet. Also, it is proposed to provide 8,506 parking spaces.

There are a number of general questions that will need to be resolved, they are as follows:

1. The extent of County participation in roads and utilities costs.
2. A location decision on the Owings Mills Boulevard, Red Run Boulevard, and the connection with the Northwest Expressway to the Owings Mills Town Center.
3. A proposal to build a dam and recreation area upstream as a regional stormwater management facility.
4. The necessary zoning decisions are pending.
5. Design and coordination with MTA in serving the transit station including shared parking and a pedestrian movement system on the site.

Norman E. Gerber
Director of Planning and Zoning

NEG:rh
Attachment
cc: Stephen Collins
Honora Freeman
Stanley Guild
William Hammond
Robert Hannon
James Lucas
Harry Pistel
June Steckfus
Lawrence Walsh

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober — Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. *Red Run Boulevard should be designed for 50 miles-per-hour speed.*
2. *The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.*
3. *It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.*
4. *The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.*
5. *Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.*
6. *Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.*

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:mmg

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene Bober — Date October 20, 1982

FROM John L. Wimbley

SUBJECT Owings Mills Town Center

The Office of Planning and Zoning review of the proposed Owings Mills Town Center pointed-up issues that have to be resolved before plan approval could be granted. They are as follows:

1. The total ownership of Jack Baylin needs to be shown on a plan to comply with subdivision requirements.
2. The Master Plan Stream Valley Park; Red Run Stream Valley Park with pedestrian access provided under Red Run Boulevard.
3. The flood plain for Red Run as shown on the plan is different from Baltimore County information. A study will be required.
4. The need for a pedestrian system connecting mall, offices, hotel and M.T.A. transit station, recommend a weather protected skywalk system.

The Zoning division of this office has pointed out some of their main issues. They are as follows:

1. The approval of grading permits for future commercial uses on residentially zoned land is unresolved at this time.
2. The need for the property that is zoned D.R.16 and RC-3 to be reclassified for the proposed uses as shown on the plan.
3. The need for a parking variance to reduce the required number of parking spaces.
4. The need for a special hearing for parking in a residential zone.
5. The plan must show the amenity open space and floor area ratio calculations. The areas to be used for amenity open space must be shown on the plan.

John L. Wimbley

MICROFILMED

11-25-87

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

IV-240

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4 & 2

Dear Mr. Hannigan:

The referenced development proposal may be further processed according to the following schedule:

a. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

b. A certified or cashier's check in the amount of $9,492.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

d. Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

e. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jha
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd., Towson, Md. 21204
E. A. McDonough
✓E. Bober
File

RECEIVED NOV 18 1982 OFFICE OF PLANNING AND ZONING

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eugene J. Bober Date: October 20, 1982

FROM: Robert A. Morton, P.E.

SUBJECT: Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pm

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

IV-240

RECEIVED NOV 18 1982 OFFICE OF PLANNING AND ZONING

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4

Dear Mr. Hannigan:

The following comments are supplementary to those comments previously transmitted to you:

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Pikesville Fourth Zone.

A 16-inch main should be installed in the proposed Red Run Boulevard westerly from the existing 20-inch main in Painters Mill Road to the proposed Owings Mill Boulevard. A 16-inch main should be continued northerly in the proposed Owings Mill Boulevard and connected to the existing 12-inch main in South Dolfield Road.

A master meter service may be taken off the proposed 16-inch main near the Red Run Boulevard entrance to the project. Also, a master meter service may be taken off the proposed 16-inch main near the Owings Mill Boulevard entrance.

However, the proliminary plan indicates these two private water systems will be connected. Therefore, a backflow preventer must be installed on the consumer's side of each master meter to protect the public water system.

Also, pressure will exceed 100-psi below elevation 510 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should investigate the proper sizing for internal piping to maintain the required fire flow throughout the development.

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Owings Mills Town Center -2- November 17, 1982

SUPPLEMENTARY WATER COMMENTS: (Cont'd)

All mains within the project not in public roads will not be maintained or serviced by the City.

Additionally, those water main extensions are predicated on the approval of an extension of the Metropolitan District Line."

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:RDC:pmg
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road 21204

R. Morton
E. Bober
File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 26, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Owings Mills Town Center

PROJECT NUMBER: #82150

LOCATION: Northwest Expressway and Painters Mill Road

DISTRICT: 4C3

The Plan for the subject site, dated October 1, 1982 and revised October 14, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements after which a Building Permit may be approved.

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Project #82150
Owings Mills Town Center
Page 2
October 26, 1982

HIGHWAY COMMENTS:

Red Run Boulevard is a proposed County highway, which shall be constructed in conjunction with this project as a 55-foot curb and gutter paving section within a 70-foot right-of-way. The Developer shall be responsible for the construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

When the designed pavement depth exceeds 11 inches, the Developer is responsible for the full pavement depth for the applicable 30-foot or 50-foot pavement width limitation.

The Developer shall be fully responsible for all engineering, construction drawings and right-of-way plats required for Red Run Boulevard.

The alignment of Red Run Boulevard as shown on the Plan is not satisfactory. This highway must be designed to meet A.A.S.H.T.O. standards for a 50 m.p.h. design speed.

The Developer shall be fully responsible for all rights-of-way acquisition for Red Run Boulevard, which is required for construction in conjunction with this project. Baltimore County will attempt to acquire the right-of-way.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

MICROFILMED

Project #82150
Owings Mills Town Center
Page 3
October 26, 1982

HIGHWAY COMMENTS: (Cont'd)

All proposed entrance locations and configurations are subject to approval by the Department of Traffic Engineering. Final determinations on Red Run Boulevard and the entrances are subject to a review of the Traffic Studies by the Department of Traffic Engineering.

Unless otherwise specified, roads within the complex shall be private and shall be the total responsibility of the Developer for construction and maintenance.

The reconstruction of Painters Mill Road in this area will be accomplished by the State of Maryland and Baltimore County.

In accordance with the recommendations of the State Highway Administration, a public road, minimum 30-foot in width, must be constructed within the complex to convey traffic between the ramp which will enter the site from Owings Mills Boulevard and Red Run Boulevard. This public road shall be the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

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Project #82150
Owings Mills Town Center
Page 4
October 26, 1982

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The flood plain as shown on the Plan does not appear to be the existing flood plain without any regional flood control facility. Although there is a proposal for a regional flood control facility in this area if it does not exist at the time of establishment of the flood plain easement, the 100-year flood plain must be established without consideration of the possible future flood control.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

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11-25-87

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

The onsite storm water management for this development cannot be approved until a final determination is made regarding the construction of a proposed regional storm water management facility in this area.

The Developer is responsible for the full cost of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or under-road pipes for drainage areas up to 400 acres. In larger drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this percentage as responsibility for the proposed structure.

Red Run is classified as Class III Waters - Natural Trout Waters by the State Department of Natural Resources. Therefore, any construction within the 100-year flood plain will require a State Permit and will be subject to the restrictions governing Natural Trout Waters.

No construction in or alteration of any flood plain may be permitted except as noted under Section 22-98 of the Development Regulations Bill No. 56-82.

A pedestrian crossing along Red Run, as required by the Office of Planning, must be incorporated into the design of the drainage structure conveying Red Run under Red Run Boulevard.

WATER AND SANITARY SEWER COMMENTS:

A 16-inch public water main is required between Painters Mill Road and Owings Mills Boulevard and along Owings Mills Boulevard as necessary to provide service to this development. This 16-inch main shall be financed using both the Master Facility Policy and the Dual Main Policy. The Developer's exact financial responsibilities for construction shall be determined at the time of preparation of the Public Works Agreement.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Portions of this property appear to be located outside of the Metropolitan District and/or in areas not proposed for immediate service on the Baltimore County Water and Sewer Maps. An extension of the Metropolitan District Boundary and a revision of the Water and Sewer Maps to include this property are required before public water and sewer can be extended to serve the affected areas.

A public sanitary sewer extension will be required from the Gwynns Falls Interceptor along Red Run to provide service to this property and upstream properties within the proposed ultimate service area.

The sewer shown on the Plan as Red Run Interceptor is not presently included in the Capital Budget as indicated. Construction of the interceptor will be financed as a master facility with the Developer responsible for two-thirds and the County responsible for one-third of the total cost.

The Developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size of line and type of pipe.

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grade.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

Although both the public water and sewer will be financed under the Master Facility Policy, the Developer is fully responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Master Facility Policy regarding pre-payment of System Connection Charges shall apply to this project.

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

MICROFILMED

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ✓ can be waived, ___ must be revised. EXEMPTION FROM PROCESSED 3/22/82

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

✓ This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

___

MICROFILMED

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EUGENE A. BOBER, Chief
Current Planning & Development, OPZ
Date: October 19, 1982

FROM: WILLIAM A. IRGENS
Transportation Coordinator, OPZ

SUBJECT: Alignment of Red Run Boulevard

We have evaluated the proposals submitted to you on September 8, 1982 by the Rouse Company outlining two alternatives for Red Run Boulevard. Neither of the two proposals deal with Red Run Boulevard in the fashion that Baltimore County has maintained since its inception, that being:

- Red Run Boulevard is to be constructed as a public road which may "hug" the easternmost portion of the established 100-year floodplain. The roadway must contain five lanes to provide for turning movements at the town center access drives.

- Red Run Boulevard not be part of an internal ring road but one that will have controlled access points to the town center.

It is my understanding that this is also the position of the Department of Traffic Engineering and the Department of Public Works.

WAI:vh

WILLIAM A. IRGENS
Transportation Coordinator

cy: ROBERT A. MORTON, Chief
Public Services Bureau, Public Works

JOHN J. TRENNER, Chief
Highway Design & Approval, Engineering
Department of Public Works

C. RICHARD MOORE
Asst. Traffic Engineer
Planning & Design Bureau
Department of Traffic Engineering

JOHN J. DILLON, Planner
Community Plans Division, OPZ

GARY L. KERNS
Transportation Planner
OPZ

RECEIVED
OCT 26 1982
BUREAU OF PUBLIC SERVICES

MICROFILMED

Maryland Department of Transportation
The Secretary's Office

Harry Hughes
Governor
Lowell K. Bridwell
Secretary

October 21, 1982

RECEIVED
OCT 26 1982
BUREAU OF PUBLIC SERVICES

Mr. Robert A. Morton, Chief
Public Services Bureau
Baltimore County Department of Public Works
Baltimore County Office Building
Towson, Maryland 21204

RE: Owings Mills Town Center

Dear Mr. Morton:

It has been brought to our attention that the Rouse Company has submitted development plans for the Owings Mills Town Center.

We understand that these plans make no provisions for pedestrian access from the intense employment/commercial land use to the Owings Mills transit station. Allowing the Town Center to develop without adequate pedestrian access to the transit station will increase parking demand at the station, increase traffic congestion on local access roads and generally decrease accessibility to valuable employment opportunities. More important is the commitment that the Department has to the Urban Mass Transportation Administration and the Congress of the United States to insure proper coordination between Section B of the Baltimore Metro and development in the vicinity of its stations.

For these reasons, we urge the County and the developer to work closely with the Mass Transit Administration to resolve this issue.

Representatives of this office and the Mass Transit Administration are planning to attend the October 28, 1982 review meeting with the developer. We hope to provide more detailed comments at that time, provided we receive a copy of the plans in sufficient time for an adequate review.

Please keep me advised of any further developments. Your cooperation in this matter will be greatly appreciated.

Sincerely,

Elizabeth K. Moser
Elizabeth K. Moser
Assistant Director
Office of Transportation Planning

EKM/FPR/bc

cc: Clyde Eyers
Frederick Gottemoeller
Ronald Hartman
Gunther Gottfeld
Honora Freeman

MICROFILMED

My telephone number is (301) 859-7339
Teletype TTY For The Deaf (301) 859-7227
Post Office Box 8755, Baltimore-Washington International Airport, Maryland 21240-0755

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: July 11, 1984

PROJECT NAME: OWINGS MILLS TOWN CENTER
COUNCIL & ELECTION DISTRICT: IV-24D

PLAN: XXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan dated June 12, 1984, and has the following comments:

This property contains archaeological site #BA 127, which was studied by the State Archaeologist's Office during their Northwest Corridor Study in 1974. Tyler Bastian, the State Archaeologist, has been informed of this development in the event that any further work needs to be done before the mall construction begins. The developer is advised to contact Mr. Bastian at Maryland Geological Survey, Suite 400, 711 W. 40th Street, Baltimore, Maryland 21211.

This plan must include a commitment for pedestrian circulation connecting the MTA Metro Station with the Mall, the Stream Valley Park and the future development areas.

The schematic landscape plan requires further study. The calculations for linear road frontages should clearly differentiate between the interior roads and the public roads, ramps etc. The calculations should be for the mall development site only and the required landscape placed on the mall area. The future development areas will have to meet the landscaping standards at the time their individual site plans are processed. The parking area for the mall needs additional planting to break-up the large expanse of paving. Pedestrian walkways and planted islands should be included for definition of pedestrian and vehicular circulation.

Additional study will be required of the alignment of Red Run Boulevard's effect on the flood plain prior to record plat.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

MICROFILMED

Susan Carrell (cm)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: July 10, 1984

PROJECT NAME: Owings Mills Town Center
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4th Election District

PLAN: July 12, 1984
DEVELOPMENT PLAN:
PLAT:

The following comments were written on the plan dated June 12, 1984.

1. A Special Hearing (Case No. 84-307-SPH) for off street parking in a residential zone was granted by Zoning Commissioner Jablon on May 15, 1984.

   The CRG plan while showing a slightly different parking layout and building configuration with a lesser square ft. area of buildings complies with the Commissioner's order and may be approved by the CRG.

2. The following minor revisions should occur prior to approval.

   There is a discrepancy between the total retail area as indicated in the general notes - Note #3 shows 820,000 sq. ft. total retail area while the table which details the parking breakdown shows a total of 910,000 sq. ft. There are some arithmetic errors on the table which should be corrected as well. (the breakdown for Saks and the Developer)

Diana Itter
DIANA ITTER
Zoning Associate III

DI:sj

7/82sss

MICROFILMED

11-25-87

MAP NW 10-11-F
2C
E.D. 4
DATE 1-16-87
200
1000
DP

Owings Mills Limited
Case No. 86-374-A
NW of Meadows and Painters Mill Rds.
4th Elec. Dist.

86-374-A

226

IN RE: PETITION ZONING VARIANCE
W/S of Mill Run Circle, 1,570' NW of Meadows and Painters Mills Roads - 4th Election District

Owings Mills Limited Partnership,

Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-374-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 4,000 parking spaces instead of the required 5,037 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by John Hannigan, Sr., Development Coordinator, and Claire Overlander, Project Coordinator, appeared on behalf of the Petitioner and was represented by Counsel. Testifying on behalf of the Petitioner was George E. Gavrelis, an expert planner; Marty Wells, a traffic engineer; and Allan Brown and Richard Smith, registered civil engineers.

At the onset of the hearing, Counsel for the Petitioner moved to amend the site plan, Petitioner's Exhibit 1, to reflect the request for 4,000 parking spaces instead of the 4,331 spaces shown. The motion was granted. Testimony indicated that the reason for the change on the site plan is to reflect the potential addition of a fourth major department store, which will take up parking spaces computed on the plan. The Petition itself reflects this change.

Testimony further indicated that the subject property, located in the Owings Mills Town Center within the ring road, zoned B.M.-C.T., O.T., and R.A. will be developed with a major shopping center. The Baltimore County Zoning Regulations (BCZR) requires 5,037 spaces based on the gross building area. However, Mr. Wells testified that studies conducted over a 20-year period of similar shopping centers determined that a legitimate computation of parking requirements should be 4.86 spaces per 1,000 square feet of gross leasable area. Translated, based on five spaces per 1,000 square feet of gross leasable area, 4,000 spaces would be required for 800,000 square feet of gross leasable area. Mr. Wells believes that the requested variance is appropriate and that there would be no need for more than what is requested. In his opinion, based on experience and studies, Section 307, BCZR, would be satisfied. Mr. Smith agreed that, in his opinion, the requested variance was appropriate. Testimony was uncontraverted that there would be no expectation for 5,037 spaces and that 4,000 spaces would satisfy all needs.

The County Review Group approved the site plan on July 12, 1984.

The Petitioner seeks relief from Section 409.2.(b), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1986, that the Petition for Zoning Variance to permit 4,000 parking spaces instead of the required 5,037 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. If no additional retail development within the area of the ring road, other than what is reflected on Petitioner's Exhibit 1, is completed within four years from the date of this Order, a special hearing will be required to review the

- 3 -

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

center's parking needs, but in any event, no more than 4,331 spaces shall be required.

[signature]
Zoning Commissioner of Baltimore County

AJ/srl

cc: Gail M. Stern, Esquire
People's Counsel

- 4 -

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCE

86-374-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(b) of the Baltimore County Zoning Regulations so as to calculate the required number of spaces for Phase I of the Owings Mills Town Center, and on each individual parcel thereof, on the basis of five spaces for each one thousand (1,000) square feet of "Floor Area" (as defined in Attachment 1) devoted to retail trade, restaurants and uses incidental thereto, thereby reducing the total number of spaces within Phase I from the current requirement of 5,037 to 4,000,

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

MAP NW 10-11-F 10-11-F
2C
E.D. 4
DATE 1-16-87
200
1000
DP

(See Attachment 2)

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

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

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

Contract Purchaser:	Legal Owner(s):
N/A	OWINGS MILLS LIMITED PARTNERSHIP
(Type or Print Name)	By: The Rouse Company of Owings Mills, (Type or Print Name) General Partner
Signature	By: Signature John Hannigan, Vice President
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	c/o The Rouse Company
Gail M. Stern, Esquire	Headquarters Building 992-6000
Frank, Bernstein, Conway & Goldman	Address Phone No.
(Type or Print Name)	Columbia, Maryland 21044
Signature	City and State
Suite 1700	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
300 East Lombard Street	OWINGS MILLS LIMITED PARTNERSHIP
Address	Name
Baltimore, Maryland 21202	c/o The Rouse Company
City and State	Headquarters Building 992-6000
Attorney's Telephone No.: (301) 625-3647	Address Phone No.
	Columbia, Maryland 21044

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 19 86, 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 31st day of March, 19 86, at 11:15 o'clock

[signature]
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
52.4316 ACRE PARCEL
AREA INSIDE MILL RUN CIRCLE RIGHT OF WAY
"OWINGS MILLS TOWN CENTER"
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point distant 1,570 feet, more or less, measured North 40 degree West from the intersection of Meadows Road and Painters Mill Road, said beginning point being on the inside right of way of Mill Run Circle, in Owings Mills Town Center, running thence binding on said Mill Run Circle, fifteen courses: (1) southwesterly by a curve to the right with the radius of 383.00 feet, the arc distance of 726.92 feet, the chord of said arc being South 38 degrees 27 minutes 51 seconds West 622.62 feet, (2) westerly by a curve to the right with the radius of 888.00 feet, the arc distance of 84.49 feet the chord of said arc being North 84 degrees 26 minutes 16 seconds West 84.45 feet, (3) North 81 degrees 42 minutes 43 seconds West 217.64 feet, (4) westerly by a curve to the right with the radius of 759.07 feet, the arc distance of 245.97 feet, the chord of said arc being North 72 degrees 25 minutes 44 seconds West 244.90 feet, (5) North 63 degrees 08 minutes 44 seconds West 646.17 feet, (6) northwesterly by a curve to the right with the radius of 663.00 feet, the arc distance of 282.71 feet, the chord of said arc being North 50 degrees 55 minutes 47 seconds West 280.58 feet, (7) North 38 degrees 42 minutes 49 seconds West 159.58 feet, (8) northerly by

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
OMTC - Area Inside Mill Run Circle R/W
52.4315 Acres
November 26, 1985
Page 2

a curve to the right with the radius of 393.00 feet, the arc distance of 499.83 feet, the chord of said arc being North 02 degrees 16 minutes 42 seconds West 466.82 feet, (9) North 34 degrees 09 minutes 25 seconds East 236.54 feet, (10) northeasterly by a curve to the right with the radius of 218.00 feet, the arc distance of 151.94 feet, the chord of said arc being North 54 degrees 07 minutes 28 seconds East 148.89 feet, and (11) North 74 degrees 05 minutes 30 seconds East 746.77 feet, (12) easterly by a curve to the right with the radius of 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 83 degrees 24 minutes 30 seconds East 166.85 feet, (13) South 60 degrees 54 minutes 30 seconds East 408.21 feet (14) southeasterly by a curve to the right with the radius 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 38 degrees 24 minutes 30 seconds East 166.85 feet, and (15) South 15 degrees 54 minutes 30 seconds East 857.84 feet to the place of beginning.

CONTAINING 52.4316 acres of land.

CAE/aeb KCI Job Order No. 01-81272 November 26, 1985
Work Order No. 7626C

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

PAUL H. REINCKE
CHIEF

December 18, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Owings Mills Limited Partnership

Location: W/S Mill Run Circle, 1570 ft. NW of Meadows & Painters Mill

Item No.: 226 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

_____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt. Joseph Kelly 12-18-85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

MICROFILMED

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

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Owings Mills Limited Partnership
Location: W/S Mill Run Circle, 1570 feet NW of Meadows and Painters Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 is a from Use _____ to Use _____, or to Mixed Uses _____ _____ _____. See Section 312 of the Building Code.

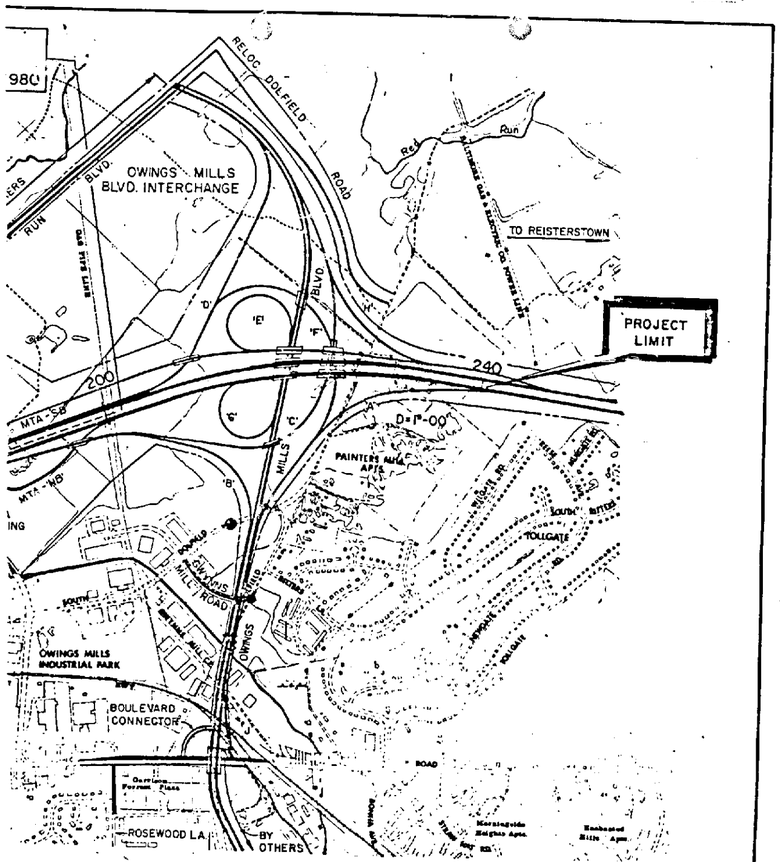
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Plat shall show flood plain for the "Red Run" drainage area. Any future changes of use such as "Assembly Use" would be looked at very seriously as it would increase the occupancy loading and the need for additional spaces.

K. 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 required the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

MICROFILMED



REVISED 8/80

PLAN
MENDED ALTERNATE
E BELTWAY TO DOLFIELD ROAD

SCALE
1" = 1000'

DWG.
NO. 6

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

October 25, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

Attention: Mr. George Wittman

FROM: Frederick Gottemoeller
Deputy Administrator

SUBJECT: Proposed Owings Mills Town Center southwest of Reisterstown Road (Md. Rte. 140) south of Dolfield Road and west of "Proposed Northwest Expressway"

Thank you for the opportunity to comment on the proposed site plan for this project. As you may be aware, we have been working closely with the developer and Baltimore County on various aspects of this proposed development for some time, though this is the first opportunity I have had to see a detailed plan for the site itself.

I would offer the following comments, all of which are crucial to the Administration's interest in this area, and which should be passed on to the County with the appropriate emphasis:

1. The proposed ramps at the north end of the site connecting to ramp C (inbound) and ramp D (outbound) are acceptable only if they connect to a public road within the development. This is a condition both we and the Federal Highway Administration would place on these ramps. Also, any construction, right of way, and engineering costs for these ramps over and above what is currently shown on our plans must be paid by the developer.

2. The roadway along the western perimeter of the site connecting Owings Mills Boulevard and Painters Mill Road (which has previously been designated Red Run Boulevard on County and previous developer plans) must be a public road. This roadway is critical to the proper circulation of traffic to and from the

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My telephone number is 1112
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

11-25-87

Owings Mills Boulevard/Northwest Expressway interchange and the transit station, and was an important factor in our receiving Interstate funding for Owings Mills Boulevard and its associated service road.

3. There are a number of instances on the perimeter of the property where suggestions have been made that the boundary between the proposed development and the Administration's transportation facilities be adjusted to allow for such things as the realignment of the Columbia Gas Company pipeline, storm water management ponds, adjustments of cut slopes to reflect the site grading, etc. These changes are not adequately reflected in the proposed site plan, nor can they be at this date. However, all involved should be aware that these changes are possible and likely, and may have an effect on the arrangement of facilities within the site.

4. Finally, I think the Administration should address an issue which is more qualitative but which will have its effect on the travelling public, and that is the appearance of this development. Both we and the MTA have gone to some length to create attractive facilities through appropriate landscaping and grading. The proposed development, on the other hand, if built as shown on the site plan, will have the appearance of a fleet of buildings awash in a sea of cars. Granted, it is difficult to make a parking lot attractive. On the other hand, the MTA lots show that efforts can be made to provide for appropriate planting, etc. I hope the County will make the effort to promote a style of development which will be more of a long-term asset to the County, and a true town center.

Please let me know if I can supply anything additional.

FG:enk

cc: Mr. W. K. Lee, III
Mr. G. E. Dailey
Mr. S. Kouroupis
Ms. E. Moser
Mr. R. Hartman
Mr. G. Gottfeld

MICROFILMED

11-25-87

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

"Floor Area", with respect to any Building or space within the Town Center, means that portion of the total area on all floors within such Building or within the space (including any basement or mezzanine level space not otherwise excluded below) whether or not occupied, measured from the exterior faces of exterior walls or, where applicable, the center line of party walls, but excluding: (i) space occupied by elevator penthouses, transformer vaults, mechanical rooms, and other space exclusively housing mechanical, electrical, telephone, air conditioning, computers and/or similar equipment, (ii) space in the Building, if any, on any Major's Parcel enclosed but not used or improved for storage or business use, (iii) the Enclosed Mall (other than Kiosks located therein) and any Pedestrian Mall, (iv) any part of the Common Area other than Kiosks located therein, (v) management and promotion offices and meeting rooms, not exceeding 8,000 square feet in the aggregate, maintained by the Retail Core Parcel Owner in the Retail Center, (vi) basement or mezzanine level space used exclusively for storage, and (vii) truck docks.

The Floor Area of a Kiosk located within the Enclosed Mall, any other Pedestrian Mall or Common Area shall be calculated based upon the actual area within the exterior partitions of such Kiosk and the area devoted to seating of customers of the Kiosk but excluding any common seating areas. Floor Area occupied by a Kiosk shall, in the case of a Kiosk having open counters or other facilities for the purpose of serving customers outside of such Kiosk, be deemed to include an area four (4) feet in depth outside such open counters or other facilities. All other Kiosks shall be measured from the exterior walls or partitions of such Kiosks.

Elevator cores and fire stairs shall be excluded from Floor Area in all Buildings designed primarily for office use and from the Office portions of any multi-use Buildings except for elevators designed for interior transportation solely between floors occupied by a single Occupant.

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE (Continued)

In addition, any space used as outdoor selling area shall be Floor Area. In respect of outdoor space used for the operation of gas or automotive facilities, Floor Area shall refer not only to space within Buildings, but also the areas of the gas islands, the concrete aprons appurtenant thereto, and all work areas.

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

For the Developer, Owings Mills Limited Partnership, to comply with Section 409.2(b) of the Baltimore County Zoning Regulations and to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) The provision of the additional parking will restrict comprehensively planned intensive development of the Owings Mills Town Center and thus detract from the Baltimore County's overall planning objectives, as detailed in the Plan for Owings Mills, Maryland, adopted by the Baltimore Code, May 21, 1984. Consequently, the variance requested fulfills legislative policy and is in strict harmony with the intent of the zoning regulations.

(2) The additional parking will necessitate using approximately ten (10) additional acres in the Owings Mills Town Center for parking, which, as will be shown at the hearing, is far in excess of spaces necessary to the safe and efficient functioning of the retail, office and hotel uses in the Town Center. We will demonstrate at the hearing that this variance is reflective of the best practices in the development industry and would not adversely impact the health, safety or public welfare of the citizens, workers and shoppers in Baltimore County.

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

(a) detract from the aesthetics of the Owings Mills Town Center; 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) Phase I of the Owings Mills Town Center and surrounding development area within the Owings Mills Town Center will be developed as an integrated retail, commercial, hotel and office

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE (Continued)

complex, utilizing a shared parking concept in that either all developed land will be owned by one entity or affiliates thereof, or if not owned by one such entity and affiliates, will be subject to a valid and enforceable agreement providing for the shared use of parking spaces duly executed by the owners of all such land.

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

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces

Being the property of Owings Mills Limited Partnership as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE W/S Mill Run Circle, 1570' NW of Meadows & Painters Mill Rds., 4th District
OWINGS MILLS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-374-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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, Suite 1700, 300 E. Lombard Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

Dear Ms. Stern:

This is to advise you that $70.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...re County, Maryland, and remit
...lding, Towson, Maryland

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

No. 018552

DATE 3/31/86 ACCOUNT R-01-615-000

SIGN & POST TO BE RETURNED TO ZONING OFFICE

AMOUNT $ 70.37

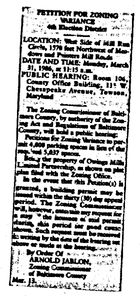
RECEIVED FROM Owings Mills Limited Partnership

FOR Advertising & Posting re Case #86-374-A

B123*****7037:a 8a1F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION


PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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
Mar. 13

TOWSON, MD., March 13, 19 86

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 March 13, 19 86

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-374-A

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.

Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

86-374

...PERS OF MARYLAND, INC.

...Md., Mar. 13, 19 86

...nnexed Req.#187564 P.O.#74264

...SUCCESSIVE WEEKS/days previous

..... 19 86, in the

... a daily newspaper published
...insteer, Carro County, Maryland.
... a weekly newspaper published
... in Baltimore County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per ...

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-374-A

District 4th Date of Posting 3-12-86

Posted for: Variance

Petitioner: Owings Mills Limited Partnership

Location of property: W/S Mill Run Circle, 1570 NW of Meadows & Painters Mill Rds.

Location of Signs: #1 Facing east side of Owings Mills Blvd. approx. 300' North of Red Run and Owings Mills Blvd. #2 Facing approx. 250' east of sign #1. #3 Facing N/E corner of property at corner of Meadows Road & Northwest Expressway. #4 Facing S/W corner of Painters Mill Road & Northwest Expressway

Remarks: Sign #4 Located Painters Mill Road

Posted by A. J. Ertle Date of return: 3-14-86
Signature

Number of Signs: 4

MICROFILMED

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

TIME: 11:15 a.m.

DATE: Monday, March 31, 1986

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

...Zoning Commissioner
...nore County

MICROFILMED

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

No. 016051

DATE 12/3/85 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Gail Stern

FOR: filing fee for Item #226

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date March 19, 1986

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

SUBJECT Zoning Petition No. 86-374-A

The CRG approved the plan on July 12, 1984 (see File No. IV-240).

Norman E. Gerber per J.G.H.
Norman E. Gerber, AICP
Director

NEG:JGH:slm

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

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

...ooo...

Chairman

MEMBERS

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

Gail M. Stern, Esquire
Suite 1700
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 226 - Case No. 86-374-A
Petitioner - Owings Mills Limited Partnership
Variance Petition

Dear Ms. Stern:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments form the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

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 (mj)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

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

MICROFILMED

Case No. 86-374-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 26th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Owings Mills Limited Partnership
Petitioner's Attorney Gail M. Stern, Esquire

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

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

MARCH 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21203

Re: Zoning Advisory Meeting of DECEMBER 17, 1985
Item # 226
Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE, 1570' NW OF MEADOWS & PAINTERS MILL 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.

(X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
( ) A records plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on ...
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by 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.
(X) Additional comments:

A CRG WAS HELD ON 7/12/84 AND THE PLAN APPROVED SOME DATE. SEE CRG FILE #IV-240 (OWINGS MILLS TOWN CTR.)

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED
NOV - 3 1982
OFFICE OF PLANNING AND ZONING

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfe...
Mr. E. McDonough

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MICROFILMED

BALTIMORE COUNTY, MARYLAND

XIII-30

INTER-OFFICE CORRESPONDENCE

TO B. Melvin Cole, Administrative Officer Date October 21, 1982

FROM Norman E. Gerber, Director of Planning and Zoning

SUBJECT Owings Mills Town Center

A C.R.G. meeting is scheduled for 10:00 A.M. Thursday, October 28, 1982, to review Rouses's Owings Mills Town Center.

The site is located on the southwest side of the proposed Northwest Expressway, northwest of Painters Mill Road and north of Red Run.

The proposal is to develop approximately 129 acres for a 1,370,000 square foot shopping mall, a 300 room hotel, and 9 office buildings with a total of 1,140,000 square feet. Also, it is proposed to provide 8,506 parking spaces.

There are a number of general questions that will need to be resolved, they are as follows:

1. The extent of County participation in roads and utilities costs.
2. A location decision on the Owings Mills Boulevard, Red Run Boulevard, and the connection with the Northwest Expressway to the Owings Mills Town Center.
3. A proposal to build a dam and recreation area upstream as a regional stormwater management facility.
4. The necessary zoning decisions are pending.
5. Design and coordination with MTA in serving the transit station including shared parking and a pedestrian movement system on the site.

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

NEG:th
Attachment
cc: Stephen Collius
Honora Freeman
Stanley Guild
William Hammond
Robert Hannon
James Lucas
Harry Pistel
June Steckfus
Lawrence Walsh

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pmg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene Bober Date October 20, 1982

FROM John L. Wimbley

SUBJECT Owings Mills Town Center

The Office of Planning and Zoning review of the proposed Owings Mills Town Center pointed-up issues that have to be resolved before plan approval could be granted. They are as follows:

1. The total ownership of Jack Baylin needs to be shown on a plan to comply with subdivision requirements.
2. The Master Plan Stream Valley Park; Red Run Stream Valley Park with pedestrian access provided under Red Run Boulevard.
3. The flood plain for Red Run as shown on the plan is different from Baltimore County information. A study will be required.
4. The need for a pedestrian system connecting mall, offices, hotel and M.T.A. transit station, recommend a weather protected skywalk system.

The Zoning division of this office has pointed out some of their main issues. They are as follows:

1. The approval of grading permits for future commercial uses on residentially zoned land is unresolved at this time.
2. The need for the property that is zoned D.R.16 and RC-3 to be reclassified for the proposed uses as shown on the plan.
3. The need for a parking variance to reduce the required number of parking spaces.
4. The need for a special hearing for parking in a residential zone.
5. The plan must show the amenity open space and floor area ratio calculations. The areas to be used for amenity open space must be shown on the plan.

John L. Wimbley

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

IV-240

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4 & 2

Dear Mr. Hannigan:

The referenced development proposal may be further processed according to the following schedule:

a. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

b. A certified or cashier's check in the amount of $9,492.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

d. Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

e. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jha
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd., Towson, Md. 21204
E. A. McDonough
E. Bober
File

RECEIVED NOV 19 1982 OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pmg

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

IV-240

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4

Dear Mr. Hannigan:

The following comments are supplementary to those comments previously transmitted to you:

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Pikesville Fourth Zone.

A 16-inch main should be installed in the proposed Red Run Boulevard westerly from the existing 20-inch main in Painters Mill Road to the proposed Owings Mill Boulevard. A 16-inch main should be continued northerly in the proposed Owings Mill Boulevard and connected to the existing 12-inch main in South Dolfield Road.

A master meter service may be taken off the proposed 16-inch main near the Red Run Boulevard entrance to the project. Also, a master meter service may be taken off the proposed 16-inch main near the Owings Mill Boulevard entrance.

However, the preliminary plan indicates these two private water systems will be connected. Therefore, a backflow preventer must be installed on the consumer's side of each master meter to protect the public water system.

Also, pressure will exceed 100-psi below elevation 510 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should investigate the proper sizing for internal piping to maintain the required fire flow throughout the development.

RECEIVED NOV 19 1982 OFFICE OF PLANNING AND ZONING

SUPPLEMENTARY WATER COMMENTS: (Cont'd)

All mains within the project not in public roads will not be maintained or serviced by the City.

Additionally, these water main extensions are predicated on the approval of an extension of the Metropolitan District Line."

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:REC:pmg
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road 21204
R. Morton
E. Bober
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 26, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Owings Mills Town Center
PROJECT NUMBER: #82150
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4C5

The Plan for the subject site, dated October 1, 1982 and revised October 14, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements after which a Building Permit may be approved.

HIGHWAY COMMENTS:

Red Run Boulevard is a proposed County highway, which shall be constructed in conjunction with this project as a 55-foot curb and gutter paving section within a 70-foot right-of-way. The Developer shall be responsible for the construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

When the designed pavement depth exceeds 11 inches, the Developer is responsible for the full pavement depth for the applicable 30-foot or 50-foot pavement width limitation.

The Developer shall be fully responsible for all engineering, construction drawings and right-of-way plats required for Red Run Boulevard.

The alignment of Red Run Boulevard as shown on the Plan is not satisfactory. This highway must be designed to meet A.A.S.H.T.O. standards for a 50 m.p.h. design speed.

The Developer shall be fully responsible for all rights-of-way acquisition for Red Run Boulevard, which is required for construction in conjunction with this project. Baltimore County will attempt to acquire the right-of-way.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said right-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

APR 3

HIGHWAY COMMENTS: (Cont'd)

All proposed entrance locations and configurations are subject to approval by the Department of Traffic Engineering. Final determinations on Red Run Boulevard and the entrances are subject to a review of the Traffic Studies by the Department of Traffic Engineering.

Unless otherwise specified, roads within the complex shall be private and shall be the total responsibility of the Developer for construction and maintenance.

The reconstruction of Painters Mill Road in the area will be accomplished by the State of Maryland and Baltimore County.

In accordance with the recommendations of the State Highway Administration, a public road, minimum 30-foot in width, must be consructed within the complex to convey traffic between the ramp which will enter the site from Owings Mills Boulevard and Red Run Boulevard. This public road shall be the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The flood plain as shown on the Plan does not appear to be the existing flood plain without any regional flood control facility. Although there is a proposal for a regional flood control facility in this area if it does not exist at the time of establishment of the flood plain easement, the 100-year flood plain must be established without consideration of the possible future flood control.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

The onsite storm water management for this development cannot be approved until a final determination is made regarding the construction of a proposed regional storm water management facility in this area.

The Developer is responsible for the full cost of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or under-road pipes for drainage areas up to 400 acres. In larger drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this percentage as responsibility for the proposed structure.

Red Run is classified as Class III Waters - Natural Trout Waters by the State Department of Natural Resources. Therefore, any construction within the 100-year flood plain will require a State Permit and will be subject to the restrictions governing Natural Trout Waters.

No construction in or alteration of any flood plain may be permitted except as noted under Section 22-98 of the Development Regulations Bill No. 56-82.

A pedestrian crossing along Red Run, as required by the Office of Planning, must be incorporated into the design of the drainage structure conveying Red Run under Red Run Boulevard.

WATER AND SANITARY SEWER COMMENTS:

A 16-inch public water main is required between Painters Mill Road and Owings Mills Boulevard and along Owings Mills Boulevard as necessary to provide service to this development. This 16-inch main shall be financed using both the Master Facility Policy and the Dual Main Policy. The Developer's exact financial responsibilities for construction shall be determined at the time of preparation of the Public Works Agreement.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Portions of this property appear to be located outside of the Metropolitan District and/or in areas not proposed for immediate service on the Baltimore County Water and Sewer Maps. An extension of the Metropolitan District Boundary and a revision of the Water and Sewer Maps to include this property are required before public water and sewer can be extended to serve the affected areas.

A public sanitary sewer extension will be required from the Gwynns Falls Interceptor along Red Run to provide service to this property and upstream properties within the proposed ultimate service area.

The sewer shown on the Plan as Red Run Interceptor is not presently included in the Capital Budget as indicated. Construction of the interceptor will be financed as a master facility with the Developer responsible for two-thirds and the County responsible for one-third of the total cost.

The Developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size of line and type of pipe.

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grade.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

Although both the public water and sewer will be financed under the Master Facility Policy, the Developer is fully responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Master Facility Policy regarding pre-payment of System Connection Charges shall apply to this project.

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Ed Mc

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

7 OCTOBER 1982
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

OWINGS MILLS TOWN CENTER
Subdivision Name, Section and/or Plat

PAINTERS MILL MALL, INC. / KIDDE CONSULTANTS
Developer and/or Engineer

Watershed	No. of Lots or Units	Total Acreage	Water	Sewer
Gwynns Falls	1	129 Acs	Public	Public

COMMENTS ARE AS FOLLOWS:

____ Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

____ Soil percolation tests have been conducted. Revised plans, ____ must be submitted prior to approval of plats; ____ are not required and the plat can be approved as submitted. Contact this office at 494-3762 for more complete information.

✓ Public sewers must be utilized and/or extended to serve the property.

____ No sewage disposal area shall be located within _____ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

____ Wells must be located a minimum distance of _____ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

✓ Public water must be utilized and/or extended to serve the property.

____ Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

____ Sewage disposal areas must not be placed on slopes of 25% or greater.

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
DATE October 25, 1982
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Owings Mill Town Center	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT	4C3	DEVELOPMENT PLAN	
LOCATION	N. W. Expressway and Painters Hill Road	RECORD PLAT	

Only general comments can be made at this time, and the more specific comments will be made after review of the updated traffic study is completed.

1. Adequate capacity will need to be provided at all major intersections including Painters Hill Road and Red Run Boulevard.
2. Left turn lanes will be needed on all major public roads including Painters Mill Road.
3. All private intersections on public roads will need an adequate number of approach lanes, and may need to be re-designed.
4. Adequate capacity will need to be provided at the end of the Northwest Expressway ramp to prevent back-ups.
5. Traffic signalization on public roads will be the financial responsibility of the developer.

C. Richard Moore
Asst. Traffic Engineer

CRM/GMJ/ccm

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

RECEIVED
OCT 28 1982
BUREAU OF PUBLIC SERVICES

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

CL:GW:vrd

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfe
Mr. E. McDonough

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 0717

APR 8 1987

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ✓ can be waived, ___ must be revised. EXEMPTION FORM PROCESSED 9/22/82

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior roperty line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

✓ This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

___

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EUGENE A. BOBER, Chief
Current Planning & Development, OPZ Date October 19, 1982

FROM: WILLIAM A. IRGENS
Transportation Coordinator, OPZ

SUBJECT: Alignment of Red Run Boulevard

We have evaluated the proposals submitted to you on September 8, 1982 by the Rouse Company outlining two alternatives for Red Run Boulevard. Neither of the two proposals deal with Red Run Boulevard in the fashion that Baltimore County has maintained since its inception, that being:

- Red Run Boulevard is to be constructed as a public road which may "hug" the easternmost portion of the established 100-year floodplain. The roadway must contain five lanes to provide for turning movements at the town center access drives.

- Red Run Boulevard not be part of an internal ring road but one that will have controlled access points to the town center.

It is my understanding that this is also the position of the Department of Traffic Engineering and the Department of Public Works.

WAI:vh

WILLIAM A. IRGENS
Transportation Coordinator

cy: ROBERT A. MORTON, Chief
Public Services Bureau, Public Works

JOHN J. TRENNER, Chief
Highway Design & Approval, Engineering
Department of Public Works

C. RICHARD MOORE
Asst. Traffic Engineer
Planning & Design Bureau
Department of Traffic Engineering

JOHN J. DILLON, Planner
Community Plans Division, OPZ

GARY L. KERNS
Transportation Planner
OPZ

RECEIVED
OCT 25 1982

Maryland Department of Transportation
The Secretary's Office

Harry Hughes
Governor
Lowell K. Bridwell
Secretary

October 21, 1982

RECEIVED
OCT 25 1982
BUREAU OF PUBLIC SERVICES

Mr. Robert A. Morton, Chief
Public Services Bureau
Baltimore County Department of Public Works
Baltimore County Office Building
Towson, Maryland 21204

RE: Owings Mills Town Center

Dear Mr. Morton:

It has been brought to our attention that the Rouse Company has submitted development plans for the Owings Mills Town Center.

We understand that these plans make no provisions for pedestrian access from the intense employment/commercial land use to the Owings Mills transit station. Allowing the Town Center to develop without adequate pedestrian access to the transit station will increase parking demand at the station, increase traffic congestion on local access roads, and generally decrease accessibility to valuable employment opportunities. More important is the commitment that the Department has to the Urban Mass Transportation Administration and the Congress of the United States to insure proper coordination between Section B of the Baltimore Metro and development in the vicinity of its stations.

For these reasons, we urge the County and the developer to work closely with the Mass Transit Administration to resolve this issue.

Representatives of this office and the Mass Transit Administration are planning to attend the October 28, 1982 review meeting with the developer. We hope to provide more detailed comments at that time, provided we receive a copy of the plans in sufficient time for an adequate review.

Please keep me advised of any further developments. Your cooperation in this matter will be greatly appreciated.

Sincerely,
Elizabeth K. Moser
Elizabeth K. Moser
Assistant Director
Office of Transportation Planning

EKM/FPR/bc

cc: Clyde Pyers
Frederick Gottemoeller
Ronald Hartman
Gunther Gotfeld
Honora Freeman

My telephone number is (301) 859-7339
Telephone TTY For The Deaf (301) 859-7227
Post Office Box 8755, Baltimore-Washington International Airport, Maryland 21240-0755

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

October 25, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

Attention: Mr. George Wittman

FROM: Frederick Gottemoeller
Deputy Administrator

SUBJECT: Proposed Owings Mills Town Center southwest of Reisterstown Road (Md. Rte. 140) south of Dolfield Road and west of "Proposed Northwest Expressway"

Thank you for the opportunity to comment on the proposed site plan for this project. As you may be aware, we have been working closely with the developer and Baltimore County on various aspects of this proposed development for some time, though this is the first opportunity I have had to see a detailed plan for the site itself.

I would offer the following comments, all of which are crucial to the Administration's interest in this area, and which should be passed on to the County with the appropriate emphasis:

1. The proposed ramps at the north end of the site connecting to ramp C (inbound) and ramp D (outbound) are acceptable only if they connect to a public road within the development. This is a condition both we and the Federal Highway Administration would place on these ramps. Also, any construction, right of way, and engineering costs for these ramps over and above what is currently shown on our plans must be paid by the developer.

2. The roadway along the western perimeter of the site connecting Owings Mills Boulevard and Painters Mill Road (which has previously been designated Red Run Boulevard on County and previous developer plans) must be a public road. This roadway is critical to the proper circulation of traffic to and from the

My telephone number is 1112
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: July 11, 1984

PROJECT NAME: OWINGS MILLS TOWN CENTER
COUNCIL & ELECTION DISTRICT IV-240

PLAN XXXXXXXXXXXXXXXXXX
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated June 12, 1984, and has the following comments:

This property contains archaeological site #BA 127, which was studied by the State Archaeologist's Office during their Northwest Corridor Study in 1974. Tyler Bastian, the State Archaeologist, has been informed of this development in the event that any further work needs to be done before the mall construction begins. The developer is advised to contact Mr. Bastian at Maryland Geological Survey, Suite 400, 771 W. 40th Street, Baltimore, Maryland 21211.

This plan must include a commitment for pedestrian circulation connecting the MTA Metro Station with the Mall, the Stream Valley Park and the future development areas.

The schematic landscape plan requires further study. The calculations for linear road frontages should clearly differentiate between the interior roads and the public roads, ramps etc. The calculations should be for the mall development site only and the required landscape placed on the mall area. The future development areas will have to meet the landscaping standards at the time their individual site plans are processed. The parking area for the mall needs additional planting to break-up the large expanse of paving. Pedestrian walkways and planted islands should be included for definition of pedestrian and vehicular circulation.

Additional study will be required of the alignment of Red Run Boulevard's effect on the flood plain prior to record plat.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carroll (cm)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: July 10, 1984

PROJECT NAME: Owings Mills Town Center
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4th Election District

PLAN: July 12, 1984
DEVELOPMENT PLAN:
PLAT:

The following comments were written on the plan dated June 12, 1984.

1. A Special Hearing (Case No. 84-307-SPH) for off street parking in a residential zone was granted by Zoning Commissioner Jablon on May 15, 1984.

   The CRG plan while showing a slightly different parking layout and building configuration with a lesser square ft. area of buildings complies with the Commissioner's order and may be approved by the CRG.

2. The following minor revisions should occur prior to approval.

   There is a discrepancy between the total retail area as indicated in the general notes - Note #3 shows 820,000 sq. ft. total retail area while the table which details the parking breakdown shows a total of 910,000 sq. ft. There are some arithmetic errors on the table which should be corrected as well. (the breakdown for Saks and the Developer)

DIANA ITTER
Zoning Associate III

DI:aj

7/32bse

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

PAUL H. REINCKE
CHIEF

December 18, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Owings Mills Limited Partnership

Location: W/S Mill Run Circle, 1570 ft. NW of Meadows & Painters Mill

Item No.: 226 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

_____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt. Joseph Kelly 12-18-85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

January 16, 1986

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Owings Mills Limited Partnership
Location: W/S Mill Run Circle, 1570 feet NW of Meadows and Painters Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1A07, Section 1A06.2 and Table 1A07. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Plat shall show flood plain for the "Red Run" drainage area. Any future changes of use such as "Assembly Use" would be looked it very seriously as it would increase the occupancy loading and the need for additional spaces.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Eric C. E. Burnham, Chief
Building Plans Review

L/27/85

JAN 8 1986

Owings Mills Boulevard/Northwest Expressway interchange and the transit station, and was an important factor in our receiving Interstate funding for Owings Mills Boulevard and its associated service road.

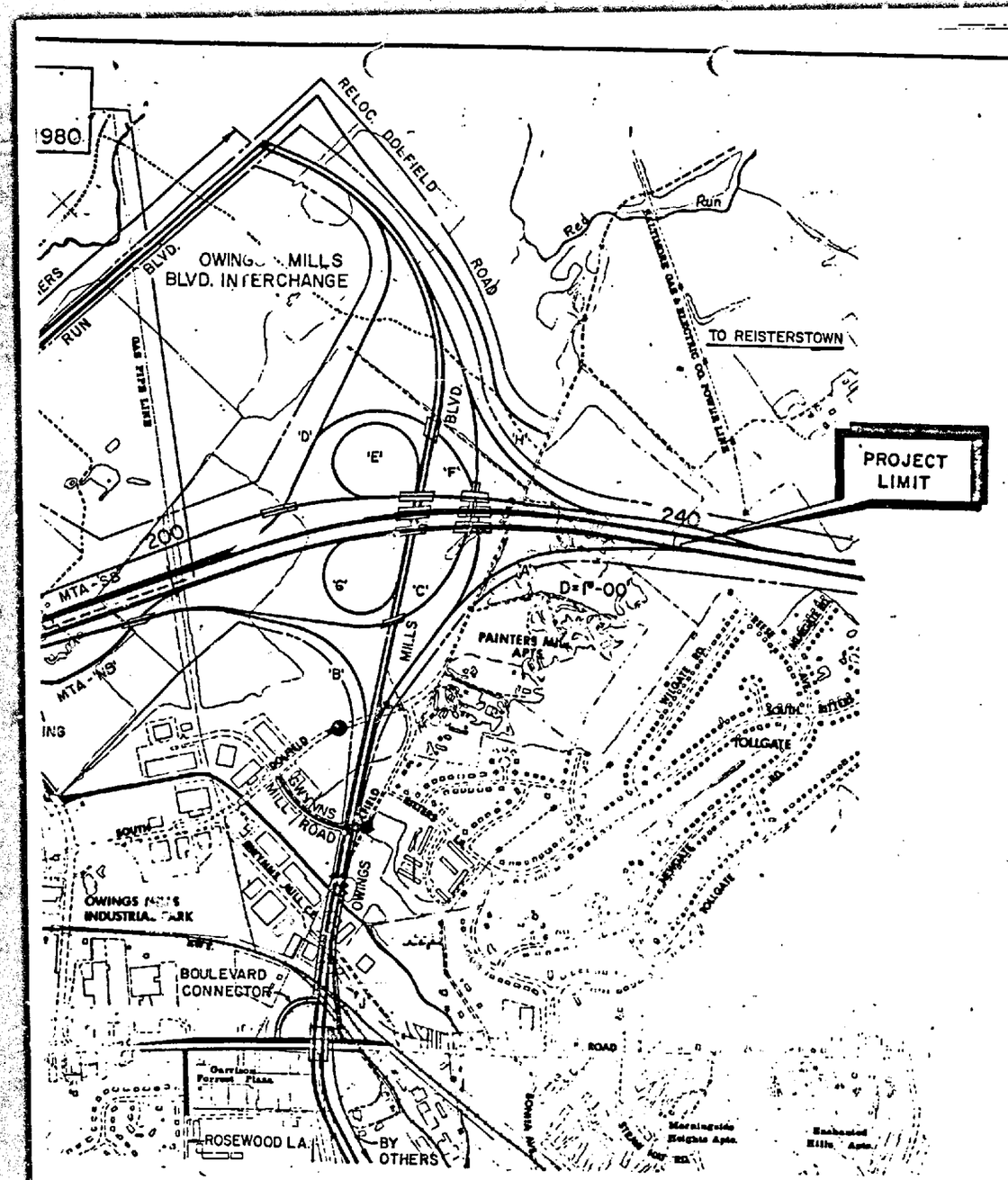
3. There are a number of instances on the perimeter of the property where suggestions have been made that the boundary between the proposed development and the Administration's transportation facilities be adjusted to allow for such things as the realignment of the Columbia Gas Company pipeline, storm water management ponds, adjustments of cut slopes to reflect the site grading, etc. These changes are not adequately reflected in the proposed site plan, nor can they be at this date. However, all involved should be aware that these changes are possible and likely, and may have an effect on the arrangement of facilities within the site.

4. Finally, I think the Administration should address an issue which is more qualitative but which will have its effect on the travelling public, and that is the appearance of this development. Both we and the MTA have gone to some length to create attractive facilities through appropriate landscaping and grading. The proposed development, on the other hand, if built as shown on the site plan, will have the appearance of a fleet of buildings awash in a sea of cars. Granted, it is difficult to make a parking lot attractive. On the other hand, the MTA lots show that efforts can be made to provide for appropriate planting, etc. I hope the County will make the effort to promote a style of development which will be more of a long-term asset to the County, and a true town center.

Please let me know if I can supply anything additional.

FG:enk

cc: Mr. W. K. Lee, III
Mr. G. E. Dailey
Mr. S. Kouroupis
Ms. E. Moser
Mr. R. Hartman
Mr. G. Gottfeld



REVISED 8/80

PLAN
IENDED ALTERNATE
E BELTWAY TO DOLFIELD ROAD

SCALE
1" = 1000'

DWG.
NO. 6

NORTHWEST EXPRESSWAY

ZONING ML

ZONING BM-CT

RAMP "F"

N 141,000

W 48000

N 40000

W 49000

N 39000

MALL (2 STORIES)

SAK'S (2 STORIES)

BAMBERGER'S (2 STORIES)

CIRCLE

RUN

BOULEVARD

LANDSCAPE AREA

UPPER LEVEL PARKING

LOWER LEVEL PARKING

FUTURE VACANT LAND COMMERCIAL DEVELOPMENT

POINT OF BEGINNING

M.T.A. PARKING LOT "A"

ZONING RAE 2

ZONING RAE 1 VACANT LAND

ZONING OT VACANT LAND

VACANT LAND

TRANSCONTINENTAL GAS PIPE LINE R/W

COLUMBIA GAS LINE CORP.

20" GAS LINE

30" GAS LINE

PROPOSED MEADOWS RD.

12' EXISTING PAVING

EXISTING MEADOWS ROAD

EXISTING PAINTERS MILL ROAD

20' EXISTING PAVING

RELOCATED PAINTERS MILL ROAD

PETITIONER'S EXHIBIT

#226

TO REISTERSTOWN

REISTERSTOWN ROAD

PROPOSED NORTHWEST EXPY.

TO PIKESVILLE

OWINGS MILLS BLVD.

S. DOLFIELD ROAD

DOLFIELD ROAD

OWINGS MILLS ROAD

TO BALTO BELTWAY

SITE

RED RUN BLVD.

LYONS MILL ROAD

EX. PAINTERS MILL ROAD

McDONOGH ROAD TO LIBERTY ROAD

VICINITY MAP

SCALE: 1" = 1000'

CURBED & LANDSCAPED ISLAND

PAINTED ISLAND

HANDICAP PARKING SIGN

PAINTED LINE

TYPICAL HANDICAP SPACE

TYPICAL PARKING SPACE

19' 24' 18'

60'

TYPICAL PARKING MODULE

NOT TO SCALE

VINGS MILLS TOWN CENTER

ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1"-100'

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE

RED RUN BOULEVARD VICINITY

4th ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"-100'

GENERAL NOTES

1. GROSS SITE AREA 180.764 ACRES
2. AREA INSIDE RING RE2 82.43 ACRES
3. EXISTING ZONING OF SITE BM-CT, OT, RAE 2
   EXISTING ZONING INSIDE RING RE BM-CT
4. ALL UTILITIES EXIST. ARE UNDER CONSTRUCTION OR ARE BEING BID AT THIS SITE
5. SITE IS LOCATED IN THE RED RUN (GWYNN FALLS) DRAINAGE AREA.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2.b OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 4,000 SPACES INSTEAD OF THE REQUIRED 5037 SPACES. (A VARIANCE OF 1037 SPACES)
7. OFF STREET PARKING DATA

BUILDING	GROSS AREA (sf)	NET FLOOR AREA (sf)
MALL	439,000	378,000
BANKS	24,000	22,000
HECHTS	168,000	140,000
SAKS	93,000	87,000
TOTAL	824,000	800,000

GROSS RESTAURANT FLOOR AREA EQUALS 27,800 sf.

PARKING REQUIRED

(824,000 - 27,800) sf. x $\frac{1 \text{ PS}}{200 \text{ sf}}$ + 27,800 sf x $\frac{1 \text{ PS}}{80 \text{ sf}}$ = 5037 SPACES

PARKING VARIANCE REQUESTED

800,000 sf. x $\frac{1 \text{ SPACE}}{200 \text{ sf}}$ = 4,000 SPACES

PARKING PROVIDED

4,278 STANDARD SPACES
53 HANDICAP SPACES
4,331 TOTAL

8. PETITIONER IS REQUESTING A VARIANCE FOR THE AREA INSIDE OF THIS RING RE (MILL RUN CIRCLE) AND SHOWN

LEGEND

- FIRE HYDRANT
- STORM DRAIN
- SANITARY LINE
- WATER LINE
- H — ONE HANDICAPPED SPACE
- ZONING
- △ — PUBLIC ENTRANCE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CROMWELL BRIDGE ROAD, TOWSON, MD. 21204 (301-321-8500)

OWINGS MILLS TOWN CENTE

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-1

PETITION FOR ZONING VARIANCE

226

86-394-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 409.2(b) of the Baltimore County Zoning Regulations so as to calculate the required number of spaces for Phase 1 of the Owings Mills Town Center, and on each individual parcel thereof, on the basis of five spaces for each one thousand (1,000) square feet of "Floor Area" (as defined in Attachment 1) devoted to retail trade, restaurants and uses incidental thereto, thereby reducing the total number of spaces within Phase I from the current requirement of 5,037 to 4,000.

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

(See Attachment 2)

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

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

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

Contract Purchaser:
N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
(Type or Print Name)

Signature
Suite 1700
300 East Lombard Street
Address
Baltimore, Maryland 21202
City and State

Attorney's Telephone No.: (301) 625-3647

Legal Owner(s):
OWINGS MILLS LIMITED PARTNERSHIP
By: The Rouse Company of Owings Mills, General Partner
(Type or Print Name)

By:
Signature John Hannigan, Vice President

(Type or Print Name)

Signature

c/o The Rouse Company
Headquarters Building
Address
992-6000
Phone No.
Columbia, Maryland 21044
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
OWINGS MILLS LIMITED PARTNERSHIP
Name
c/o The Rouse Company
Headquarters Building
Address
992-6000
Phone No.
Columbia, Maryland 21044

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 19 86, 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 31st day of March, 19 86, at 11:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

MAP NW 10-11 & 15-11
E. D. 4
DATE 1-15-87
200
1000
DP

Owings Mills Limited 86-394-A
W/S Mill Run Circle, 150' NW
of Reisters and Painters Mill Rds.
4th Elec. Dist.

86-394-A
#9-9-86

ORDER RECEIVED FOR FILING
DATE 4/1/86
BY

MICROFILMED

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

"Floor Area", with respect to any Building or space within the Town Center, means that portion of the total area on all floors within such Building or within the space (including any basement or mezzanine level space not otherwise excluded below) whether or not occupied, measured from the exterior faces of exterior walls or, where applicable, the center line of party walls, but excluding: (i) space occupied by elevator penthouses, transformer vaults, mechanical rooms, and other space exclusively housing mechanical, electrical, telephone, air conditioning, computers and/or similar equipment, (ii) space in the Building, if any, on any Major's Parcel enclosed but not used or improved for storage or business use, (iii) the Enclosed Mall (other than Kiosks located therein) and any Pedestrian Mall, (iv) any part of the Common Area other than Kiosks located therein, (v) management and promotion offices and meeting rooms, not exceeding 8,000 square feet in the aggregate, maintained by the Retail Core Parcel Owner in the Retail Center, (vi) basement or mezzanine level space used exclusively for storage, and (vii) truck docks.

The Floor Area of a Kiosk located within the Enclosed Mall, any other Pedestrian Mall or Common Area shall be calculated based upon the actual area within the exterior partitions of such Kiosk and the area devoted to seating of customers of the Kiosk but excluding any common seating areas. Floor Area occupied by a Kiosk shall, in the case of a Kiosk having open counters or other facilities for the purpose of serving customers outside of such Kiosk, be deemed to include an area four (4) feet in depth outside such open counters or other facilities. All other Kiosks shall be measured from the exterior walls or partitions of such Kiosks.

Elevator cores and fire stairs shall be excluded from Floor Area in all Buildings designed primarily for office use and from the Office portions of any multi-use Buildings except for elevators designed for interior transportation solely between floors occupied by a single Occupant.

MICROFILMED

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE (Continued)

In addition, any space used as outdoor selling area shall be Floor Area. In respect of outdoor space used for the operation of gas or automotive facilities, Floor Area shall refer not only to space within Buildings, but also the areas of the gas islands, the concrete aprons appurtenant thereto, and all work areas.

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE (Continued)

complex, utilizing a shared parking concept in that either all developed land will be owned by one entity or affiliates thereof, or if not owned by one such entity and affiliates, will be subject to a valid and enforceable agreement providing for the shared use of parking spaces duly executed by the owners of all such land.

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

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

For the Developer, Owings Mills Limited Partnership, to comply with Section 409.2(b) of the Baltimore County Zoning Regulations and to provide parking spaces in excess of that is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) The provision of the additional parking will restrict comprehensively planned intensive development of the Owings Mills Town Center and thus detract from the Baltimore County's overall planning objectives, as detailed in the Plan for Owings Mills, Maryland, adopted by the Baltimore Code, May 21, 1984. Consequently, the variance requested fulfills legislative policy and is in strict harmony with the intent of the zoning regulations.

(2) The additional parking will necessitate using approximately ten (10) additional acres in the Owings Mills Town Center for parking, which, as will be shown at the hearing, is far in excess of spaces necessary to the safe and efficient functioning of the retail, office and hotel uses in the Town Center. We will demonstrate at the hearing that this variance is reflective of the best practices in the development industry and would not adversely impact the health, safety or public welfare of the citizens, workers and shoppers in Baltimore County.

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

(a) detract from the aesthetics of the Owings Mills Town Center; 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) Phase I of the Owings Mills Town Center and surrounding development area within the Owings Mills Town Center will be develcped as an integrated retail, commercial, hotel and office

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IN RE: PETITION ZONING VARIANCE
W/S of Mill Run Circle, 1,570' NW of Meadows and Painters Mills Roads - 4th Election District

Owings Mills Limited Partnership,

Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-374-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 4,000 parking spaces instead of the required 5,037 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by John Hannigan, Sr., Development Coordinator, and Claire Overlander, Project Coordinator, appeared on behalf of the Petitioner and was represented by Counsel. Testifying on behalf of the Petitioner was George E. Gavrelis, an expert planner; Marty Wells, a traffic engineer; and Allan Brown and Richard Smith, registered civil engineers.

At the onset of the hearing, Counsel for the Petitioner moved to amend the site plan, Petitioner's Exhibit 1, to reflect the request for 4,000 parking spaces instead of the 4,331 spaces shown. The motion was granted. Testimony indicated that the reason for the change on the site plan is to reflect the potential addition of a fourth major department store, which will take up parking spaces computed on the plan. The Petition itself reflects this change.

Testimony further indicated that the subject property, located in the Owings Mills Town Center within the ring road, zoned B.M.-C.T., O.T., and R.A.-H., will be developed with a major shopping center. The Baltimore County Zoning Regulations (BCZR) requires 5,037 spaces based on the gross building

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

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KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
52.4316 ACRE PARCEL
AREA INSIDE MILL RUN CIRCLE RIGHT OF WAY
"OWINGS MILLS TOWN CENTER"
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point distant 1,570 feet, more or less, measured North 40 degree West from the intersection of Meadows Road and Painters Mill Road, said beginning point being on the inside right of way of Mill Run Circle, as proposed in Owings Mills Town Center, running thence binding on said Mill Run Circle, fifteen courses: (1) southwesterly by a curve to the right with the radius of 383.00 feet, the arc distance of 726.92 feet, the chord of said arc being South 38 degrees 27 minutes 51 seconds West 622.62 feet, (2) westerly by a curve to the right with the radius of 888.00 feet, the arc distance of 84.49 feet the chord of said arc being North 84 degrees 26 minutes 16 seconds West 84.45 feet, (3) North 81 degrees 42 minutes 43 seconds West 217.64 feet, (4) westerly by a curve to the right with the radius of 759.07 feet, the arc distance of 245.97 feet, the chord of said arc being North 72 degrees 25 minutes 44 seconds West 244.90 feet, (5) North 63 degrees 08 minutes 44 seconds West 646.17 feet, (6) northwesterly by a curve to the right with the radius of 663.00 feet, the arc distance of 282.71 feet, the chord of said arc being North 50 degrees 55 minutes 47 seconds West 280.58 feet, (7) North 38 degrees 42 minutes 49 seconds West 159.58 feet, (8) northerly by

MICROFILMED

area. However, Mr. Wells testified that studies conducted over a 20-year period of similar shopping centers determined that a legitimate computation of parking requirements should be 4.86 spaces per 1,000 square feet of gross leasable area. Translated, based on five spaces per 1,000 square feet of gross leasable area, 4,000 spaces would be required for 800,000 square feet of gross leasable area. Mr. Wells believes that the requested variance is appropriate and that there would be no need for more than what is requested. In his opinion, based on experience and studies, Section 307, BCZR, would be satisfied. Mr. Smith agreed that, in his opinion, the requested variance was appropriate. Testimony was uncontraverted that there would be no expectation for 5,037 spaces and that 4,000 spaces would satisfy all needs.

The County Review Group approved the site plan on July 12, 1984.

The Petitioner seeks relief from Section 409.2.(b), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

- 2 -

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
OMTC - Area Inside Mill Run Circle R/W
52.4315 Acres
November 26, 1985
Page 2

a curve to the right with the radius of 393.00 feet, the arc distance of 499.83 feet, the chord of said arc being North 02 degrees 16 minutes 42 seconds West 466.82 feet, (9) North 34 degrees 09 minutes 25 seconds East 236.54 feet, (10) northeasterly by a curve to the right with the radius of 218.00 feet, the arc distance of 151.94 feet, the chord of said arc being North 54 degrees 07 minutes 28 seconds East 148.89 feet, and (11) North 74 degrees 05 minutes 30 seconds East 746.77 feet, (12) easterly by a curve to the right with the radius of 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 83 degrees 24 minutes 30 seconds East 166.85 feet, (13) South 60 degrees 54 minutes 30 seconds East 408.21 feet (14) southeasterly by a curve to the right with the radius 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 38 degrees 24 minutes 30 seconds East 166.85 feet, and (15) South 15 degrees 54 minutes 30 seconds East 857.84 feet to the place of beginning.

CONTAINING 52.4316 acres of land.

CAE/aeb KCI Job Order No. 01-81272 November 26, 1985
Work Order No. 7626C

MICROFILMED

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1986, that the Petition for Zoning Variance to permit 4,000 parking spaces instead of the required 5,037 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. If no additional retail development within the area of the ring road, other than what is reflected on Petitioner's Exhibit 1, is completed within four years from the date of this Order, a special hearing will be required to review the

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

- 3 -

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces

Being the property of ~~Owings Mills Limited Partnership~~ as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

center's parking needs, but in any event, no more than 4,331 spaces shall be required.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Gail M. Stern, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

- 4 -

RE: PETITION FOR VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows & Painters Mill Rds., 4th District

OWINGS MILLS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-374-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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, Suite 1700, 300 E. Lombard Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

MICROFILMED

11-25-87

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows
and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

Dear Ms. Stern:

This is to advise you that $70.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...ore County, Maryland, and remit
...ilding, Towson, Maryland

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

No. 013552

DATE ... ACCOUNT ...

AMOUNT $ 70.37

RECEIVED FROM: Owings Mills Limited Partnership

FOR: ...

VALIDATION OR SIGNATURE OF CASHIER

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows
and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

TIME: 11:15 a.m.

DATE: Monday, March 31, 1986

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

Zoning Commissioner
of Baltimore County

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

No. 016051

DATE 3/3/86 ACCOUNT R-01-615-000

AMOUNT $ 110.00

RECEIVED FROM: Bill Stern

FOR: Ltr to Ltr Fee #226

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan 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
Mar. 13.

TOWSON, MD., March 13, 1986

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 March 13, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-374-A

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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

...PERS OF MARYLAND, INC.

...Md., Mar. 13, 19 86

...nnexed Req.#187544 P.O.#742644
...XXXXXXXXXXX28XXs/days previous
..... 19 86 ..... in the

... a daily newspaper published
...inster, Carroll County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.
... Community Times, a weekly newspaper published
... in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

By Linda Keefer

86-374

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-374-A

District 4th Date of Posting 3-12-86

Posted for: Variance

Petitioner: Owings Mills Limited Partnership

Location of property: W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.

Location of Signs: #1 Facing entrance of Owings Mills Blvd. Approx 50' North of Red Rum and Owings Mills Blvd. #2 Facing Approx 250' East of Sign #1, #3 Facing NW corner of Painters Mill and Meadows Road, Facing Sign on NW corner of Painters Mill Road

Remarks: Post #1 & #2 - Painters Road

Posted by: S. J. Carter Signature Date of return: 3-14-86

Number of Signs: 4

MICROFILMED

OWINGS MILLS TOWN CENTER

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-100'

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE

RED RUN BOULEVARD VICINITY

4th ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"-100' MICROFILMED

#226

VICINITY MAP
SCALE: 1" = 1000'

TYPICAL PARKING MODULE
NOT TO SCALE

PETITIONER'S EXHIBIT 1

3. EXISTING ZONING OF SITE BM-CT, OT, RAE 2
EXISTING ZONING INSIDE RING TO BE M.L.R.
4. ALL UTILITIES EXIST ARE UNDER CONSTRUCTION OR ARE BEING BID AT THE SITE
5. SITE IS LOCATED IN THE RED RUN (GWYNN FALLS) DRAINAGE AREA.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2D OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 4000 SPACES INSTEAD OF THE REQUIRED 5037 SPACES. (A VARIANCE OF 1037 SPACES.)
7. OFF STREET PARKING DATA

BUILDING	GROSS AREA (SF)	NET FLOOR AREA (SF)
MALL	422,000	325,000
BAMS	242,000	228,000
HECHT'S	135,000	120,000
SAKS	90,000	81,000
TOTAL	923,000	800,000

GROSS RESTAURANT FLOOR AREA EQUALS 22,000 SF.
PARKING REQUIRED
(923,000-27,800) SF x $\frac{1 \text{ SPACE}}{200 \text{ SF}}$ + 27,800 SF x $\frac{1 \text{ SPACE}}{50 \text{ SF}}$ = 5037 SPACES
PARKING VARIANCE REQUESTED
800,000 SF x $\frac{1 \text{ SPACE}}{200 \text{ SF}}$ = 4,000 SPACES
PARKING PROVIDED
4,278 STANDARD SPACES
53 HANDICAP SPACES
4,331 TOTAL

(WHERE NOT CIRCLED) AND SIDEWALK

LEGEND

FIRE HYDRANT		H	ONE HANDICAPPED SPACE
STORM DRAIN			ZONING
SANITARY LINE		△	PUBLIC ENTRANCE
WATER LINE			

OWINGS MILLS TOWN CENTER

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-100'

TYPICAL PARKING MODULE
NOT TO SCALE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 (301-321-5500)

Case No. 86-374-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 26th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Owings Mills Limited Partnership
Petitioner's Attorney Gail M. Stern, Esquire

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner — Date March 19, 1986

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

SUBJECT Zoning Petition No. 86-374-A

The CRG approved the plan on July 12, 1984 (see File No. IV-240).

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

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

000

Chairman

MEMBERS

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

Gail M. Stern, Esquire
Suite 1700
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 226 - Case No. 86-374-A
Petitioner - Owings Mills Limited Partnership
Variance Petition

Dear Ms. Stern:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments form the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

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 (JM)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jmr

Enclosures

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

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

MARCH 5, 1986

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

Re: Zoning Advisory Meeting of DECEMBER 17, 1985
Item # 226
Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE, 1570' NW OF MEADOWS & PAINTERS MILL 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.

(X) There are no site planning factors requiring comment.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
( ) A record plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permits 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 is conditioned with traffic capacity management inventory. Traffic Service Areas are re-evaluated annually by the County Council.
( ) Additional comments:
(X) A CRG WAS HELD ON 7/12/84 AND THE PLAN APPROVED SAME DATE - SEE CRG FILE # IV-240 (OWINGS MILLS TOWN CTR.)

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hotzell

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED NOV - 3 1982 OFFICE OF PLANNING AND ZONING

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfee
Mr. E. McDonough

MICROFILMED

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

XVIII-340

INTER-OFFICE CORRESPONDENCE

TO B. Melvin Cole, Administrative Officer — Date October 21, 1982
Norman E. Gerber

FROM Director of Planning and Zoning

SUBJECT Owings Mills Town Center

A C.R.G. meeting is scheduled for 10:00 A.M. Thursday, October 28, 1982, to review Rouses's Owings Mills Town Center.

The site is located on the southwest side of the proposed Northwest Expressway, northwest of Painters Mill Road and north of Red Run.

The proposal is to develop approximately 129 acres for a 1,370,000 square foot shopping mall, a 300 room hotel, and 9 office buildings with a total of 1,140,000 square feet. Also, it is proposed to provide 8,506 parking spaces.

There are a number of general questions that will need to be resolved, they are as follows:

1. The extent of County participation in roads and utilities costs.
2. A location decision on the Owings Mills Boulevard, Red Run Boulevard, and the connection with the Northwest Expressway to the Owings Mills Town Center.
3. A proposal to build a dam and recreation area upstream as a regional stormwater management facility.
4. The necessary zoning decisions are pending.
5. Design and coordination with MTA in serving the transit station including shared parking and a pedestrian movement system on the site.

Norman E. Gerber
Director of Planning and Zoning

NEG:rh
Attachment
cc: Stephen Collins
Honora Freeman
Stanley Guild
William Hammond
Robert Hannon
James Lucas
Harry Pistel
June Steckfus
Lawrence Walsh

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober — Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. *Red Run Boulevard should be designed for 50 miles-per-hour speed.*
2. *The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.*
3. *It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.*
4. *The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.*
5. *Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.*
6. *Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.*

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:mmg

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene Bober — Date October 20, 1982

FROM John L. Wimbley

SUBJECT Owings Mills Town Center

The Office of Planning and Zoning review of the proposed Owings Mills Town Center pointed-up issues that have to be resolved before plan approval could be granted. They are as follows:

1. The total ownership of Jack Baylin needs to be shown on a plan to comply with subdivision requirements.
2. The Master Plan Stream Valley Park; Red Run Stream Valley Park with pedestrian access provided under Red Run Boulevard.
3. The flood plain for Red Run as shown on the plan is different from Baltimore County information. A study will be required.
4. The need for a pedestrian system connecting mall, offices, hotel and M.T.A. transit station, recommend a weather protected skywalk system.

The Zoning division of this office has pointed out some of their main issues. They are as follows:

1. The approval of grading permits for future commercial uses on residentially zoned land is unresolved at this time.
2. The need for the property that is zoned D.R.16 and RC-3 to be reclassified for the proposed uses as shown on the plan.
3. The need for a parking variance to reduce the required number of parking spaces.
4. The need for a special hearing for parking in a residential zone.
5. The plan must show the amenity open space and floor area ratio calculations. The areas to be used for amenity open space must be shown on the plan.

John L. Wimbley

MICROFILMED

11-25-87

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

IV-240

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4 & 2

Dear Mr. Hannigan:

The referenced development proposal may be further processed according to the following schedule:

a. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

b. A certified or cashier's check in the amount of $9,492.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

d. Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

e. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jha
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd., Towson, Md. 21204
E. A. McDonough
✓E. Bober
File

RECEIVED NOV 18 1982 OFFICE OF PLANNING AND ZONING

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eugene J. Bober Date: October 20, 1982

FROM: Robert A. Morton, P.E.

SUBJECT: Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pm

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

IV-240

RECEIVED NOV 18 1982 OFFICE OF PLANNING AND ZONING

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4

Dear Mr. Hannigan:

The following comments are supplementary to those comments previously transmitted to you:

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Pikesville Fourth Zone.

A 16-inch main should be installed in the proposed Red Run Boulevard westerly from the existing 20-inch main in Painters Mill Road to the proposed Owings Mill Boulevard. A 16-inch main should be continued northerly in the proposed Owings Mill Boulevard and connected to the existing 12-inch main in South Dolfield Road.

A master meter service may be taken off the proposed 16-inch main near the Red Run Boulevard entrance to the project. Also, a master meter service may be taken off the proposed 16-inch main near the Owings Mill Boulevard entrance.

However, the proliminary plan indicates these two private water systems will be connected. Therefore, a backflow preventer must be installed on the consumer's side of each master meter to protect the public water system.

Also, pressure will exceed 100-psi below elevation 510 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should investigate the proper sizing for internal piping to maintain the required fire flow throughout the development.

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Owings Mills Town Center -2- November 17, 1982

SUPPLEMENTARY WATER COMMENTS: (Cont'd)

All mains within the project not in public roads will not be maintained or serviced by the City.

Additionally, those water main extensions are predicated on the approval of an extension of the Metropolitan District Line."

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:RDC:pmg
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road 21204

R. Morton
E. Bober
File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 26, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Owings Mills Town Center

PROJECT NUMBER: #82150

LOCATION: Northwest Expressway and Painters Mill Road

DISTRICT: 4C3

The Plan for the subject site, dated October 1, 1982 and revised October 14, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements after which a Building Permit may be approved.

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Project #82150
Owings Mills Town Center
Page 2
October 26, 1982

HIGHWAY COMMENTS:

Red Run Boulevard is a proposed County highway, which shall be constructed in conjunction with this project as a 55-foot curb and gutter paving section within a 70-foot right-of-way. The Developer shall be responsible for the construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

When the designed pavement depth exceeds 11 inches, the Developer is responsible for the full pavement depth for the applicable 30-foot or 50-foot pavement width limitation.

The Developer shall be fully responsible for all engineering, construction drawings and right-of-way plats required for Red Run Boulevard.

The alignment of Red Run Boulevard as shown on the Plan is not satisfactory. This highway must be designed to meet A.A.S.H.T.O. standards for a 50 m.p.h. design speed.

The Developer shall be fully responsible for all rights-of-way acquisition for Red Run Boulevard, which is required for construction in conjunction with this project. Baltimore County will attempt to acquire the right-of-way.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

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Project #82150
Owings Mills Town Center
Page 3
October 26, 1982

HIGHWAY COMMENTS: (Cont'd)

All proposed entrance locations and configurations are subject to approval by the Department of Traffic Engineering. Final determinations on Red Run Boulevard and the entrances are subject to a review of the Traffic Studies by the Department of Traffic Engineering.

Unless otherwise specified, roads within the complex shall be private and shall be the total responsibility of the Developer for construction and maintenance.

The reconstruction of Painters Mill Road in this area will be accomplished by the State of Maryland and Baltimore County.

In accordance with the recommendations of the State Highway Administration, a public road, minimum 30-foot in width, must be constructed within the complex to convey traffic between the ramp which will enter the site from Owings Mills Boulevard and Red Run Boulevard. This public road shall be the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

MICROFILMED

Project #82150
Owings Mills Town Center
Page 4
October 26, 1982

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The flood plain as shown on the Plan does not appear to be the existing flood plain without any regional flood control facility. Although there is a proposal for a regional flood control facility in this area if it does not exist at the time of establishment of the flood plain easement, the 100-year flood plain must be established without consideration of the possible future flood control.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

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11-25-87

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

The onsite storm water management for this development cannot be approved until a final determination is made regarding the construction of a proposed regional storm water management facility in this area.

The Developer is responsible for the full cost of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or under-road pipes for drainage areas up to 400 acres. In larger drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this percentage as responsibility for the proposed structure.

Red Run is classified as Class III Waters - Natural Trout Waters by the State Department of Natural Resources. Therefore, any construction within the 100-year flood plain will require a State Permit and will be subject to the restrictions governing Natural Trout Waters.

No construction in or alteration of any flood plain may be permitted except as noted under Section 22-98 of the Development Regulations Bill No. 56-82.

A pedestrian crossing along Red Run, as required by the Office of Planning, must be incorporated into the design of the drainage structure conveying Red Run under Red Run Boulevard.

WATER AND SANITARY SEWER COMMENTS:

A 16-inch public water main is required between Painters Mill Road and Owings Mills Boulevard and along Owings Mills Boulevard as necessary to provide service to this development. This 16-inch main shall be financed using both the Master Facility Policy and the Dual Main Policy. The Developer's exact financial responsibilities for construction shall be determined at the time of preparation of the Public Works Agreement.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Portions of this property appear to be located outside of the Metropolitan District and/or in areas not proposed for immediate service on the Baltimore County Water and Sewer Maps. An extension of the Metropolitan District Boundary and a revision of the Water and Sewer Maps to include this property are required before public water and sewer can be extended to serve the affected areas.

A public sanitary sewer extension will be required from the Gwynns Falls Interceptor along Red Run to provide service to this property and upstream properties within the proposed ultimate service area.

The sewer shown on the Plan as Red Run Interceptor is not presently included in the Capital Budget as indicated. Construction of the interceptor will be financed as a master facility with the Developer responsible for two-thirds and the County responsible for one-third of the total cost.

The Developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size of line and type of pipe.

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grade.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

Although both the public water and sewer will be financed under the Master Facility Policy, the Developer is fully responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Master Facility Policy regarding pre-payment of System Connection Charges shall apply to this project.

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

MICROFILMED

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ✓ can be waived, ___ must be revised. EXEMPTION FROM PROCESSED 3/22/82

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

✓ This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

___

MICROFILMED

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EUGENE A. BOBER, Chief
Current Planning & Development, OPZ
Date: October 19, 1982

FROM: WILLIAM A. IRGENS
Transportation Coordinator, OPZ

SUBJECT: Alignment of Red Run Boulevard

We have evaluated the proposals submitted to you on September 8, 1982 by the Rouse Company outlining two alternatives for Red Run Boulevard. Neither of the two proposals deal with Red Run Boulevard in the fashion that Baltimore County has maintained since its inception, that being:

- Red Run Boulevard is to be constructed as a public road which may "hug" the easternmost portion of the established 100-year floodplain. The roadway must contain five lanes to provide for turning movements at the town center access drives.

- Red Run Boulevard not be part of an internal ring road but one that will have controlled access points to the town center.

It is my understanding that this is also the position of the Department of Traffic Engineering and the Department of Public Works.

WAI:vh

WILLIAM A. IRGENS
Transportation Coordinator

cy: ROBERT A. MORTON, Chief
Public Services Bureau, Public Works

JOHN J. TRENNER, Chief
Highway Design & Approval, Engineering
Department of Public Works

C. RICHARD MOORE
Asst. Traffic Engineer
Planning & Design Bureau
Department of Traffic Engineering

JOHN J. DILLON, Planner
Community Plans Division, OPZ

GARY L. KERNS
Transportation Planner
OPZ

RECEIVED
OCT 26 1982
BUREAU OF PUBLIC SERVICES

MICROFILMED

Maryland Department of Transportation
The Secretary's Office

Harry Hughes
Governor
Lowell K. Bridwell
Secretary

October 21, 1982

RECEIVED
OCT 26 1982
BUREAU OF PUBLIC SERVICES

Mr. Robert A. Morton, Chief
Public Services Bureau
Baltimore County Department of Public Works
Baltimore County Office Building
Towson, Maryland 21204

RE: Owings Mills Town Center

Dear Mr. Morton:

It has been brought to our attention that the Rouse Company has submitted development plans for the Owings Mills Town Center.

We understand that these plans make no provisions for pedestrian access from the intense employment/commercial land use to the Owings Mills transit station. Allowing the Town Center to develop without adequate pedestrian access to the transit station will increase parking demand at the station, increase traffic congestion on local access roads and generally decrease accessibility to valuable employment opportunities. More important is the commitment that the Department has to the Urban Mass Transportation Administration and the Congress of the United States to insure proper coordination between Section B of the Baltimore Metro and development in the vicinity of its stations.

For these reasons, we urge the County and the developer to work closely with the Mass Transit Administration to resolve this issue.

Representatives of this office and the Mass Transit Administration are planning to attend the October 28, 1982 review meeting with the developer. We hope to provide more detailed comments at that time, provided we receive a copy of the plans in sufficient time for an adequate review.

Please keep me advised of any further developments. Your cooperation in this matter will be greatly appreciated.

Sincerely,

Elizabeth K. Moser
Elizabeth K. Moser
Assistant Director
Office of Transportation Planning

EKM/FPR/bc

cc: Clyde Eyers
Frederick Gottemoeller
Ronald Hartman
Gunther Gottfeld
Honora Freeman

MICROFILMED

My telephone number is (301) 859-7339
Teletype TTY For The Deaf (301) 859-7227
Post Office Box 8755, Baltimore-Washington International Airport, Maryland 21240-0755

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: July 11, 1984

PROJECT NAME: OWINGS MILLS TOWN CENTER
COUNCIL & ELECTION DISTRICT: IV-24D

PLAN: XXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan dated June 12, 1984, and has the following comments:

This property contains archaeological site #BA 127, which was studied by the State Archaeologist's Office during their Northwest Corridor Study in 1974. Tyler Bastian, the State Archaeologist, has been informed of this development in the event that any further work needs to be done before the mall construction begins. The developer is advised to contact Mr. Bastian at Maryland Geological Survey, Suite 400, 711 W. 40th Street, Baltimore, Maryland 21211.

This plan must include a commitment for pedestrian circulation connecting the MTA Metro Station with the Mall, the Stream Valley Park and the future development areas.

The schematic landscape plan requires further study. The calculations for linear road frontages should clearly differentiate between the interior roads and the public roads, ramps etc. The calculations should be for the mall development site only and the required landscape placed on the mall area. The future development areas will have to meet the landscaping standards at the time their individual site plans are processed. The parking area for the mall needs additional planting to break-up the large expanse of paving. Pedestrian walkways and planted islands should be included for definition of pedestrian and vehicular circulation.

Additional study will be required of the alignment of Red Run Boulevard's effect on the flood plain prior to record plat.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

MICROFILMED

Susan Carrell (cm)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: July 10, 1984

PROJECT NAME: Owings Mills Town Center
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4th Election District

PLAN: July 12, 1984
DEVELOPMENT PLAN:
PLAT:

The following comments were written on the plan dated June 12, 1984.

1. A Special Hearing (Case No. 84-307-SPH) for off street parking in a residential zone was granted by Zoning Commissioner Jablon on May 15, 1984.

   The CRG plan while showing a slightly different parking layout and building configuration with a lesser square ft. area of buildings complies with the Commissioner's order and may be approved by the CRG.

2. The following minor revisions should occur prior to approval.

   There is a discrepancy between the total retail area as indicated in the general notes - Note #3 shows 820,000 sq. ft. total retail area while the table which details the parking breakdown shows a total of 910,000 sq. ft. There are some arithmetic errors on the table which should be corrected as well. (the breakdown for Saks and the Developer)

Diana Itter
DIANA ITTER
Zoning Associate III

DI:sj

7/82sss

MICROFILMED

11-25-87

MAP NW 10-11-F
2C
E.D. 4
DATE 1-16-87
200
1000
DP

Owings Mills Limited
Case No. 86-374-A
NW of Meadows and Painters Mill Rds.
4th Elec. Dist.

86-374-A

226

IN RE: PETITION ZONING VARIANCE
W/S of Mill Run Circle, 1,570' NW of Meadows and Painters Mills Roads - 4th Election District

Owings Mills Limited Partnership,

Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-374-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 4,000 parking spaces instead of the required 5,037 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by John Hannigan, Sr., Development Coordinator, and Claire Overlander, Project Coordinator, appeared on behalf of the Petitioner and was represented by Counsel. Testifying on behalf of the Petitioner was George E. Gavrelis, an expert planner; Marty Wells, a traffic engineer; and Allan Brown and Richard Smith, registered civil engineers.

At the onset of the hearing, Counsel for the Petitioner moved to amend the site plan, Petitioner's Exhibit 1, to reflect the request for 4,000 parking spaces instead of the 4,331 spaces shown. The motion was granted. Testimony indicated that the reason for the change on the site plan is to reflect the potential addition of a fourth major department store, which will take up parking spaces computed on the plan. The Petition itself reflects this change.

Testimony further indicated that the subject property, located in the Owings Mills Town Center within the ring road, zoned B.M.-C.T., O.T., and R.A. will be developed with a major shopping center. The Baltimore County Zoning Regulations (BCZR) requires 5,037 spaces based on the gross building area. However, Mr. Wells testified that studies conducted over a 20-year period of similar shopping centers determined that a legitimate computation of parking requirements should be 4.86 spaces per 1,000 square feet of gross leasable area. Translated, based on five spaces per 1,000 square feet of gross leasable area, 4,000 spaces would be required for 800,000 square feet of gross leasable area. Mr. Wells believes that the requested variance is appropriate and that there would be no need for more than what is requested. In his opinion, based on experience and studies, Section 307, BCZR, would be satisfied. Mr. Smith agreed that, in his opinion, the requested variance was appropriate. Testimony was uncontraverted that there would be no expectation for 5,037 spaces and that 4,000 spaces would satisfy all needs.

The County Review Group approved the site plan on July 12, 1984.

The Petitioner seeks relief from Section 409.2.(b), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1986, that the Petition for Zoning Variance to permit 4,000 parking spaces instead of the required 5,037 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. If no additional retail development within the area of the ring road, other than what is reflected on Petitioner's Exhibit 1, is completed within four years from the date of this Order, a special hearing will be required to review the

- 3 -

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

center's parking needs, but in any event, no more than 4,331 spaces shall be required.

[signature]
Zoning Commissioner of Baltimore County

AJ/srl

cc: Gail M. Stern, Esquire
People's Counsel

- 4 -

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCE

86-374-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2(b) of the Baltimore County Zoning Regulations so as to calculate the required number of spaces for Phase I of the Owings Mills Town Center, and on each individual parcel thereof, on the basis of five spaces for each one thousand (1,000) square feet of "Floor Area" (as defined in Attachment 1) devoted to retail trade, restaurants and uses incidental thereto, thereby reducing the total number of spaces within Phase I from the current requirement of 5,037 to 4,000,

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

MAP NW 10-11-F 10-11-F
2C
E.D. 4
DATE 1-16-87
200
1000
DP

(See Attachment 2)

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

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

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

Contract Purchaser:	Legal Owner(s):
N/A	OWINGS MILLS LIMITED PARTNERSHIP
(Type or Print Name)	By: The Rouse Company of Owings Mills, (Type or Print Name) General Partner
Signature	By: Signature John Hannigan, Vice President
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	c/o The Rouse Company
Gail M. Stern, Esquire	Headquarters Building 992-6000
Frank, Bernstein, Conway & Goldman	Address Phone No.
(Type or Print Name)	Columbia, Maryland 21044
Signature	City and State
Suite 1700	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
300 East Lombard Street	OWINGS MILLS LIMITED PARTNERSHIP
Address	Name
Baltimore, Maryland 21202	c/o The Rouse Company
City and State	Headquarters Building 992-6000
Attorney's Telephone No.: (301) 625-3647	Address Phone No.
	Columbia, Maryland 21044

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 19 86, 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 31st day of March, 19 86, at 11:15 o'clock

[signature]
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY [signature]
ADMINISTRATIVE ASSISTANT

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
52.4316 ACRE PARCEL
AREA INSIDE MILL RUN CIRCLE RIGHT OF WAY
"OWINGS MILLS TOWN CENTER"
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point distant 1,570 feet, more or less, measured North 40 degree West from the intersection of Meadows Road and Painters Mill Road, said beginning point being on the inside right of way of Mill Run Circle, in Owings Mills Town Center, running thence binding on said Mill Run Circle, fifteen courses: (1) southwesterly by a curve to the right with the radius of 383.00 feet, the arc distance of 726.92 feet, the chord of said arc being South 38 degrees 27 minutes 51 seconds West 622.62 feet, (2) westerly by a curve to the right with the radius of 888.00 feet, the arc distance of 84.49 feet the chord of said arc being North 84 degrees 26 minutes 16 seconds West 84.45 feet, (3) North 81 degrees 42 minutes 43 seconds West 217.64 feet, (4) westerly by a curve to the right with the radius of 759.07 feet, the arc distance of 245.97 feet, the chord of said arc being North 72 degrees 25 minutes 44 seconds West 244.90 feet, (5) North 63 degrees 08 minutes 44 seconds West 646.17 feet, (6) northwesterly by a curve to the right with the radius of 663.00 feet, the arc distance of 282.71 feet, the chord of said arc being North 50 degrees 55 minutes 47 seconds West 280.58 feet, (7) North 38 degrees 42 minutes 49 seconds West 159.58 feet, (8) northerly by

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
OMTC - Area Inside Mill Run Circle R/W
52.4315 Acres
November 26, 1985
Page 2

a curve to the right with the radius of 393.00 feet, the arc distance of 499.83 feet, the chord of said arc being North 02 degrees 16 minutes 42 seconds West 466.82 feet, (9) North 34 degrees 09 minutes 25 seconds East 236.54 feet, (10) northeasterly by a curve to the right with the radius of 218.00 feet, the arc distance of 151.94 feet, the chord of said arc being North 54 degrees 07 minutes 28 seconds East 148.89 feet, and (11) North 74 degrees 05 minutes 30 seconds East 746.77 feet, (12) easterly by a curve to the right with the radius of 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 83 degrees 24 minutes 30 seconds East 166.85 feet, (13) South 60 degrees 54 minutes 30 seconds East 408.21 feet (14) southeasterly by a curve to the right with the radius 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 38 degrees 24 minutes 30 seconds East 166.85 feet, and (15) South 15 degrees 54 minutes 30 seconds East 857.84 feet to the place of beginning.

CONTAINING 52.4316 acres of land.

CAE/aeb KCI Job Order No. 01-81272 November 26, 1985
Work Order No. 7626C

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

PAUL H. REINCKE
CHIEF

December 18, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Owings Mills Limited Partnership

Location: W/S Mill Run Circle, 1570 ft. NW of Meadows & Painters Mill

Item No.: 226 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

_____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt. Joseph Kelly 12-18-85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

MICROFILMED

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

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Owings Mills Limited Partnership
Location: W/S Mill Run Circle, 1570 feet NW of Meadows and Painters Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 is a from Use _____ to Use _____, or to Mixed Uses _____ _____ _____. See Section 312 of the Building Code.

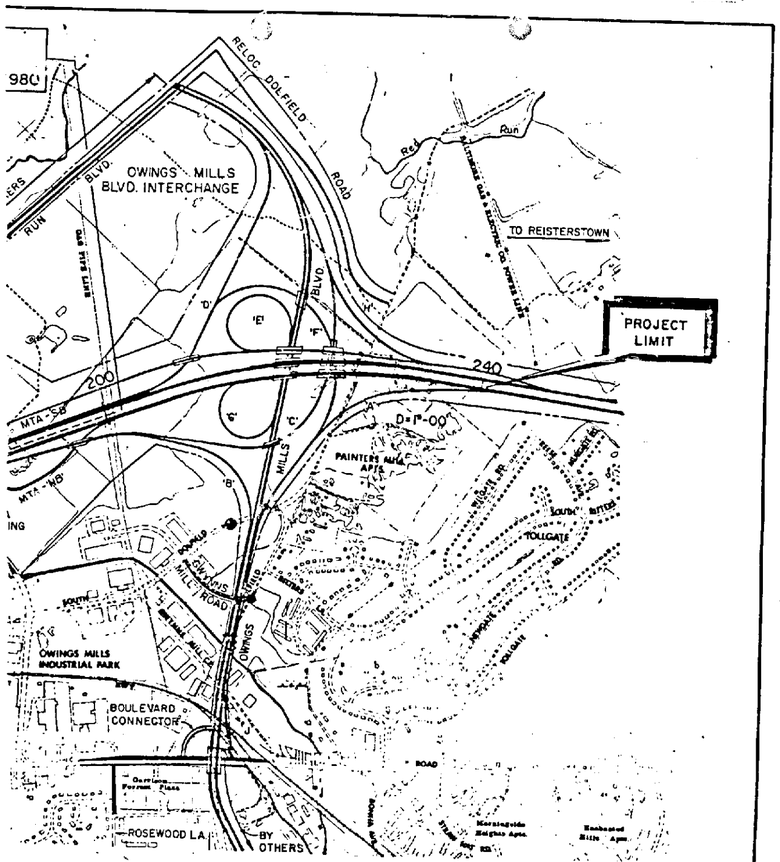
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Plat shall show flood plain for the "Red Run" drainage area. Any future changes of use such as "Assembly Use" would be looked at very seriously as it would increase the occupancy loading and the need for additional spaces.

K. 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 required the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

MICROFILMED



REVISED 8/80

PLAN
MENDED ALTERNATE
E BELTWAY TO DOLFIELD ROAD

SCALE
1" = 1000'

DWG.
NO. 6

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

October 25, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

Attention: Mr. George Wittman

FROM: Frederick Gottemoeller
Deputy Administrator

SUBJECT: Proposed Owings Mills Town Center southwest of Reisterstown Road (Md. Rte. 140) south of Dolfield Road and west of "Proposed Northwest Expressway"

Thank you for the opportunity to comment on the proposed site plan for this project. As you may be aware, we have been working closely with the developer and Baltimore County on various aspects of this proposed development for some time, though this is the first opportunity I have had to see a detailed plan for the site itself.

I would offer the following comments, all of which are crucial to the Administration's interest in this area, and which should be passed on to the County with the appropriate emphasis:

1. The proposed ramps at the north end of the site connecting to ramp C (inbound) and ramp D (outbound) are acceptable only if they connect to a public road within the development. This is a condition both we and the Federal Highway Administration would place on these ramps. Also, any construction, right of way, and engineering costs for these ramps over and above what is currently shown on our plans must be paid by the developer.

2. The roadway along the western perimeter of the site connecting Owings Mills Boulevard and Painters Mill Road (which has previously been designated Red Run Boulevard on County and previous developer plans) must be a public road. This roadway is critical to the proper circulation of traffic to and from the

MICROFILMED

My telephone number is 1112
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

11-25-87

Owings Mills Boulevard/Northwest Expressway interchange and the transit station, and was an important factor in our receiving Interstate funding for Owings Mills Boulevard and its associated service road.

3. There are a number of instances on the perimeter of the property where suggestions have been made that the boundary between the proposed development and the Administration's transportation facilities be adjusted to allow for such things as the realignment of the Columbia Gas Company pipeline, storm water management ponds, adjustments of cut slopes to reflect the site grading, etc. These changes are not adequately reflected in the proposed site plan, nor can they be at this date. However, all involved should be aware that these changes are possible and likely, and may have an effect on the arrangement of facilities within the site.

4. Finally, I think the Administration should address an issue which is more qualitative but which will have its effect on the travelling public, and that is the appearance of this development. Both we and the MTA have gone to some length to create attractive facilities through appropriate landscaping and grading. The proposed development, on the other hand, if built as shown on the site plan, will have the appearance of a fleet of buildings awash in a sea of cars. Granted, it is difficult to make a parking lot attractive. On the other hand, the MTA lots show that efforts can be made to provide for appropriate planting, etc. I hope the County will make the effort to promote a style of development which will be more of a long-term asset to the County, and a true town center.

Please let me know if I can supply anything additional.

FG:enk

cc: Mr. W. K. Lee, III
Mr. G. E. Dailey
Mr. S. Kouroupis
Ms. E. Moser
Mr. R. Hartman
Mr. G. Gottfeld

MICROFILMED

11-25-87

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

"Floor Area", with respect to any Building or space within the Town Center, means that portion of the total area on all floors within such Building or within the space (including any basement or mezzanine level space not otherwise excluded below) whether or not occupied, measured from the exterior faces of exterior walls or, where applicable, the center line of party walls, but excluding: (i) space occupied by elevator penthouses, transformer vaults, mechanical rooms, and other space exclusively housing mechanical, electrical, telephone, air conditioning, computers and/or similar equipment, (ii) space in the Building, if any, on any Major's Parcel enclosed but not used or improved for storage or business use, (iii) the Enclosed Mall (other than Kiosks located therein) and any Pedestrian Mall, (iv) any part of the Common Area other than Kiosks located therein, (v) management and promotion offices and meeting rooms, not exceeding 8,000 square feet in the aggregate, maintained by the Retail Core Parcel Owner in the Retail Center, (vi) basement or mezzanine level space used exclusively for storage, and (vii) truck docks.

The Floor Area of a Kiosk located within the Enclosed Mall, any other Pedestrian Mall or Common Area shall be calculated based upon the actual area within the exterior partitions of such Kiosk and the area devoted to seating of customers of the Kiosk but excluding any common seating areas. Floor Area occupied by a Kiosk shall, in the case of a Kiosk having open counters or other facilities for the purpose of serving customers outside of such Kiosk, be deemed to include an area four (4) feet in depth outside such open counters or other facilities. All other Kiosks shall be measured from the exterior walls or partitions of such Kiosks.

Elevator cores and fire stairs shall be excluded from Floor Area in all Buildings designed primarily for office use and from the Office portions of any multi-use Buildings except for elevators designed for interior transportation solely between floors occupied by a single Occupant.

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE (Continued)

In addition, any space used as outdoor selling area shall be Floor Area. In respect of outdoor space used for the operation of gas or automotive facilities, Floor Area shall refer not only to space within Buildings, but also the areas of the gas islands, the concrete aprons appurtenant thereto, and all work areas.

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

For the Developer, Owings Mills Limited Partnership, to comply with Section 409.2(b) of the Baltimore County Zoning Regulations and to provide parking spaces in excess of what is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) The provision of the additional parking will restrict comprehensively planned intensive development of the Owings Mills Town Center and thus detract from the Baltimore County's overall planning objectives, as detailed in the Plan for Owings Mills, Maryland, adopted by the Baltimore Code, May 21, 1984. Consequently, the variance requested fulfills legislative policy and is in strict harmony with the intent of the zoning regulations.

(2) The additional parking will necessitate using approximately ten (10) additional acres in the Owings Mills Town Center for parking, which, as will be shown at the hearing, is far in excess of spaces necessary to the safe and efficient functioning of the retail, office and hotel uses in the Town Center. We will demonstrate at the hearing that this variance is reflective of the best practices in the development industry and would not adversely impact the health, safety or public welfare of the citizens, workers and shoppers in Baltimore County.

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

(a) detract from the aesthetics of the Owings Mills Town Center; 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) Phase I of the Owings Mills Town Center and surrounding development area within the Owings Mills Town Center will be developed as an integrated retail, commercial, hotel and office

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE (Continued)

complex, utilizing a shared parking concept in that either all developed land will be owned by one entity or affiliates thereof, or if not owned by one such entity and affiliates, will be subject to a valid and enforceable agreement providing for the shared use of parking spaces duly executed by the owners of all such land.

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

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces

Being the property of Owings Mills Limited Partnership as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE W/S Mill Run Circle, 1570' NW of Meadows & Painters Mill Rds., 4th District
OWINGS MILLS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-374-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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, Suite 1700, 300 E. Lombard Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

Dear Ms. Stern:

This is to advise you that $70.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...re County, Maryland, and remit
...lding, Towson, Maryland

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

No. 018552

DATE 3/31/86 ACCOUNT R-01-615-000

SIGN & POST TO BE RETURNED TO ZONING OFFICE

AMOUNT $ 70.37

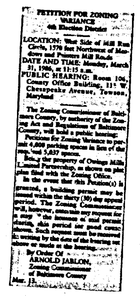
RECEIVED FROM Owings Mills Limited Partnership

FOR Advertising & Posting re Case #86-374-A

B123*****7037:a 8a1F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION


PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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
Mar. 13

TOWSON, MD., March 13, 19 86

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 March 13, 19 86

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-374-A

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.

Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

86-374

...PERS OF MARYLAND, INC.

...Md., Mar. 13, 19 86

...nnexed Req.#187564 P.O.#74264

...SUCCESSIVE WEEKS/days previous

..... 19 86, in the

... a daily newspaper published
...insteer, Carro County, Maryland.
... a weekly newspaper published
... in Baltimore County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per ...

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-374-A

District 4th Date of Posting 3-12-86

Posted for: Variance

Petitioner: Owings Mills Limited Partnership

Location of property: W/S Mill Run Circle, 1570 NW of Meadows & Painters Mill Rds.

Location of Signs: #1 Facing east side of Owings Mills Blvd. approx. 300' North of Red Run and Owings Mills Blvd. #2 Facing approx. 250' east of sign #1. #3 Facing N/E corner of property at corner of Meadows Road & Northwest Expressway. #4 Facing S/W corner of Painters Mill Road & Northwest Expressway

Remarks: Sign #4 Located Painters Mill Road

Posted by A. J. Ertle Date of return: 3-14-86
Signature

Number of Signs: 4

MICROFILMED

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

TIME: 11:15 a.m.

DATE: Monday, March 31, 1986

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

...Zoning Commissioner
...nore County

MICROFILMED

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

No. 016051

DATE 12/3/85 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Gail Stern

FOR: filing fee for Item #226

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date March 19, 1986

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

SUBJECT Zoning Petition No. 86-374-A

The CRG approved the plan on July 12, 1984 (see File No. IV-240).

Norman E. Gerber per J.G.H.
Norman E. Gerber, AICP
Director

NEG:JGH:slm

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

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

...ooo...

Chairman

MEMBERS

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

Gail M. Stern, Esquire
Suite 1700
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 226 - Case No. 86-374-A
Petitioner - Owings Mills Limited Partnership
Variance Petition

Dear Ms. Stern:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments form the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

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 (mj)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

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

MICROFILMED

Case No. 86-374-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 26th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Owings Mills Limited Partnership
Petitioner's Attorney Gail M. Stern, Esquire

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

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

MARCH 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21203

Re: Zoning Advisory Meeting of DECEMBER 17, 1985
Item # 226
Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE, 1570' NW OF MEADOWS & PAINTERS MILL 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.

(X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
( ) A records plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on ...
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by 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.
(X) Additional comments:

A CRG WAS HELD ON 7/12/84 AND THE PLAN APPROVED SOME DATE. SEE CRG FILE #IV-240 (OWINGS MILLS TOWN CTR.)

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED
NOV - 3 1982
OFFICE OF PLANNING AND ZONING

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfe...
Mr. E. McDonough

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MICROFILMED

BALTIMORE COUNTY, MARYLAND

XIII-30

INTER-OFFICE CORRESPONDENCE

TO B. Melvin Cole, Administrative Officer Date October 21, 1982

FROM Norman E. Gerber, Director of Planning and Zoning

SUBJECT Owings Mills Town Center

A C.R.G. meeting is scheduled for 10:00 A.M. Thursday, October 28, 1982, to review Rouses's Owings Mills Town Center.

The site is located on the southwest side of the proposed Northwest Expressway, northwest of Painters Mill Road and north of Red Run.

The proposal is to develop approximately 129 acres for a 1,370,000 square foot shopping mall, a 300 room hotel, and 9 office buildings with a total of 1,140,000 square feet. Also, it is proposed to provide 8,506 parking spaces.

There are a number of general questions that will need to be resolved, they are as follows:

1. The extent of County participation in roads and utilities costs.
2. A location decision on the Owings Mills Boulevard, Red Run Boulevard, and the connection with the Northwest Expressway to the Owings Mills Town Center.
3. A proposal to build a dam and recreation area upstream as a regional stormwater management facility.
4. The necessary zoning decisions are pending.
5. Design and coordination with MTA in serving the transit station including shared parking and a pedestrian movement system on the site.

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

NEG:th
Attachment
cc: Stephen Collius
Honora Freeman
Stanley Guild
William Hammond
Robert Hannon
James Lucas
Harry Pistel
June Steckfus
Lawrence Walsh

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pmg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene Bober Date October 20, 1982

FROM John L. Wimbley

SUBJECT Owings Mills Town Center

The Office of Planning and Zoning review of the proposed Owings Mills Town Center pointed-up issues that have to be resolved before plan approval could be granted. They are as follows:

1. The total ownership of Jack Baylin needs to be shown on a plan to comply with subdivision requirements.
2. The Master Plan Stream Valley Park; Red Run Stream Valley Park with pedestrian access provided under Red Run Boulevard.
3. The flood plain for Red Run as shown on the plan is different from Baltimore County information. A study will be required.
4. The need for a pedestrian system connecting mall, offices, hotel and M.T.A. transit station, recommend a weather protected skywalk system.

The Zoning division of this office has pointed out some of their main issues. They are as follows:

1. The approval of grading permits for future commercial uses on residentially zoned land is unresolved at this time.
2. The need for the property that is zoned D.R.16 and RC-3 to be reclassified for the proposed uses as shown on the plan.
3. The need for a parking variance to reduce the required number of parking spaces.
4. The need for a special hearing for parking in a residential zone.
5. The plan must show the amenity open space and floor area ratio calculations. The areas to be used for amenity open space must be shown on the plan.

John L. Wimbley

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

IV-240

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4 & 2

Dear Mr. Hannigan:

The referenced development proposal may be further processed according to the following schedule:

a. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

b. A certified or cashier's check in the amount of $9,492.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

d. Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

e. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jha
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd., Towson, Md. 21204
E. A. McDonough
E. Bober
File

RECEIVED NOV 19 1982 OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pmg

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

IV-240

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4

Dear Mr. Hannigan:

The following comments are supplementary to those comments previously transmitted to you:

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Pikesville Fourth Zone.

A 16-inch main should be installed in the proposed Red Run Boulevard westerly from the existing 20-inch main in Painters Mill Road to the proposed Owings Mill Boulevard. A 16-inch main should be continued northerly in the proposed Owings Mill Boulevard and connected to the existing 12-inch main in South Dolfield Road.

A master meter service may be taken off the proposed 16-inch main near the Red Run Boulevard entrance to the project. Also, a master meter service may be taken off the proposed 16-inch main near the Owings Mill Boulevard entrance.

However, the preliminary plan indicates these two private water systems will be connected. Therefore, a backflow preventer must be installed on the consumer's side of each master meter to protect the public water system.

Also, pressure will exceed 100-psi below elevation 510 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should investigate the proper sizing for internal piping to maintain the required fire flow throughout the development.

RECEIVED NOV 19 1982 OFFICE OF PLANNING AND ZONING

SUPPLEMENTARY WATER COMMENTS: (Cont'd)

All mains within the project not in public roads will not be maintained or serviced by the City.

Additionally, these water main extensions are predicated on the approval of an extension of the Metropolitan District Line."

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:REC:pmg
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road 21204
R. Morton
E. Bober
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 26, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Owings Mills Town Center
PROJECT NUMBER: #82150
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4C5

The Plan for the subject site, dated October 1, 1982 and revised October 14, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements after which a Building Permit may be approved.

HIGHWAY COMMENTS:

Red Run Boulevard is a proposed County highway, which shall be constructed in conjunction with this project as a 55-foot curb and gutter paving section within a 70-foot right-of-way. The Developer shall be responsible for the construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

When the designed pavement depth exceeds 11 inches, the Developer is responsible for the full pavement depth for the applicable 30-foot or 50-foot pavement width limitation.

The Developer shall be fully responsible for all engineering, construction drawings and right-of-way plats required for Red Run Boulevard.

The alignment of Red Run Boulevard as shown on the Plan is not satisfactory. This highway must be designed to meet A.A.S.H.T.O. standards for a 50 m.p.h. design speed.

The Developer shall be fully responsible for all rights-of-way acquisition for Red Run Boulevard, which is required for construction in conjunction with this project. Baltimore County will attempt to acquire the right-of-way.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said right-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

APR 3

HIGHWAY COMMENTS: (Cont'd)

All proposed entrance locations and configurations are subject to approval by the Department of Traffic Engineering. Final determinations on Red Run Boulevard and the entrances are subject to a review of the Traffic Studies by the Department of Traffic Engineering.

Unless otherwise specified, roads within the complex shall be private and shall be the total responsibility of the Developer for construction and maintenance.

The reconstruction of Painters Mill Road in the area will be accomplished by the State of Maryland and Baltimore County.

In accordance with the recommendations of the State Highway Administration, a public road, minimum 30-foot in width, must be consructed within the complex to convey traffic between the ramp which will enter the site from Owings Mills Boulevard and Red Run Boulevard. This public road shall be the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The flood plain as shown on the Plan does not appear to be the existing flood plain without any regional flood control facility. Although there is a proposal for a regional flood control facility in this area if it does not exist at the time of establishment of the flood plain easement, the 100-year flood plain must be established without consideration of the possible future flood control.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

The onsite storm water management for this development cannot be approved until a final determination is made regarding the construction of a proposed regional storm water management facility in this area.

The Developer is responsible for the full cost of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or under-road pipes for drainage areas up to 400 acres. In larger drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this percentage as responsibility for the proposed structure.

Red Run is classified as Class III Waters - Natural Trout Waters by the State Department of Natural Resources. Therefore, any construction within the 100-year flood plain will require a State Permit and will be subject to the restrictions governing Natural Trout Waters.

No construction in or alteration of any flood plain may be permitted except as noted under Section 22-98 of the Development Regulations Bill No. 56-82.

A pedestrian crossing along Red Run, as required by the Office of Planning, must be incorporated into the design of the drainage structure conveying Red Run under Red Run Boulevard.

WATER AND SANITARY SEWER COMMENTS:

A 16-inch public water main is required between Painters Mill Road and Owings Mills Boulevard and along Owings Mills Boulevard as necessary to provide service to this development. This 16-inch main shall be financed using both the Master Facility Policy and the Dual Main Policy. The Developer's exact financial responsibilities for construction shall be determined at the time of preparation of the Public Works Agreement.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Portions of this property appear to be located outside of the Metropolitan District and/or in areas not proposed for immediate service on the Baltimore County Water and Sewer Maps. An extension of the Metropolitan District Boundary and a revision of the Water and Sewer Maps to include this property are required before public water and sewer can be extended to serve the affected areas.

A public sanitary sewer extension will be required from the Gwynns Falls Interceptor along Red Run to provide service to this property and upstream properties within the proposed ultimate service area.

The sewer shown on the Plan as Red Run Interceptor is not presently included in the Capital Budget as indicated. Construction of the interceptor will be financed as a master facility with the Developer responsible for two-thirds and the County responsible for one-third of the total cost.

The Developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size of line and type of pipe.

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grade.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

Although both the public water and sewer will be financed under the Master Facility Policy, the Developer is fully responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Master Facility Policy regarding pre-payment of System Connection Charges shall apply to this project.

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Ed Mc

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

7 OCTOBER 1982
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

OWINGS MILLS TOWN CENTER
Subdivision Name, Section and/or Plat

PAINTERS MILL MALL, INC. / KIDDE CONSULTANTS
Developer and/or Engineer

Watershed	No. of Lots or Units	Total Acreage	Water	Sewer
Gwynns Falls	1	129 Acs	Public	Public

COMMENTS ARE AS FOLLOWS:

____ Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

____ Soil percolation tests have been conducted. Revised plans, ____ must be submitted prior to approval of plats; ____ are not required and the plat can be approved as submitted. Contact this office at 494-3762 for more complete information.

✓ Public sewers must be utilized and/or extended to serve the property.

____ No sewage disposal area shall be located within _____ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

____ Wells must be located a minimum distance of _____ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

✓ Public water must be utilized and/or extended to serve the property.

____ Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

____ Sewage disposal areas must not be placed on slopes of 25% or greater.

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
DATE October 25, 1982
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Owings Mill Town Center	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT	4C3	DEVELOPMENT PLAN	
LOCATION	N. W. Expressway and Painters Hill Road	RECORD PLAT	

Only general comments can be made at this time, and the more specific comments will be made after review of the updated traffic study is completed.

1. Adequate capacity will need to be provided at all major intersections including Painters Hill Road and Red Run Boulevard.
2. Left turn lanes will be needed on all major public roads including Painters Mill Road.
3. All private intersections on public roads will need an adequate number of approach lanes, and may need to be re-designed.
4. Adequate capacity will need to be provided at the end of the Northwest Expressway ramp to prevent back-ups.
5. Traffic signalization on public roads will be the financial responsibility of the developer.

C. Richard Moore
Asst. Traffic Engineer

CRM/GMJ/ccm

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

RECEIVED
OCT 28 1982
BUREAU OF PUBLIC SERVICES

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

CL:GW:vrd

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfe
Mr. E. McDonough

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 0717

APR 8 1987

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ✓ can be waived, ___ must be revised. EXEMPTION FORM PROCESSED 9/22/82

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior roperty line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

✓ This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

___

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EUGENE A. BOBER, Chief
Current Planning & Development, OPZ Date October 19, 1982

FROM: WILLIAM A. IRGENS
Transportation Coordinator, OPZ

SUBJECT: Alignment of Red Run Boulevard

We have evaluated the proposals submitted to you on September 8, 1982 by the Rouse Company outlining two alternatives for Red Run Boulevard. Neither of the two proposals deal with Red Run Boulevard in the fashion that Baltimore County has maintained since its inception, that being:

- Red Run Boulevard is to be constructed as a public road which may "hug" the easternmost portion of the established 100-year floodplain. The roadway must contain five lanes to provide for turning movements at the town center access drives.

- Red Run Boulevard not be part of an internal ring road but one that will have controlled access points to the town center.

It is my understanding that this is also the position of the Department of Traffic Engineering and the Department of Public Works.

WAI:vh

WILLIAM A. IRGENS
Transportation Coordinator

cy: ROBERT A. MORTON, Chief
Public Services Bureau, Public Works

JOHN J. TRENNER, Chief
Highway Design & Approval, Engineering
Department of Public Works

C. RICHARD MOORE
Asst. Traffic Engineer
Planning & Design Bureau
Department of Traffic Engineering

JOHN J. DILLON, Planner
Community Plans Division, OPZ

GARY L. KERNS
Transportation Planner
OPZ

RECEIVED
OCT 25 1982

Maryland Department of Transportation
The Secretary's Office

Harry Hughes
Governor
Lowell K. Bridwell
Secretary

October 21, 1982

RECEIVED
OCT 25 1982
BUREAU OF PUBLIC SERVICES

Mr. Robert A. Morton, Chief
Public Services Bureau
Baltimore County Department of Public Works
Baltimore County Office Building
Towson, Maryland 21204

RE: Owings Mills Town Center

Dear Mr. Morton:

It has been brought to our attention that the Rouse Company has submitted development plans for the Owings Mills Town Center.

We understand that these plans make no provisions for pedestrian access from the intense employment/commercial land use to the Owings Mills transit station. Allowing the Town Center to develop without adequate pedestrian access to the transit station will increase parking demand at the station, increase traffic congestion on local access roads, and generally decrease accessibility to valuable employment opportunities. More important is the commitment that the Department has to the Urban Mass Transportation Administration and the Congress of the United States to insure proper coordination between Section B of the Baltimore Metro and development in the vicinity of its stations.

For these reasons, we urge the County and the developer to work closely with the Mass Transit Administration to resolve this issue.

Representatives of this office and the Mass Transit Administration are planning to attend the October 28, 1982 review meeting with the developer. We hope to provide more detailed comments at that time, provided we receive a copy of the plans in sufficient time for an adequate review.

Please keep me advised of any further developments. Your cooperation in this matter will be greatly appreciated.

Sincerely,
Elizabeth K. Moser
Elizabeth K. Moser
Assistant Director
Office of Transportation Planning

EKM/FPR/bc

cc: Clyde Pyers
Frederick Gottemoeller
Ronald Hartman
Gunther Gotfeld
Honora Freeman

My telephone number is (301) 859-7339
Telephone TTY For The Deaf (301) 859-7227
Post Office Box 8755, Baltimore-Washington International Airport, Maryland 21240-0755

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

October 25, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

Attention: Mr. George Wittman

FROM: Frederick Gottemoeller
Deputy Administrator

SUBJECT: Proposed Owings Mills Town Center southwest of Reisterstown Road (Md. Rte. 140) south of Dolfield Road and west of "Proposed Northwest Expressway"

Thank you for the opportunity to comment on the proposed site plan for this project. As you may be aware, we have been working closely with the developer and Baltimore County on various aspects of this proposed development for some time, though this is the first opportunity I have had to see a detailed plan for the site itself.

I would offer the following comments, all of which are crucial to the Administration's interest in this area, and which should be passed on to the County with the appropriate emphasis:

1. The proposed ramps at the north end of the site connecting to ramp C (inbound) and ramp D (outbound) are acceptable only if they connect to a public road within the development. This is a condition both we and the Federal Highway Administration would place on these ramps. Also, any construction, right of way, and engineering costs for these ramps over and above what is currently shown on our plans must be paid by the developer.

2. The roadway along the western perimeter of the site connecting Owings Mills Boulevard and Painters Mill Road (which has previously been designated Red Run Boulevard on County and previous developer plans) must be a public road. This roadway is critical to the proper circulation of traffic to and from the

My telephone number is 1112
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: July 11, 1984

PROJECT NAME: OWINGS MILLS TOWN CENTER
COUNCIL & ELECTION DISTRICT IV-240

PLAN XXXXXXXXXXXXXXXXXX
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated June 12, 1984, and has the following comments:

This property contains archaeological site #BA 127, which was studied by the State Archaeologist's Office during their Northwest Corridor Study in 1974. Tyler Bastian, the State Archaeologist, has been informed of this development in the event that any further work needs to be done before the mall construction begins. The developer is advised to contact Mr. Bastian at Maryland Geological Survey, Suite 400, 771 W. 40th Street, Baltimore, Maryland 21211.

This plan must include a commitment for pedestrian circulation connecting the MTA Metro Station with the Mall, the Stream Valley Park and the future development areas.

The schematic landscape plan requires further study. The calculations for linear road frontages should clearly differentiate between the interior roads and the public roads, ramps etc. The calculations should be for the mall development site only and the required landscape placed on the mall area. The future development areas will have to meet the landscaping standards at the time their individual site plans are processed. The parking area for the mall needs additional planting to break-up the large expanse of paving. Pedestrian walkways and planted islands should be included for definition of pedestrian and vehicular circulation.

Additional study will be required of the alignment of Red Run Boulevard's effect on the flood plain prior to record plat.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carroll (cm)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: July 10, 1984

PROJECT NAME: Owings Mills Town Center
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4th Election District

PLAN: July 12, 1984
DEVELOPMENT PLAN:
PLAT:

The following comments were written on the plan dated June 12, 1984.

1. A Special Hearing (Case No. 84-307-SPH) for off street parking in a residential zone was granted by Zoning Commissioner Jablon on May 15, 1984.

   The CRG plan while showing a slightly different parking layout and building configuration with a lesser square ft. area of buildings complies with the Commissioner's order and may be approved by the CRG.

2. The following minor revisions should occur prior to approval.

   There is a discrepancy between the total retail area as indicated in the general notes - Note #3 shows 820,000 sq. ft. total retail area while the table which details the parking breakdown shows a total of 910,000 sq. ft. There are some arithmetic errors on the table which should be corrected as well. (the breakdown for Saks and the Developer)

DIANA ITTER
Zoning Associate III

DI:aj

7/32bse

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

PAUL H. REINCKE
CHIEF

December 18, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Owings Mills Limited Partnership

Location: W/S Mill Run Circle, 1570 ft. NW of Meadows & Painters Mill

Item No.: 226 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

_____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt. Joseph Kelly 12-18-85 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

January 16, 1986

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Owings Mills Limited Partnership
Location: W/S Mill Run Circle, 1570 feet NW of Meadows and Painters Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1A07, Section 1A06.2 and Table 1A07. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. 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 Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Plat shall show flood plain for the "Red Run" drainage area. Any future changes of use such as "Assembly Use" would be looked it very seriously as it would increase the occupancy loading and the need for additional spaces.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Eric C. E. Burnham, Chief
Building Plans Review

L/27/85

JAN 8 1986

Owings Mills Boulevard/Northwest Expressway interchange and the transit station, and was an important factor in our receiving Interstate funding for Owings Mills Boulevard and its associated service road.

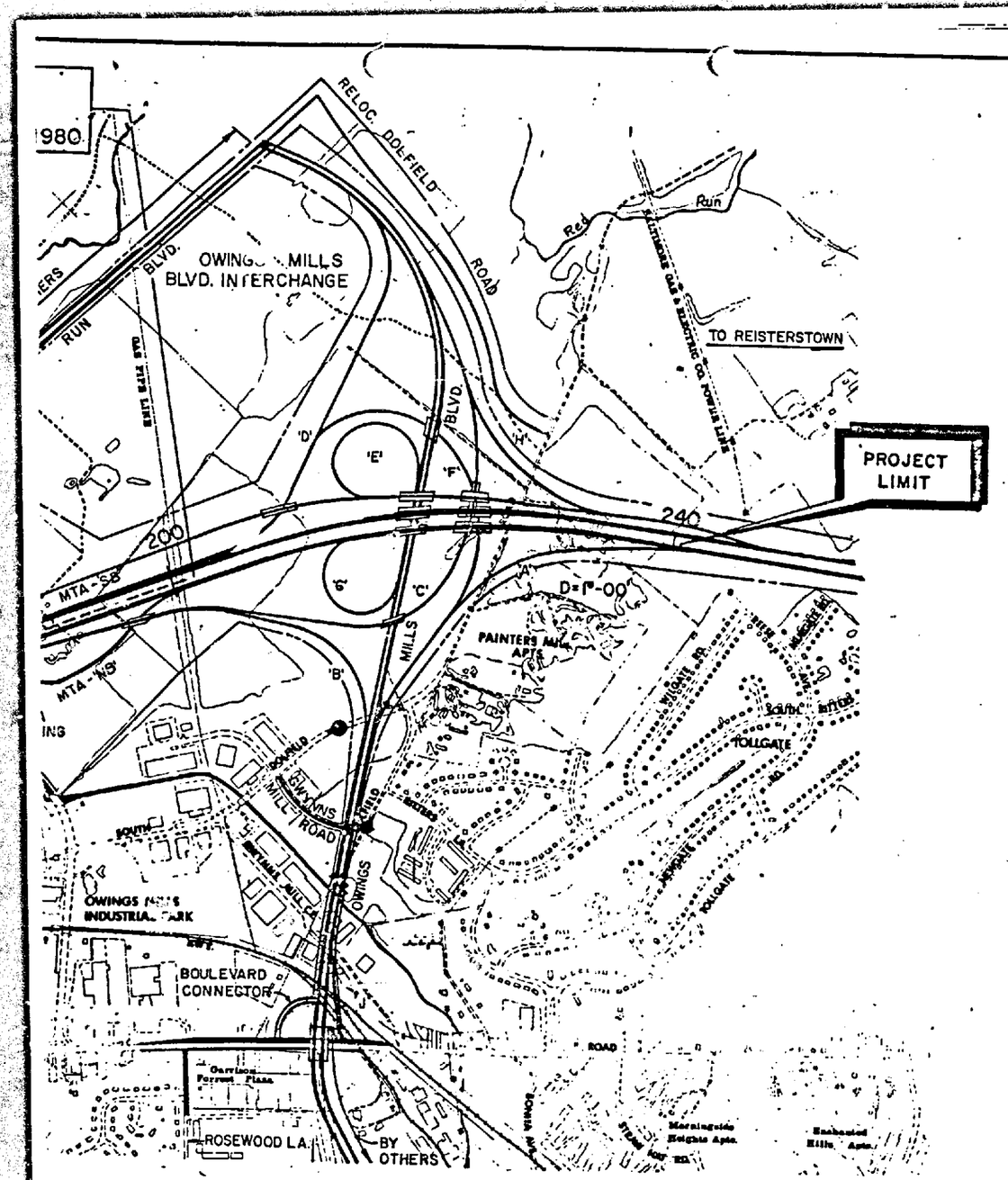
3. There are a number of instances on the perimeter of the property where suggestions have been made that the boundary between the proposed development and the Administration's transportation facilities be adjusted to allow for such things as the realignment of the Columbia Gas Company pipeline, storm water management ponds, adjustments of cut slopes to reflect the site grading, etc. These changes are not adequately reflected in the proposed site plan, nor can they be at this date. However, all involved should be aware that these changes are possible and likely, and may have an effect on the arrangement of facilities within the site.

4. Finally, I think the Administration should address an issue which is more qualitative but which will have its effect on the travelling public, and that is the appearance of this development. Both we and the MTA have gone to some length to create attractive facilities through appropriate landscaping and grading. The proposed development, on the other hand, if built as shown on the site plan, will have the appearance of a fleet of buildings awash in a sea of cars. Granted, it is difficult to make a parking lot attractive. On the other hand, the MTA lots show that efforts can be made to provide for appropriate planting, etc. I hope the County will make the effort to promote a style of development which will be more of a long-term asset to the County, and a true town center.

Please let me know if I can supply anything additional.

FG:enk

cc: Mr. W. K. Lee, III
Mr. G. E. Dailey
Mr. S. Kouroupis
Ms. E. Moser
Mr. R. Hartman
Mr. G. Gottfeld



REVISED 8/80

PLAN
IENDED ALTERNATE
E BELTWAY TO DOLFIELD ROAD

SCALE
1" = 1000'

DWG.
NO. 6

NORTHWEST EXPRESSWAY

ZONING ML

ZONING BM-CT

RAMP "F"

N 141,000

W 48000

N 40000

W 49000

N 39000

MALL (2 STORIES)

SAK'S (2 STORIES)

BAMBERGER'S (2 STORIES)

CIRCLE

RUN

BOULEVARD

LANDSCAPE AREA

UPPER LEVEL PARKING

LOWER LEVEL PARKING

FUTURE VACANT LAND COMMERCIAL DEVELOPMENT

POINT OF BEGINNING

M.T.A. PARKING LOT "A"

ZONING RAE 2

ZONING RAE 1 VACANT LAND

ZONING OT VACANT LAND

VACANT LAND

TRANSCONTINENTAL GAS PIPE LINE R/W

COLUMBIA GAS LINE CORP.

20" GAS LINE

30" GAS LINE

PROPOSED MEADOWS RD.

12' EXISTING PAVING

EXISTING MEADOWS ROAD

EXISTING PAINTERS MILL ROAD

20' EXISTING PAVING

RELOCATED PAINTERS MILL ROAD

PETITIONER'S EXHIBIT

#226

TO REISTERSTOWN

REISTERSTOWN ROAD

PROPOSED NORTHWEST EXPY.

TO PIKESVILLE

OWINGS MILLS BLVD.

S. DOLFIELD ROAD

DOLFIELD ROAD

OWINGS MILLS ROAD

TO BALTO BELTWAY

SITE

RED RUN BLVD.

LYONS MILL ROAD

EX. PAINTERS MILL ROAD

McDONOGH ROAD TO LIBERTY ROAD

VICINITY MAP

SCALE: 1" = 1000'

CURBED & LANDSCAPED ISLAND

PAINTED ISLAND

HANDICAP PARKING SIGN

PAINTED LINE

TYPICAL HANDICAP SPACE

TYPICAL PARKING SPACE

19' 24' 18'

60'

TYPICAL PARKING MODULE

NOT TO SCALE

VINGS MILLS TOWN CENTER

ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1"-100'

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE

RED RUN BOULEVARD VICINITY

4th ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"-100'

GENERAL NOTES

1. GROSS SITE AREA 180.764 ACRES
2. AREA INSIDE RING RE2 82.43 ACRES
3. EXISTING ZONING OF SITE BM-CT, OT, RAE 2
   EXISTING ZONING INSIDE RING RE BM-CT
4. ALL UTILITIES EXIST. ARE UNDER CONSTRUCTION OR ARE BEING BID AT THIS SITE
5. SITE IS LOCATED IN THE RED RUN (GWYNN FALLS) DRAINAGE AREA.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2.b OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 4,000 SPACES INSTEAD OF THE REQUIRED 5037 SPACES. (A VARIANCE OF 1037 SPACES)
7. OFF STREET PARKING DATA

BUILDING	GROSS AREA (sf)	NET FLOOR AREA (sf)
MALL	439,000	378,000
BANKS	24,000	22,000
HECHTS	168,000	140,000
SAKS	93,000	87,000
TOTAL	824,000	800,000

GROSS RESTAURANT FLOOR AREA EQUALS 27,800 sf.

PARKING REQUIRED

(824,000 - 27,800) sf. x $\frac{1 \text{ SPACE}}{200 \text{ sf}}$ + 27,800 sf x $\frac{1 \text{ SPACE}}{80 \text{ sf}}$ = 5037 SPACES

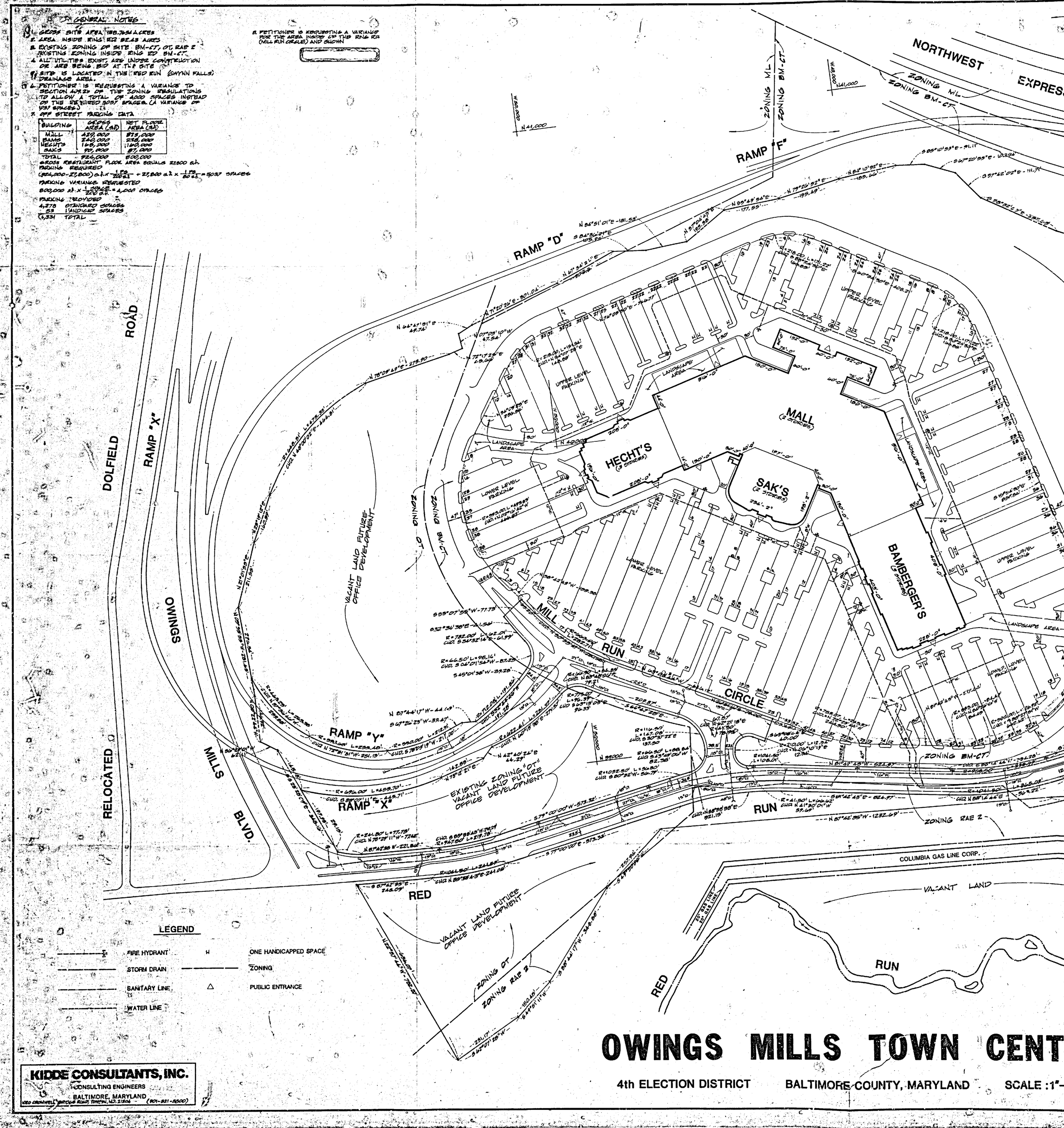
PARKING VARIANCE REQUESTED

800,000 sf. x $\frac{1 \text{ SPACE}}{200 \text{ sf}}$ = 4,000 SPACES

PARKING PROVIDED

4,278 STANDARD SPACES
53 HANDICAP SPACES
4,331 TOTAL

8. PETITIONER IS REQUESTING A VARIANCE FOR THE AREA INSIDE OF THIS RING RE (MILL RUN CIRCLE) AND SHOWN



LEGEND

- FIRE HYDRANT
- STORM DRAIN
- SANITARY LINE
- WATER LINE
- H — ONE HANDICAPPED SPACE
- ZONING
- △ — PUBLIC ENTRANCE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CROMWELL BRIDGE ROAD, TOWSON, MD. 21204 (301-321-8500)

OWINGS MILLS TOWN CENTE

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-1

PETITION FOR ZONING VARIANCE

226

86-394-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 409.2(b) of the Baltimore County Zoning Regulations so as to calculate the required number of spaces for Phase 1 of the Owings Mills Town Center, and on each individual parcel thereof, on the basis of five spaces for each one thousand (1,000) square feet of "Floor Area" (as defined in Attachment 1) devoted to retail trade, restaurants and uses incidental thereto, thereby reducing the total number of spaces within Phase I from the current requirement of 5,037 to 4,000.

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

(See Attachment 2)

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

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

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

Contract Purchaser:
N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
Gail M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
(Type or Print Name)

Signature
Suite 1700
300 East Lombard Street
Address
Baltimore, Maryland 21202
City and State

Attorney's Telephone No.: (301) 625-3647

Legal Owner(s):
OWINGS MILLS LIMITED PARTNERSHIP
By: The Rouse Company of Owings Mills, General Partner
(Type or Print Name)

By:
Signature John Hannigan, Vice President

(Type or Print Name)

Signature

c/o The Rouse Company
Headquarters Building
Address
992-6000
Phone No.
Columbia, Maryland 21044
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
OWINGS MILLS LIMITED PARTNERSHIP
Name
c/o The Rouse Company
Headquarters Building
Address
992-6000
Phone No.
Columbia, Maryland 21044

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 19 86, 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 31st day of March, 19 86, at 11:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

MAP NW 10-11 & 15-11
E. D. 4
DATE 1-15-87
200
1000
DP

Owings Mills Limited 86-394-A
W/S Mill Run Circle, 150' NW
of Reisters and Painters Mill Rds.
4th Elec. Dist.

86-394-A
#9-9-86

ORDER RECEIVED FOR FILING
DATE 4/1/86
BY

MICROFILMED

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

"Floor Area", with respect to any Building or space within the Town Center, means that portion of the total area on all floors within such Building or within the space (including any basement or mezzanine level space not otherwise excluded below) whether or not occupied, measured from the exterior faces of exterior walls or, where applicable, the center line of party walls, but excluding: (i) space occupied by elevator penthouses, transformer vaults, mechanical rooms, and other space exclusively housing mechanical, electrical, telephone, air conditioning, computers and/or similar equipment, (ii) space in the Building, if any, on any Major's Parcel enclosed but not used or improved for storage or business use, (iii) the Enclosed Mall (other than Kiosks located therein) and any Pedestrian Mall, (iv) any part of the Common Area other than Kiosks located therein, (v) management and promotion offices and meeting rooms, not exceeding 8,000 square feet in the aggregate, maintained by the Retail Core Parcel Owner in the Retail Center, (vi) basement or mezzanine level space used exclusively for storage, and (vii) truck docks.

The Floor Area of a Kiosk located within the Enclosed Mall, any other Pedestrian Mall or Common Area shall be calculated based upon the actual area within the exterior partitions of such Kiosk and the area devoted to seating of customers of the Kiosk but excluding any common seating areas. Floor Area occupied by a Kiosk shall, in the case of a Kiosk having open counters or other facilities for the purpose of serving customers outside of such Kiosk, be deemed to include an area four (4) feet in depth outside such open counters or other facilities. All other Kiosks shall be measured from the exterior walls or partitions of such Kiosks.

Elevator cores and fire stairs shall be excluded from Floor Area in all Buildings designed primarily for office use and from the Office portions of any multi-use Buildings except for elevators designed for interior transportation solely between floors occupied by a single Occupant.

MICROFILMED

ATTACHMENT 1 TO PETITION FOR ZONING VARIANCE (Continued)

In addition, any space used as outdoor selling area shall be Floor Area. In respect of outdoor space used for the operation of gas or automotive facilities, Floor Area shall refer not only to space within Buildings, but also the areas of the gas islands, the concrete aprons appurtenant thereto, and all work areas.

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE (Continued)

complex, utilizing a shared parking concept in that either all developed land will be owned by one entity or affiliates thereof, or if not owned by one such entity and affiliates, will be subject to a valid and enforceable agreement providing for the shared use of parking spaces duly executed by the owners of all such land.

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

ATTACHMENT 2 TO PETITION FOR ZONING VARIANCE

OWINGS MILLS LIMITED PARTNERSHIP

For the Developer, Owings Mills Limited Partnership, to comply with Section 409.2(b) of the Baltimore County Zoning Regulations and to provide parking spaces in excess of that is requested in this Petition will create hardship and practical difficulty for the following reasons:

(1) The provision of the additional parking will restrict comprehensively planned intensive development of the Owings Mills Town Center and thus detract from the Baltimore County's overall planning objectives, as detailed in the Plan for Owings Mills, Maryland, adopted by the Baltimore Code, May 21, 1984. Consequently, the variance requested fulfills legislative policy and is in strict harmony with the intent of the zoning regulations.

(2) The additional parking will necessitate using approximately ten (10) additional acres in the Owings Mills Town Center for parking, which, as will be shown at the hearing, is far in excess of spaces necessary to the safe and efficient functioning of the retail, office and hotel uses in the Town Center. We will demonstrate at the hearing that this variance is reflective of the best practices in the development industry and would not adversely impact the health, safety or public welfare of the citizens, workers and shoppers in Baltimore County.

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

(a) detract from the aesthetics of the Owings Mills Town Center; 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) Phase I of the Owings Mills Town Center and surrounding development area within the Owings Mills Town Center will be develcped as an integrated retail, commercial, hotel and office

MICROFILMED

IN RE: PETITION ZONING VARIANCE
W/S of Mill Run Circle, 1,570' NW of Meadows and Painters Mills Roads - 4th Election District

Owings Mills Limited Partnership,

Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-374-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 4,000 parking spaces instead of the required 5,037 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by John Hannigan, Sr., Development Coordinator, and Claire Overlander, Project Coordinator, appeared on behalf of the Petitioner and was represented by Counsel. Testifying on behalf of the Petitioner was George E. Gavrelis, an expert planner; Marty Wells, a traffic engineer; and Allan Brown and Richard Smith, registered civil engineers.

At the onset of the hearing, Counsel for the Petitioner moved to amend the site plan, Petitioner's Exhibit 1, to reflect the request for 4,000 parking spaces instead of the 4,331 spaces shown. The motion was granted. Testimony indicated that the reason for the change on the site plan is to reflect the potential addition of a fourth major department store, which will take up parking spaces computed on the plan. The Petition itself reflects this change.

Testimony further indicated that the subject property, located in the Owings Mills Town Center within the ring road, zoned B.M.-C.T., O.T., and R.A.-H., will be developed with a major shopping center. The Baltimore County Zoning Regulations (BCZR) requires 5,037 spaces based on the gross building

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
52.4316 ACRE PARCEL
AREA INSIDE MILL RUN CIRCLE RIGHT OF WAY
"OWINGS MILLS TOWN CENTER"
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point distant 1,570 feet, more or less, measured North 40 degree West from the intersection of Meadows Road and Painters Mill Road, said beginning point being on the inside right of way of Mill Run Circle, as proposed in Owings Mills Town Center, running thence binding on said Mill Run Circle, fifteen courses: (1) southwesterly by a curve to the right with the radius of 383.00 feet, the arc distance of 726.92 feet, the chord of said arc being South 38 degrees 27 minutes 51 seconds West 622.62 feet, (2) westerly by a curve to the right with the radius of 888.00 feet, the arc distance of 84.49 feet the chord of said arc being North 84 degrees 26 minutes 16 seconds West 84.45 feet, (3) North 81 degrees 42 minutes 43 seconds West 217.64 feet, (4) westerly by a curve to the right with the radius of 759.07 feet, the arc distance of 245.97 feet, the chord of said arc being North 72 degrees 25 minutes 44 seconds West 244.90 feet, (5) North 63 degrees 08 minutes 44 seconds West 646.17 feet, (6) northwesterly by a curve to the right with the radius of 663.00 feet, the arc distance of 282.71 feet, the chord of said arc being North 50 degrees 55 minutes 47 seconds West 280.58 feet, (7) North 38 degrees 42 minutes 49 seconds West 159.58 feet, (8) northerly by

MICROFILMED

area. However, Mr. Wells testified that studies conducted over a 20-year period of similar shopping centers determined that a legitimate computation of parking requirements should be 4.86 spaces per 1,000 square feet of gross leasable area. Translated, based on five spaces per 1,000 square feet of gross leasable area, 4,000 spaces would be required for 800,000 square feet of gross leasable area. Mr. Wells believes that the requested variance is appropriate and that there would be no need for more than what is requested. In his opinion, based on experience and studies, Section 307, BCZR, would be satisfied. Mr. Smith agreed that, in his opinion, the requested variance was appropriate. Testimony was uncontraverted that there would be no expectation for 5,037 spaces and that 4,000 spaces would satisfy all needs.

The County Review Group approved the site plan on July 12, 1984.

The Petitioner seeks relief from Section 409.2.(b), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

- 2 -

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.
OMTC - Area Inside Mill Run Circle R/W
52.4315 Acres
November 26, 1985
Page 2

a curve to the right with the radius of 393.00 feet, the arc distance of 499.83 feet, the chord of said arc being North 02 degrees 16 minutes 42 seconds West 466.82 feet, (9) North 34 degrees 09 minutes 25 seconds East 236.54 feet, (10) northeasterly by a curve to the right with the radius of 218.00 feet, the arc distance of 151.94 feet, the chord of said arc being North 54 degrees 07 minutes 28 seconds East 148.89 feet, and (11) North 74 degrees 05 minutes 30 seconds East 746.77 feet, (12) easterly by a curve to the right with the radius of 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 83 degrees 24 minutes 30 seconds East 166.85 feet, (13) South 60 degrees 54 minutes 30 seconds East 408.21 feet (14) southeasterly by a curve to the right with the radius 218.00 feet, the arc distance of 171.22 feet, the chord of said arc being South 38 degrees 24 minutes 30 seconds East 166.85 feet, and (15) South 15 degrees 54 minutes 30 seconds East 857.84 feet to the place of beginning.

CONTAINING 52.4316 acres of land.

CAE/aeb KCI Job Order No. 01-81272 November 26, 1985
Work Order No. 7626C

MICROFILMED

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1986, that the Petition for Zoning Variance to permit 4,000 parking spaces instead of the required 5,037 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. If no additional retail development within the area of the ring road, other than what is reflected on Petitioner's Exhibit 1, is completed within four years from the date of this Order, a special hearing will be required to review the

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

- 3 -

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads

DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.

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

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

Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces

Being the property of ~~Owings Mills Limited Partnership~~ as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

center's parking needs, but in any event, no more than 4,331 spaces shall be required.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Gail M. Stern, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE April 2, 1986
BY Arnold Jablon
ZONING COMMISSIONER & DIRECTOR

MICROFILMED

- 4 -

RE: PETITION FOR VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows & Painters Mill Rds., 4th District

OWINGS MILLS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-374-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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, Suite 1700, 300 E. Lombard Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

MICROFILMED

11-25-87

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows
and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

Dear Ms. Stern:

This is to advise you that $70.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...ore County, Maryland, and remit
...ilding, Towson, Maryland

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

No. 013552

DATE ... ACCOUNT ...

AMOUNT $ 70.37

RECEIVED FROM: Owings Mills Limited Partnership

FOR: ...

VALIDATION OR SIGNATURE OF CASHIER

Gail M. Stern, Esquire
Frank, Bernstein, Conaway
& Goldman
Suite 1700, 300 East Lombard Street
Baltimore, Maryland 21202

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle, 1570' NW of Meadows
and Painters Mill Rds.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 86-374-A

TIME: 11:15 a.m.

DATE: Monday, March 31, 1986

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

Zoning Commissioner
of Baltimore County

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

No. 016051

DATE 3/3/86 ACCOUNT R-01-615-000

AMOUNT $ 110.00

RECEIVED FROM: Bill Stern

FOR: Ltr to Ltr Fee #226

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan 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
Mar. 13.

TOWSON, MD., March 13, 1986

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 March 13, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-374-A

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: West Side of Mill Run Circle, 1570 feet Northwest of Meadows and Painters Mill Roads
DATE AND TIME: Monday, March 31, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit 4,000 parking spaces in lieu of the required 5,037 spaces.
Being the property of Owings Mills Limited Partnership, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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

...PERS OF MARYLAND, INC.

...Md., Mar. 13, 19 86

...nnexed Req.#187544 P.O.#742644
...XXXXXXXXXXX28XXs/days previous
..... 19 86 ..... in the

... a daily newspaper published
...inster, Carroll County, Maryland.
... weekly newspaper published
... in Baltimore County, Maryland.
... Community Times, a weekly newspaper published
... in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

By Linda Keefer

86-374

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-374-A

District 4th Date of Posting 3-12-86

Posted for: Variance

Petitioner: Owings Mills Limited Partnership

Location of property: W/S Mill Run Circle, 1570' NW of Meadows and Painters Mill Rds.

Location of Signs: #1 Facing entrance of Owings Mills Blvd. Approx 50' North of Red Rum and Owings Mills Blvd. #2 Facing Approx 250' East of Sign #1, #3 Facing NW corner of Painters Mill and Meadows Road, Facing Sign on NW corner of Painters Mill Road

Remarks: Post #1 & #2 - Painters Road

Posted by: S. J. Carter Signature Date of return: 3-14-86

Number of Signs: 4

MICROFILMED

OWINGS MILLS TOWN CENTER

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-100'

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE

RED RUN BOULEVARD VICINITY

4th ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"-100' MICROFILMED

#226

VICINITY MAP
SCALE: 1" = 1000'

TYPICAL PARKING MODULE
NOT TO SCALE

PETITIONER'S EXHIBIT 1

3. EXISTING ZONING OF SITE BM-CT, OT, RAE 2
EXISTING ZONING INSIDE RING TO BE M.L.R.
4. ALL UTILITIES EXIST ARE UNDER CONSTRUCTION OR ARE BEING BID AT THE SITE
5. SITE IS LOCATED IN THE RED RUN (GWYNN FALLS) DRAINAGE AREA.
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2D OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 4000 SPACES INSTEAD OF THE REQUIRED 5037 SPACES. (A VARIANCE OF 1037 SPACES.)
7. OFF STREET PARKING DATA

BUILDING	GROSS AREA (SF)	NET FLOOR AREA (SF)
MALL	422,000	325,000
BAMS	242,000	228,000
HECHT'S	135,000	120,000
SAKS	90,000	81,000
TOTAL	923,000	800,000

GROSS RESTAURANT FLOOR AREA EQUALS 22,000 SF.
PARKING REQUIRED
(923,000-27,800) SF x $\frac{1 \text{ SPACE}}{200 \text{ SF}}$ + 27,800 SF x $\frac{1 \text{ SPACE}}{50 \text{ SF}}$ = 5037 SPACES
PARKING VARIANCE REQUESTED
800,000 SF x $\frac{1 \text{ SPACE}}{200 \text{ SF}}$ = 4,000 SPACES
PARKING PROVIDED
4,278 STANDARD SPACES
53 HANDICAP SPACES
4,331 TOTAL

(WHERE NOT CIRCLED) AND SIDEWALK

LEGEND

FIRE HYDRANT		H	ONE HANDICAPPED SPACE
STORM DRAIN			ZONING
SANITARY LINE		△	PUBLIC ENTRANCE
WATER LINE			

OWINGS MILLS TOWN CENTER

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE :1"-100'

TYPICAL PARKING MODULE
NOT TO SCALE

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 (301-321-5500)

Case No. 86-374-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 26th day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Owings Mills Limited Partnership
Petitioner's Attorney Gail M. Stern, Esquire

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner — Date March 19, 1986

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

SUBJECT Zoning Petition No. 86-374-A

The CRG approved the plan on July 12, 1984 (see File No. IV-240).

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

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

000

Chairman

MEMBERS

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

Gail M. Stern, Esquire
Suite 1700
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 226 - Case No. 86-374-A
Petitioner - Owings Mills Limited Partnership
Variance Petition

Dear Ms. Stern:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments form the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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.

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 (JM)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jmr

Enclosures

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

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

MARCH 5, 1986

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

Re: Zoning Advisory Meeting of DECEMBER 17, 1985
Item # 226
Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE, 1570' NW OF MEADOWS & PAINTERS MILL 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.

(X) There are no site planning factors requiring comment.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
( ) A record plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permits 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 is conditioned with traffic capacity management inventory. Traffic Service Areas are re-evaluated annually by the County Council.
( ) Additional comments:
(X) A CRG WAS HELD ON 7/12/84 AND THE PLAN APPROVED SAME DATE - SEE CRG FILE # IV-240 (OWINGS MILLS TOWN CTR.)

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hotzell

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED NOV - 3 1982 OFFICE OF PLANNING AND ZONING

October 27, 1982

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: CRG Meeting of 10-28-82
Proposed "Owings Mills Town Center", S/W of Reisterstown Rd. (Route 140), south of Dolfield Rd. & west of "Proposed Northwest Expressway"

Dear Mr. Morton:

The Bureau of Engineering Access Permits has forwarded a copy of the site plan of October 1, 1982 to Mr. Frederick Gottemoeller, Deputy Administrator- S.H.A., for review and comment.

Attached to the Bureau of Engineering Access Permits' comments is a copy of the memorandum dated October 25, 1982 from Mr. Gottemoeller that is to be incorporated into the CRG comments.

On review of the site plan of October 1, 1982 by this office (B.E.A.P.), we find the plan to be unacceptable to the State Highway Administration with requirements to Item #1 of the attached memorandum at this time.

Item #2 should be clarified on the plan as a public road connecting Owings Mills Blvd. and Painters Mill Road.

The State Highway Administration will require the developer to provide a Traffic Study and all additional engineering data needed for review by the Bureau of Highway Design, the S.H.A. Traffic Engineer and the S.H.A. Bureau of Bridge Design prior to any approvals of this site by the State Highway Administration.

If you have any questions, please do not hesitate to call this office.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. W.K. Lee, III
Mr. G. Dailey
Mr. S. Kouroupis
Mr. E. Moser
Mr. R. Hartman
Mr. E. Bober
Mr. G. Gottfee
Mr. E. McDonough

MICROFILMED

My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

XVIII-340

INTER-OFFICE CORRESPONDENCE

TO B. Melvin Cole, Administrative Officer — Date October 21, 1982
Norman E. Gerber

FROM Director of Planning and Zoning

SUBJECT Owings Mills Town Center

A C.R.G. meeting is scheduled for 10:00 A.M. Thursday, October 28, 1982, to review Rouses's Owings Mills Town Center.

The site is located on the southwest side of the proposed Northwest Expressway, northwest of Painters Mill Road and north of Red Run.

The proposal is to develop approximately 129 acres for a 1,370,000 square foot shopping mall, a 300 room hotel, and 9 office buildings with a total of 1,140,000 square feet. Also, it is proposed to provide 8,506 parking spaces.

There are a number of general questions that will need to be resolved, they are as follows:

1. The extent of County participation in roads and utilities costs.
2. A location decision on the Owings Mills Boulevard, Red Run Boulevard, and the connection with the Northwest Expressway to the Owings Mills Town Center.
3. A proposal to build a dam and recreation area upstream as a regional stormwater management facility.
4. The necessary zoning decisions are pending.
5. Design and coordination with MTA in serving the transit station including shared parking and a pedestrian movement system on the site.

Norman E. Gerber
Director of Planning and Zoning

NEG:rh
Attachment
cc: Stephen Collins
Honora Freeman
Stanley Guild
William Hammond
Robert Hannon
James Lucas
Harry Pistel
June Steckfus
Lawrence Walsh

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene A. Bober — Date October 20, 1982

FROM Robert A. Morton, P.E.

SUBJECT Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. *Red Run Boulevard should be designed for 50 miles-per-hour speed.*
2. *The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.*
3. *It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.*
4. *The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.*
5. *Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.*
6. *Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.*

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:mmg

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Eugene Bober — Date October 20, 1982

FROM John L. Wimbley

SUBJECT Owings Mills Town Center

The Office of Planning and Zoning review of the proposed Owings Mills Town Center pointed-up issues that have to be resolved before plan approval could be granted. They are as follows:

1. The total ownership of Jack Baylin needs to be shown on a plan to comply with subdivision requirements.
2. The Master Plan Stream Valley Park; Red Run Stream Valley Park with pedestrian access provided under Red Run Boulevard.
3. The flood plain for Red Run as shown on the plan is different from Baltimore County information. A study will be required.
4. The need for a pedestrian system connecting mall, offices, hotel and M.T.A. transit station, recommend a weather protected skywalk system.

The Zoning division of this office has pointed out some of their main issues. They are as follows:

1. The approval of grading permits for future commercial uses on residentially zoned land is unresolved at this time.
2. The need for the property that is zoned D.R.16 and RC-3 to be reclassified for the proposed uses as shown on the plan.
3. The need for a parking variance to reduce the required number of parking spaces.
4. The need for a special hearing for parking in a residential zone.
5. The plan must show the amenity open space and floor area ratio calculations. The areas to be used for amenity open space must be shown on the plan.

John L. Wimbley

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11-25-87

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

IV-240

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4 & 2

Dear Mr. Hannigan:

The referenced development proposal may be further processed according to the following schedule:

a. The Final Development Plan, if applicable, is to be submitted to this office for review and approval by the Office of Planning and Zoning.

b. A certified or cashier's check in the amount of $9,492.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

c. The aforementioned certified or cashier's check is to be accompanied by a quantity and cost estimate for preparation of the Public Works Agreement, together with a copy of the development plan or site plan on which the Public Works Agreement quantities have been clearly defined by color code. Also to be indicated on the marked-up plan is the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. The Agreement package will be prepared and forwarded to the owner for execution.

d. Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

e. Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jha
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd., Towson, Md. 21204
E. A. McDonough
✓E. Bober
File

RECEIVED NOV 18 1982 OFFICE OF PLANNING AND ZONING

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eugene J. Bober Date: October 20, 1982

FROM: Robert A. Morton, P.E.

SUBJECT: Owings Mills Town Center

The engineering review of the proposed Owings Mills Town Center pointed up several issues that have to be resolved before plan approval could be granted by Public Works. They are as follows:

1. Red Run Boulevard should be designed for 50 miles-per-hour speed.
2. The sanitary sewer extension in Red Run Boulevard should be indicated as a major facility to be financed through the 1/3 County, 2/3 Developer contribution method.
3. It needs to be determined if the Bureau of Water Supply of Baltimore City will agree to having two (2) water meters connected into the same system.
4. The State Highway Administration has not given its blessing on the proposed flyover over the Owings Mills roadway into the site from the Northwest Expressway.
5. Red Run Boulevard should be a 55 foot roadway to provide for five (5) lanes of traffic.
6. Traffic Engineering has not received the updated traffic study that they had requested from the developer's engineer.

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:pm

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BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

November 17, 1982

IV-240

RECEIVED NOV 18 1982 OFFICE OF PLANNING AND ZONING

Mr. John Hannigan
The Rouse Company
Columbia, Maryland 21044

Re: Owings Mills Town Center
District 4

Dear Mr. Hannigan:

The following comments are supplementary to those comments previously transmitted to you:

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Pikesville Fourth Zone.

A 16-inch main should be installed in the proposed Red Run Boulevard westerly from the existing 20-inch main in Painters Mill Road to the proposed Owings Mill Boulevard. A 16-inch main should be continued northerly in the proposed Owings Mill Boulevard and connected to the existing 12-inch main in South Dolfield Road.

A master meter service may be taken off the proposed 16-inch main near the Red Run Boulevard entrance to the project. Also, a master meter service may be taken off the proposed 16-inch main near the Owings Mill Boulevard entrance.

However, the proliminary plan indicates these two private water systems will be connected. Therefore, a backflow preventer must be installed on the consumer's side of each master meter to protect the public water system.

Also, pressure will exceed 100-psi below elevation 510 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should investigate the proper sizing for internal piping to maintain the required fire flow throughout the development.

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Owings Mills Town Center -2- November 17, 1982

SUPPLEMENTARY WATER COMMENTS: (Cont'd)

All mains within the project not in public roads will not be maintained or serviced by the City.

Additionally, those water main extensions are predicated on the approval of an extension of the Metropolitan District Line."

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:RDC:pmg
cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road 21204

R. Morton
E. Bober
File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 26, 1982

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Owings Mills Town Center

PROJECT NUMBER: #82150

LOCATION: Northwest Expressway and Painters Mill Road

DISTRICT: 4C3

The Plan for the subject site, dated October 1, 1982 and revised October 14, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements after which a Building Permit may be approved.

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Project #82150
Owings Mills Town Center
Page 2
October 26, 1982

HIGHWAY COMMENTS:

Red Run Boulevard is a proposed County highway, which shall be constructed in conjunction with this project as a 55-foot curb and gutter paving section within a 70-foot right-of-way. The Developer shall be responsible for the construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property.

When the designed pavement depth exceeds 11 inches, the Developer is responsible for the full pavement depth for the applicable 30-foot or 50-foot pavement width limitation.

The Developer shall be fully responsible for all engineering, construction drawings and right-of-way plats required for Red Run Boulevard.

The alignment of Red Run Boulevard as shown on the Plan is not satisfactory. This highway must be designed to meet A.A.S.H.T.O. standards for a 50 m.p.h. design speed.

The Developer shall be fully responsible for all rights-of-way acquisition for Red Run Boulevard, which is required for construction in conjunction with this project. Baltimore County will attempt to acquire the right-of-way.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

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Project #82150
Owings Mills Town Center
Page 3
October 26, 1982

HIGHWAY COMMENTS: (Cont'd)

All proposed entrance locations and configurations are subject to approval by the Department of Traffic Engineering. Final determinations on Red Run Boulevard and the entrances are subject to a review of the Traffic Studies by the Department of Traffic Engineering.

Unless otherwise specified, roads within the complex shall be private and shall be the total responsibility of the Developer for construction and maintenance.

The reconstruction of Painters Mill Road in this area will be accomplished by the State of Maryland and Baltimore County.

In accordance with the recommendations of the State Highway Administration, a public road, minimum 30-foot in width, must be constructed within the complex to convey traffic between the ramp which will enter the site from Owings Mills Boulevard and Red Run Boulevard. This public road shall be the Developer's total responsibility.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

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Project #82150
Owings Mills Town Center
Page 4
October 26, 1982

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The flood plain as shown on the Plan does not appear to be the existing flood plain without any regional flood control facility. Although there is a proposal for a regional flood control facility in this area if it does not exist at the time of establishment of the flood plain easement, the 100-year flood plain must be established without consideration of the possible future flood control.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

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11-25-87

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

The onsite storm water management for this development cannot be approved until a final determination is made regarding the construction of a proposed regional storm water management facility in this area.

The Developer is responsible for the full cost of engineering of new bridges and culverts located within the development. The Developer shall be responsible for the full cost of construction of the bridges, culverts or under-road pipes for drainage areas up to 400 acres. In larger drainage areas, the Developer's responsibility shall be the base 400 acres plus one-half the remaining acreage of the drainage area expressed as a percentage of the total drainage area. A drainage study shall be submitted prior to the execution of the Public Works Agreement so as to reflect this percentage as responsibility for the proposed structure.

Red Run is classified as Class III Waters - Natural Trout Waters by the State Department of Natural Resources. Therefore, any construction within the 100-year flood plain will require a State Permit and will be subject to the restrictions governing Natural Trout Waters.

No construction in or alteration of any flood plain may be permitted except as noted under Section 22-98 of the Development Regulations Bill No. 56-82.

A pedestrian crossing along Red Run, as required by the Office of Planning, must be incorporated into the design of the drainage structure conveying Red Run under Red Run Boulevard.

WATER AND SANITARY SEWER COMMENTS:

A 16-inch public water main is required between Painters Mill Road and Owings Mills Boulevard and along Owings Mills Boulevard as necessary to provide service to this development. This 16-inch main shall be financed using both the Master Facility Policy and the Dual Main Policy. The Developer's exact financial responsibilities for construction shall be determined at the time of preparation of the Public Works Agreement.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer's engineer is requested not to start any designs for water until supplementary comments, received from Baltimore City, have been furnished by this office.

Portions of this property appear to be located outside of the Metropolitan District and/or in areas not proposed for immediate service on the Baltimore County Water and Sewer Maps. An extension of the Metropolitan District Boundary and a revision of the Water and Sewer Maps to include this property are required before public water and sewer can be extended to serve the affected areas.

A public sanitary sewer extension will be required from the Gwynns Falls Interceptor along Red Run to provide service to this property and upstream properties within the proposed ultimate service area.

The sewer shown on the Plan as Red Run Interceptor is not presently included in the Capital Budget as indicated. Construction of the interceptor will be financed as a master facility with the Developer responsible for two-thirds and the County responsible for one-third of the total cost.

The Developer is entirely responsible for the construction, and the cost of construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size of line and type of pipe.

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grade.

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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

Although both the public water and sewer will be financed under the Master Facility Policy, the Developer is fully responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Master Facility Policy regarding pre-payment of System Connection Charges shall apply to this project.

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

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COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

✓ A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ✓ can be waived, ___ must be revised. EXEMPTION FROM PROCESSED 3/22/82

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

✓ This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

___

MICROFILMED

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EUGENE A. BOBER, Chief
Current Planning & Development, OPZ
Date: October 19, 1982

FROM: WILLIAM A. IRGENS
Transportation Coordinator, OPZ

SUBJECT: Alignment of Red Run Boulevard

We have evaluated the proposals submitted to you on September 8, 1982 by the Rouse Company outlining two alternatives for Red Run Boulevard. Neither of the two proposals deal with Red Run Boulevard in the fashion that Baltimore County has maintained since its inception, that being:

- Red Run Boulevard is to be constructed as a public road which may "hug" the easternmost portion of the established 100-year floodplain. The roadway must contain five lanes to provide for turning movements at the town center access drives.

- Red Run Boulevard not be part of an internal ring road but one that will have controlled access points to the town center.

It is my understanding that this is also the position of the Department of Traffic Engineering and the Department of Public Works.

WAI:vh

WILLIAM A. IRGENS
Transportation Coordinator

cy: ROBERT A. MORTON, Chief
Public Services Bureau, Public Works

JOHN J. TRENNER, Chief
Highway Design & Approval, Engineering
Department of Public Works

C. RICHARD MOORE
Asst. Traffic Engineer
Planning & Design Bureau
Department of Traffic Engineering

JOHN J. DILLON, Planner
Community Plans Division, OPZ

GARY L. KERNS
Transportation Planner
OPZ

RECEIVED
OCT 26 1982
BUREAU OF PUBLIC SERVICES

MICROFILMED

Maryland Department of Transportation
The Secretary's Office

Harry Hughes
Governor
Lowell K. Bridwell
Secretary

October 21, 1982

RECEIVED
OCT 26 1982
BUREAU OF PUBLIC SERVICES

Mr. Robert A. Morton, Chief
Public Services Bureau
Baltimore County Department of Public Works
Baltimore County Office Building
Towson, Maryland 21204

RE: Owings Mills Town Center

Dear Mr. Morton:

It has been brought to our attention that the Rouse Company has submitted development plans for the Owings Mills Town Center.

We understand that these plans make no provisions for pedestrian access from the intense employment/commercial land use to the Owings Mills transit station. Allowing the Town Center to develop without adequate pedestrian access to the transit station will increase parking demand at the station, increase traffic congestion on local access roads and generally decrease accessibility to valuable employment opportunities. More important is the commitment that the Department has to the Urban Mass Transportation Administration and the Congress of the United States to insure proper coordination between Section B of the Baltimore Metro and development in the vicinity of its stations.

For these reasons, we urge the County and the developer to work closely with the Mass Transit Administration to resolve this issue.

Representatives of this office and the Mass Transit Administration are planning to attend the October 28, 1982 review meeting with the developer. We hope to provide more detailed comments at that time, provided we receive a copy of the plans in sufficient time for an adequate review.

Please keep me advised of any further developments. Your cooperation in this matter will be greatly appreciated.

Sincerely,

Elizabeth K. Moser
Elizabeth K. Moser
Assistant Director
Office of Transportation Planning

EKM/FPR/bc

cc: Clyde Eyers
Frederick Gottemoeller
Ronald Hartman
Gunther Gottfeld
Honora Freeman

MICROFILMED

My telephone number is (301) 859-7339
Teletype TTY For The Deaf (301) 859-7227
Post Office Box 8755, Baltimore-Washington International Airport, Maryland 21240-0755

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: July 11, 1984

PROJECT NAME: OWINGS MILLS TOWN CENTER
COUNCIL & ELECTION DISTRICT: IV-24D

PLAN: XXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan dated June 12, 1984, and has the following comments:

This property contains archaeological site #BA 127, which was studied by the State Archaeologist's Office during their Northwest Corridor Study in 1974. Tyler Bastian, the State Archaeologist, has been informed of this development in the event that any further work needs to be done before the mall construction begins. The developer is advised to contact Mr. Bastian at Maryland Geological Survey, Suite 400, 711 W. 40th Street, Baltimore, Maryland 21211.

This plan must include a commitment for pedestrian circulation connecting the MTA Metro Station with the Mall, the Stream Valley Park and the future development areas.

The schematic landscape plan requires further study. The calculations for linear road frontages should clearly differentiate between the interior roads and the public roads, ramps etc. The calculations should be for the mall development site only and the required landscape placed on the mall area. The future development areas will have to meet the landscaping standards at the time their individual site plans are processed. The parking area for the mall needs additional planting to break-up the large expanse of paving. Pedestrian walkways and planted islands should be included for definition of pedestrian and vehicular circulation.

Additional study will be required of the alignment of Red Run Boulevard's effect on the flood plain prior to record plat.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3G. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

MICROFILMED

Susan Carrell (cm)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: July 10, 1984

PROJECT NAME: Owings Mills Town Center
LOCATION: Northwest Expressway and Painters Mill Road
DISTRICT: 4th Election District

PLAN: July 12, 1984
DEVELOPMENT PLAN:
PLAT:

The following comments were written on the plan dated June 12, 1984.

1. A Special Hearing (Case No. 84-307-SPH) for off street parking in a residential zone was granted by Zoning Commissioner Jablon on May 15, 1984.

   The CRG plan while showing a slightly different parking layout and building configuration with a lesser square ft. area of buildings complies with the Commissioner's order and may be approved by the CRG.

2. The following minor revisions should occur prior to approval.

   There is a discrepancy between the total retail area as indicated in the general notes - Note #3 shows 820,000 sq. ft. total retail area while the table which details the parking breakdown shows a total of 910,000 sq. ft. There are some arithmetic errors on the table which should be corrected as well. (the breakdown for Saks and the Developer)

Diana Itter
DIANA ITTER
Zoning Associate III

DI:sj

7/82sss

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11-25-87