

352 PETITION FOR ZONING VARIANCE 86-482-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) 3, 5 & 6 of the Baltimore County Zoning Regulations to allow a total of 784 spaces in lieu of the required 945 spaces. A variance of 161 spaces.

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

Failure to grant requested variances would not permit a restaurant in the center which would create a practical difficulty in a center of this size at this stage of development.

MAP NE-416
E.D. 15
DATE 3-10-87
200
1000
DP
E-36-480
N-15-200
R-82-197
78-40R
75-55R

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Pence/Petrie Properties
(Type or Print Name)
1360 Beverly Road, Suite 100,
McLean, Virginia 22101
Signature
Walter Petrie
(Type or Print Name)
Signature

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

1360 Beverly Rd. 703-522-9300
McLean, Va. 22101
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State

Attorney's Telephone No.: 686-8274
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of May, 1986, at 10:30 o'clock.

(over)
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
SE/S of Philadelphia Rd.,
250' SW of Rossville Blvd.
15th District
Pence/Petrie Properties,
Petitioner
Case No. 86-482-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 6th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Ronald A. Gontrum, Hennegan & Foss, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

DESCRIPTION
13.0205 ACRE PARCEL
SOUTHEAST SIDE OF PHILADELPHIA ROAD AT STEMERS RUN
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR A VARIANCE HEARING

BEGINNING at the point of intersection of the southeast side of Philadelphia Road (MD Route 7) and the southwest side of the 100 foot right of way for Stemmers Run as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-210-64A, said point of beginning being distant 250 feet, more or less, measured southwesterly along the southeast side of Philadelphia Road from the center of Rossville Boulevard, running thence binding on the southwest right of way line of said Stemmers Run, three courses (1) South 38 degrees 41 minutes 24 seconds East 144.98 feet, (2) Southeasterly by a curve to the left with a radius of 1,256.23 feet, the arc distance of 392.46 feet, the chord of said arc being South 47 degrees 38 minutes 24 seconds East 390.87 feet, and (3) South 56 degrees 35 minutes 24 seconds East 75.10 feet, thence two courses (4) South 18 degrees 10 minutes 44 seconds East 18.24 feet, and (5) South 64 degrees 30 minutes 44 seconds East 82.22 feet to a point on the southwest right of way line of said Stemmers Run, thence binding thereon, two courses (6) South 56 degrees 35 minutes 24 seconds East 154.91 feet, and (7) Southeasterly by a curve to the right with a radius of 495.67 feet, the arc distance of 27.08 feet, the chord of said arc being South 55 degrees 01 minutes 29 seconds East 27.08 feet to a point on the northwest right of way line of the 0.8572 acre

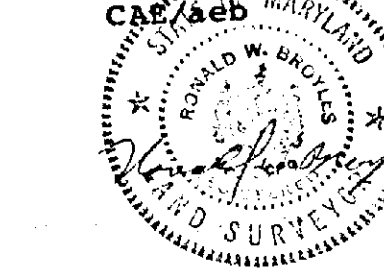
Philadelphia Road
13.0205 Acres
March 18, 1986
Page 2

access road as shown on the "Amended Plat of Golden Ring Mall" as recorded among said Land Records in Plat Book E.H.K., Jr. No. 38, folio 35, thence binding thereon two courses (8) Southwesterly by a curve to the right with a radius of 505.14 feet, the arc distance of 36.61 feet, the chord of said arc being South 42 degrees 55 minutes 04 seconds West 36.60 feet, and (9) South 44 degrees 59 minutes 36 seconds West 510.13 feet, thence binding on the northeast outline of the land as shown on said last mentioned plat, three courses (10) North 70 degrees 16 minutes 38 seconds West 327.75 feet, (11) North 42 degrees 00 minutes 37 seconds West 394.19 feet, and (12) North 31 degrees 24 minutes 24 seconds West 349.78 feet to the southeast right of way line of said Philadelphia Road as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-210-39, thence binding on said last mentioned right of way line and continuing to bind on the southeast right of way line of said Philadelphia Road as shown on plats RW 66-210-39A and said plat RW 66-210-64A four courses (13) North 54 degrees 14 minutes 26 seconds East 385.37 feet, (14) North 54 degrees 03 minutes 26 seconds East 35.87 feet, (15) North 86 degrees 40 minutes 21 seconds East 109.34 feet, and (16) North 74 degrees 36 minutes 15 seconds East 16.33 feet to the place of beginning.

CONTAINING 13.0205 acres of land.

Job Order No. 01-84174

March 18, 1986



CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 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 May 8, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 86-482-A
LOCATION: Southeast side of Philadelphia Road, 250 feet Southwest of Rossville Boulevard.
DATE AND TIME: Wednesday, May 28, 1986, at 10:30 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 on the Petition for Zoning Variance to permit a total of 784 parking spaces in lieu of the required 945 spaces.
Being the property of Pence/Petrie Properties, as shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 8,

Notice for:
Zoning Variance
15th Election District
Case No. 86-482-A
LOCATION: Southeast side of Philadelphia Road, 250 feet Southwest of Rossville Boulevard.
DATE & TIME: Wednesday, May 28, 1986, at 10:30 a.m.
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By Order Of
Arnold Jablon
Zoning Commissioner

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Variance
Petitioner: Pence/Petrie Properties
Location of property: 250' Phil. Rd., 250' SW of Rossville Blvd.
Location of Sign: Posting Phil. Rd., across E. E. and W. on property of Petitioner
Remarks: 11/11/86
Posted by: [Signature]
Date of return: 5/15/86

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 86-482-A

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Petition for Zoning Variance to permit a total of 784 parking spaces in lieu of the required 945 spaces

Being the property of Pence/Petrie Properties, 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

John B. Gontrum, Esquire
Ronald A. Gontrum, Hennegan & Foss
809 Eastern Boulevard
Baltimore, Maryland 21221
April 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Philadelphia Rd., 250' SW of Rossville Blvd.
15th Election District
Pence/Petrie Properties - Petitioner
Case No. 86-482-A

TIME: 10:30 a.m.
DATE: Wednesday, May 28, 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. 019808

DATE: 5/15/86 ACCOUNT: 100-000000
AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]
FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

86-482-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 22nd day of April, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Pence/Petrie Properties Received by: [Signature]



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

NORMAN E. GERBER
DIRECTOR

July 22, 1985

The Honorable Michael J. Collins
District Legislative Office
418 Eastern Boulevard
Baltimore, Maryland 21221

Re: Golden Ring Yacht Basin

Dear Mr. Collins:

In response to your letter of July 10, 1985, please note that this office has concerns about the subject development. At the County Review Group (CRG) meeting on May 9, 1985, the developer was informed that the following issues have not been addressed to the satisfaction of the Committee:

1. Critical Area Study approval
2. Completion of a traffic study as requested by Traffic Engineering, and clarification of access.
3. Health Department requirements re: water quality."

As of this date, the developer has not submitted the required material. Until such material is submitted, no further CRG processing can be scheduled.

For your information, I've enclosed a copy of the CRG minutes and copies of pertinent correspondence. I hope this information will be helpful.

If you have any further questions concerning this matter, please feel free to contact me.

Sincerely,

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

NEG:slm
enclosures
cc: Eugene Bober
Paul Solomon
James Howell
Arnold Jablon

BALTIMORE COUNTY, MARYLAND

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

DATE: June 19, 1985

PROJECT NAME: GOLDEN RING PLAZA PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XV-382 PLAN EXTENSION
CONTINUED CRG MEETING REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated May 1, 1985, and has the following comments:

The proposed drive-in bank must be relocated to an area of the site which will allow for sufficient stacking and will not interfere with on site traffic circulation.

The parking located at the rear of the buildings should be designated as employee parking.

The landscape calculations are correct. The schematic landscape plan shows the required screen planting in the flood plain area which is not acceptable. The parking must be redesigned so that the required screening is located outside of the flood plain.

A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Susan Carrell
Susan Carrell



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

August 28, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Golden Ring Plaza
S/E Side Philadelphia Rd.
Route 7 @ Rossville Blvd.
Final Check Print
Project #85049

Dear Mr. Markle:

On review of the submittal of 8-23-85 (Final Check Print) for the Golden Ring Plaza, the State Highway Administration finds the plan generally acceptable and is agreeable to accept the additional widening at "No Cost" to the Administration.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 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

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: June 20, 1985

FROM: ZONING OFFICE

(continued from 3/14/85)

PROJECT NAME: GOLDEN RING PLAZA PLAN:
LOCATION: SE corner Philadelphia Rd. & Stemmers Run DEVELOPMENT PLAN:
DISTRICT: 15th Election District PLAT:

1. Some of the border parking spaces on the N & W side are shown as 14 and 15 ft. deep. The minimum is 18 ft. and a 1.5 ft. overhang is allowed and should be shown along with a minimum driveway of 24 ft.
2. If the bank is to have a drive-in window, adjust the parking layout to allow for stacking. Also, the required parking could be reduced if the bank was included.
3. The parking spaces at the west end of the (28 space bay) should scale 18 feet deep as shown.
4. On Note #19, F.A.R., show required maximum 4.0.
5. Show all zone boundaries and label clearly as they border and extend off site.
6. Show proposed signs as requested in comment 2.d. made on the 3/14/85 plan.

W. Carl Richards
W. CARL RICHARDS
Zoning Associate

WCR:bg

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle DATE: June 19, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Golden Ring Plaza C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Rossville Boulevard & Philadelphia Road RECORD PLAT:

The following comments are offered:

1. The existing directional Golden Ring Mall access just south of Fontana Lane needs to be eliminated when the proposed Mall access is cut through to the access drive behind the super market.
2. Substantial clearing within the Stemmers Run flood plain area will be needed north of the proposed access onto the Golden Ring Mall private road. In addition, the proposed landscaping near the entrance needs to be moved further back from the Golden Ring Mall private road and/or reduced in height. The sight distance needs to conform to AASHTO Intersection Sight Distance Standards and the area free of sight obstructions needs to be shown on future plans.
3. The internal access connections to the entrance off of Philadelphia Road need to be re-designed to reduce potential congestion. This includes the elimination of the (7) parking spaces near the Philadelphia Road access.
4. There should be a 4ft. sidewalk along the north and east sides of the building.
5. The length of the left turn storage lane into the Philadelphia Road access may have to be decreased depending upon

C. Richard Moore
C. Richard Moore
Deputy Director
Traffic Engineering

RM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

Date: June 5, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Golden Ring Plaza
PROJECT NUMBER: CRG Agenda 6-20-85, 11:00 A.M.
LOCATION: S/Side Rossville Boulevard, E/Side Old Philadelphia Road DISTRICT: 15
COMMENTS

- (X) 1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- (X) 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Philadelphia Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- () 3. Proposed parhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- () 4. Access road shall be posted with Fire Lane signs along its entire length.
- () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near
- () 6. All roads shall have a minimum width of 20 feet.
- () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- () 9. Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
- () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Donald P. Hutchinson
TO: County Executive

Date: April 1, 1985

Robert L. Hannon, Director,
FROM: Economic Development Commission

Golden Ring Plaza
SUBJECT: Romadka Meeting

It is my understanding that representatives of the proposed subject retail development, as well as Councilman Callaghan, have requested a meeting with you to discuss various issues regarding their project. Golden Ring Plaza is a 180,000 square foot community shopping center, intended to have an 85,000 square foot Bradlees, a 52,700 square foot supermarket, and 44,500 square feet of related shops; project site is 13.1 acres, just east of Golden Ring Mall.

A meeting was convened by the Administrative Officer on March 27th to discuss all related issues of the project. In attendance were Norm Gerber, Harry Pistel, Jim Markle, Gene Bober, Honora Freeman, Judy Sussman, Mel Cole, and myself.

As I understand it there are two issues that need to be decided --

Issue 1) Legitimacy of County and WRA issued grading permits.

Issue 2) Waiver of regulation prohibiting the disturbance of the 100 year flood plain.

Issue #1 is complicated by the project's history, dating to 1981. Following are related facts:

- A. March 1981 -- project received a State WRA permit to grade in the 100 year flood plain;
- B. March 1982 -- project received a County permit to grade in the 100 year flood plain;
- C. August 1982 -- grading was completed (this allowed grading between A and B, map attached; essentially this area was filled to an elevation taking it out of flood plain);
- D. June 1983 -- County enacted new development regulations which strictly prohibit any construction disturbance in the 100 year flood plain;
- E. July 1983 -- site was inspected by State WRA, developer receives a letter stating his responsibility to maintain graded levels; letter also requires new permit for any further grading;

- F. November 1984 -- subject site is zoned BM from previous designation ML;
- G. December 1984 - February 1985 -- project is submitted to CRG for approval;
- H. February 1985 - Law Office writes statement voiding grading permit;
- I. March 1985 -- apparently the area originally graded settled (possibly by more than 4 feet) and present owner regraded Site without obtaining additional permit.

Office of Planning & Zoning have stated that the grading permits are now void and request County enforcement.

The project developer wishes to have the legitimacy of the permit sustained by the County.

Issue #2 is relatively simple -- to build the proposed retail project, 865 parking spaces are required, therefore, a new portion of the 100 year flood plain must be graded and sealed. This is shown as C on attached map.

According to Gene Bober, a waiver of the prohibition to disturb flood plain can be granted only to relieve "hardship" on the part of the developers.

If there are further questions, I, or any recipient of this memorandum are available.

ROBERT L. HANNON

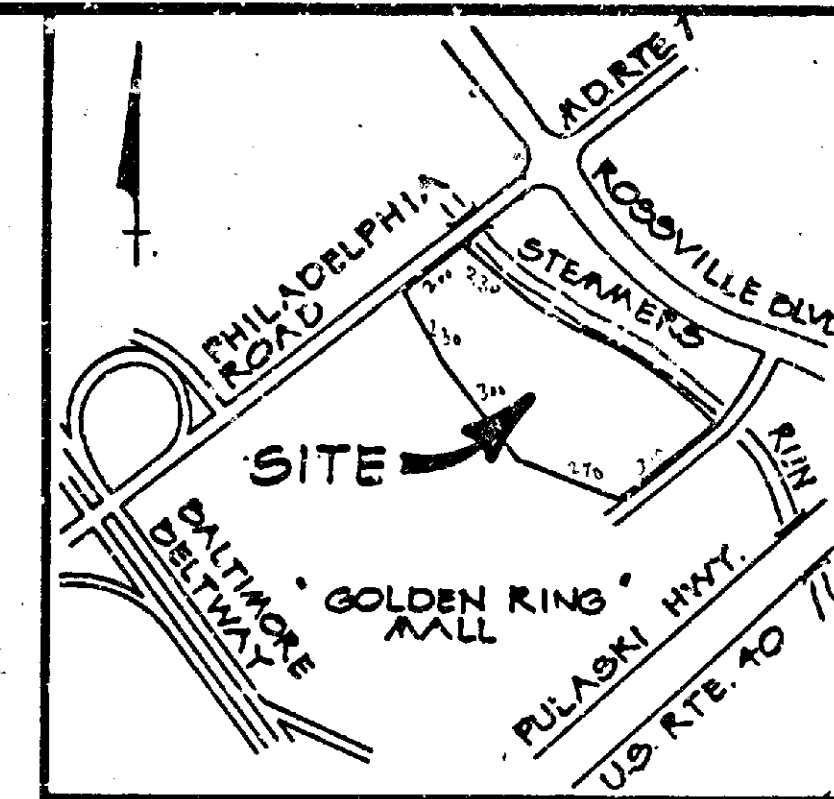
RLH/sb
attachment

cc: B. Melvin Cole
Honora Freeman
Judy Sussman
Harry Pistel
Jim Markle
Gene Bober
Norman Gerber

AREA	TYPE	NO. OF STRUCTURES OR LOTS (NO. OF UNITS)	STORY & PARKING AREAS	CLASS
2.51 Ac.	CM2	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability; slope	C
2.67 Ac.	CM	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability	C
2.64 Ac.	1a	Severe; flooding hazard	Severe; flooding hazard	C
1.25 Ac.	1a	Severe; high water table	Severe; high water table	D
3.61 Ac.	1a	Severe; subsoil shrinkage & instability; slope	Severe; subsoil shrinkage & instability; slope	C

Christiana Loam, 5 to 10% slopes, moderately eroded.
Christiana Loam, 2 to 5% slopes.
Tuka Silt Loam.
Lancir Silt Loam, 0 to 5% slopes.
Loam and Clayey Loam, 15 to 40% slopes.

FLOOD PLAN AS DETERMINED BY S.W. STEPHENS & ASSOC. AND
APPROVED BY WATER RESOURCES ADMINISTRATION
UNDER PERMIT NO. 80-WG-0032



LOCATION MAP

SCALE: 1" = 500'

BM X-7050
1/4" STEEL BAR WEST SIDE
OF PHILADELPHIA ROAD

STORE NO.	STORE NAME	USE	SQUARE FOOTAGE	PARKING REQ. SQ. FOOT	PARKING REQUIRED
1	GIANT FOOD	RETAIL	55,330	1/200	276.6
2		BANK	2,312	1/300	7.7
A		RETAIL	14,004	1/200	70.0
B		RETAIL	24,360	1/200	121.8
C-1		RETAIL	13,600	1/200	68.0
C-2		RESTAURANT	2,000	1/50	40.0
D		RESTAURANT	10,000	1/50	200.0
E		RETAIL	25,000	1/200	125.0
F		RETAIL	4,750	1/200	23.7
G		RETAIL	2,400	1/200	12.0
			153,756		944.8

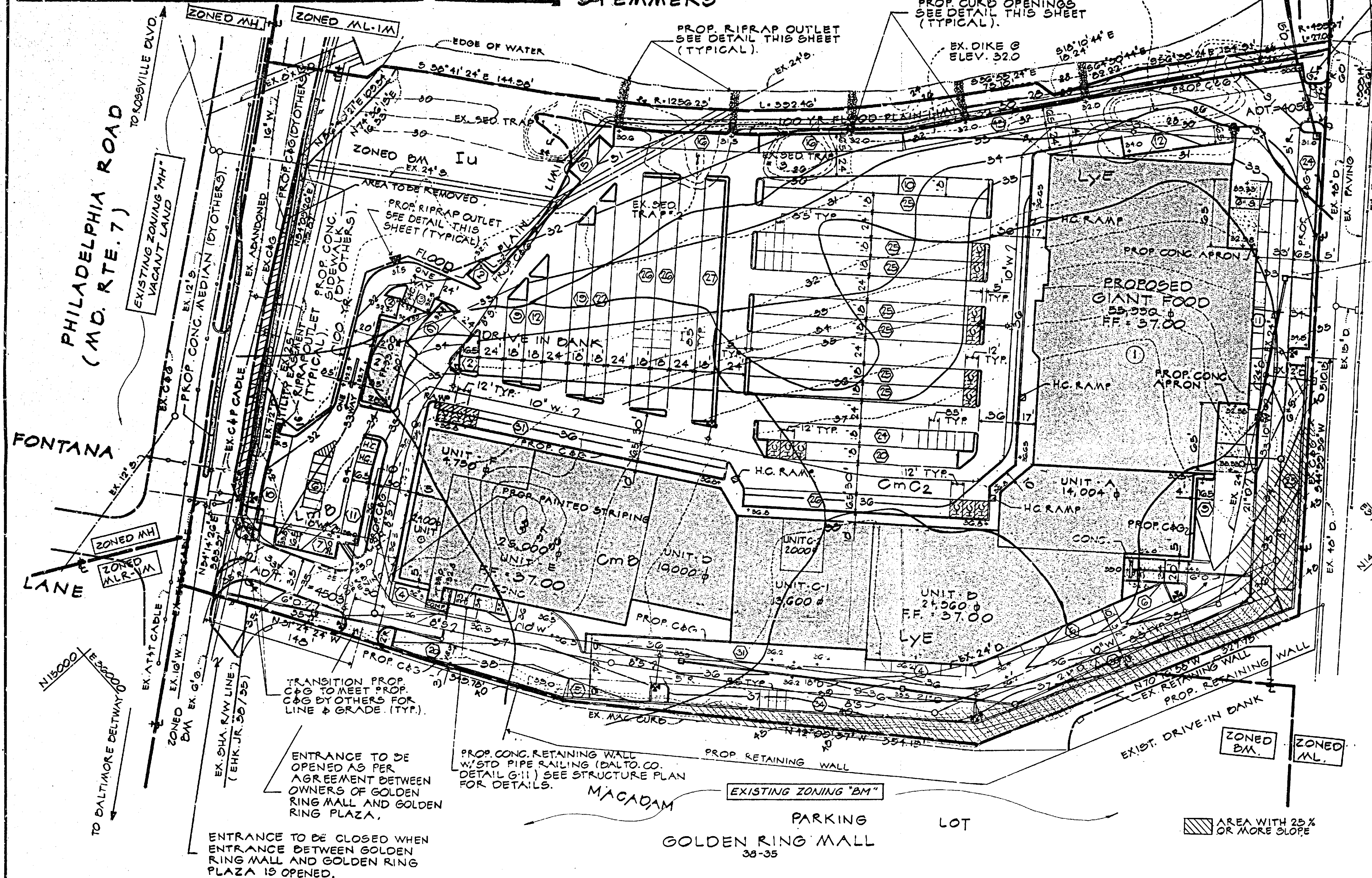
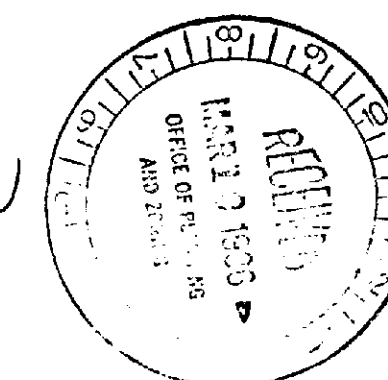
PETITIONER'S EXHIBIT

GENERAL NOTES:

- Area of property equals 13.02 ac.; Gross area = 13.37 ac.
- Existing zoning of property is "BM"
- Existing use of property "Neighborhood Shopping Center under Construction"
- Proposed use of property "Neighborhood Shopping Center"
- Off-street parking data: (See parking/use table this plan)
 - Total square footage of center = 153,756 s.f.
 - Retail area = 139,444 s.f. requiring 697.22 spaces (1/200 s.f.)
 - Restaurant area = 12,000 s.f. requiring 240 spaces (1/50 s.f.)
 - Office and service uses = 2,312 s.f. requiring 7.7 spaces (1/300 s.f.)
 - Total spaces required = 945
 - Total spaces proposed = 784 (see request for variance this plan) (which includes 16 handicapped spaces)
- Site is in the Stemmers Run drainage area.
- Proposed sewage flows = 7,677.4 gpd
- Public utilities exist at the site.
- Plan previously approved. See CRG Plan No.: 85049, approved June 20, 1985.
FIRST AMENDED CRG APPROVED FEB 1986.

Request for Parking Variance:

Petitioner is requesting a variance to Sections 409.2(b) 3, 5 & 6 of the Baltimore County Zoning Regulations to allow a total of 784 spaces instead of the required 945 spaces. A variance of 161 spaces.



DRAWING PDC	DATE	REVISIONS
Check		
Design JDA		
Check		

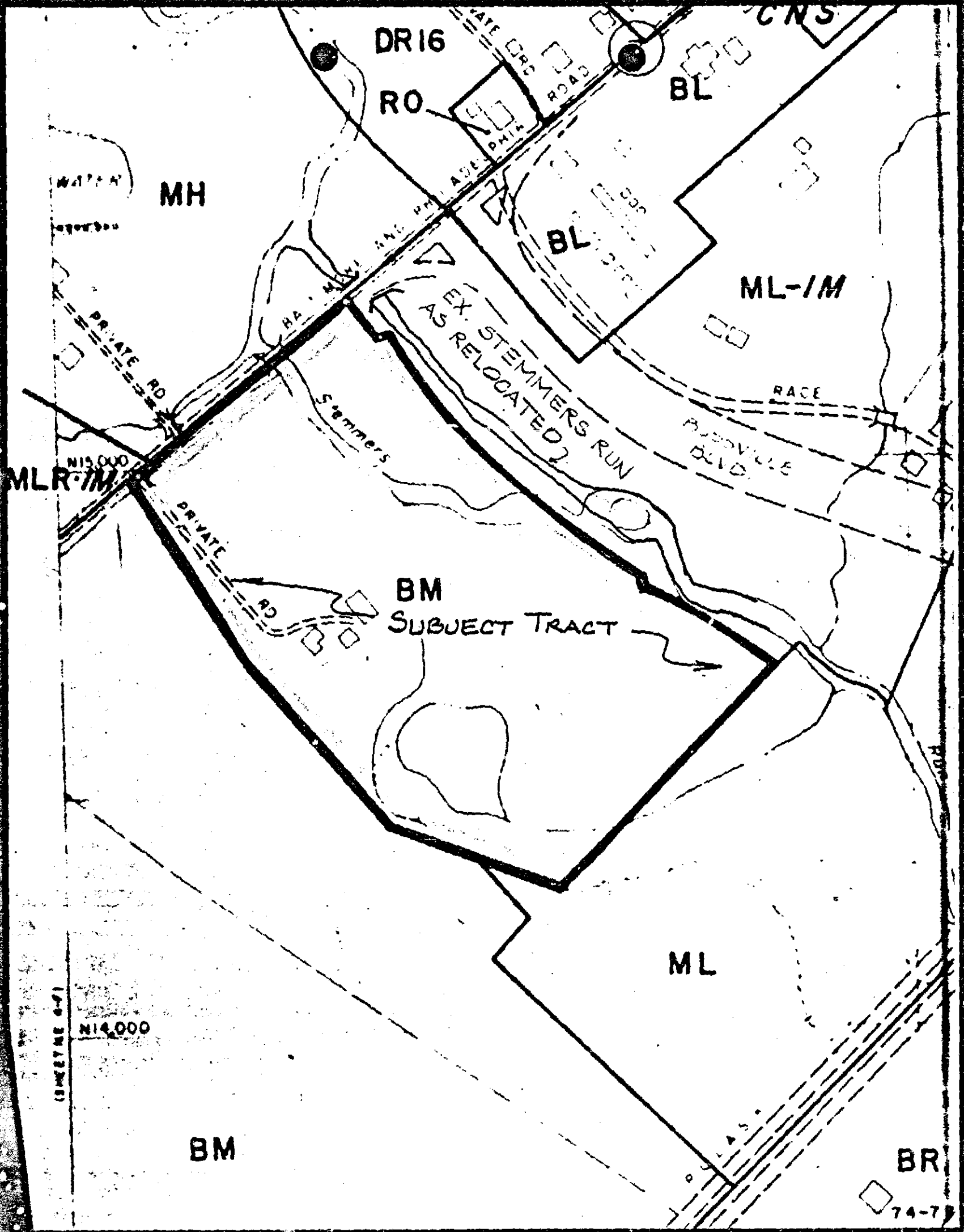
KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

DEVELOPER
PENCE/PETRIE PROPERTIES
1360 BEVERLY RD. SUITE 100
MCLEAN, VIRGINIA 22101
703-627-6300

PHILADELPHIA ROAD
AND ROSSVILLE BLVD.
ELECTION DISTRICT 15
BALTIMORE COUNTY
MARYLAND

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE
GOLDEN RING PLAZA

SHEET	DATE	JOB NUMBER
1	2/14/86	KC1
OF	1" = 50'	84174
1		



DR16

RO

BL

MH

BL

ML-IM

N15,000
MLR-IM

BM

SUBJECT TRACT

ML

BM

BR

N14,000

74-75

AMENDED CRG MTC

SEPT. 23, 1991 1:30 PM.

GOLDEN PINE PLAZA.

Was the standing bank. BVI zone.

Now Retail TBA retail store and ~~Service~~ Service Garage
which must show in letter but is on red lined plan.① Told Alex Shered we need 405. A adjusted parking
takes 3.3 for Svc Gar. \$1002 for retail. Use #.

* Tony Varnance 86-482-A 734 in lieu of the required 895'

② Need letter to A.S. with red lined hearing plan.

Plan Copy To Me. Mr. Mung & Mr. Russo want AV to see.

Per
Dave
Thomas.

Option 1 wanted

Option 2 Directly to Bldg Permit once satisfied.

Sediment Control - Tony issues.

Now. RGD B37 SAMES
PROPOSED 734APPROVED FOR 784 IN LIEU
OF 945

AJ said SPH TO AMEND.

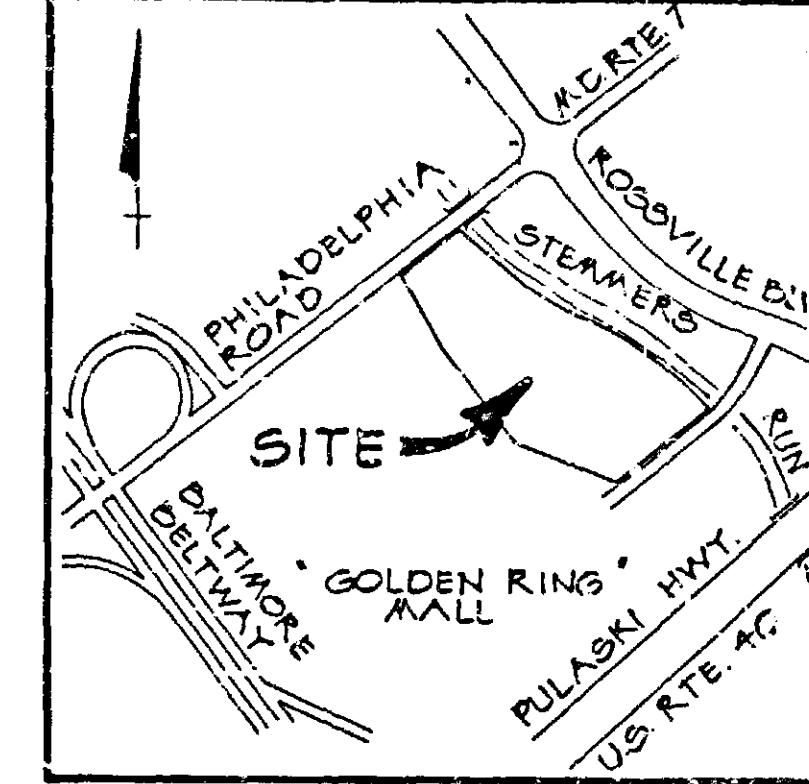
JOE MURPHY GAVE MSG TO LRS
SHRIVER. 9/23/91

SOIL DESCRIPTIONS

AREA	TYPE	BLDG. - 3 STORIES OR LESS (NO BASEMENT)	STREET & PARKING AREAS	CLASS
2.92 Ac.	CNC?	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability; slopes	C
7.67 ac.	CMS	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability	C
2.64 Ac.	Iu	Severe; flooding hazard	Severe; flooding hazard	C
1.25 Ac.	LmB	Severe; high water table Somewhat poor nat. drainage	Severe; high water table Somewhat poor nat. drainage	D
3.42 Ac.	LyE	Severe; subsoil shrinkage & instability; slope	Severe; subsoil shrinkage & instability; slope	C

CNC2 Christiansa Loam, 5 to 10% slopes, moderately eroded.
CmB Christiansa Loam, 2 to 5% slopes.
Iu Tuka Silt Loam.
LmB Lenoir Silt Loam, 0 to 5% slopes.
LyE Loam and Clayey Loam, 15 to 40% slopes.

FLOOD PLAN AS DETERMINED BY S.W. STEPHENS & ASSOC. AND APPROVED BY WATER RESOURCES ADMINISTRATION UNDER PERMIT NO. 80 WC 0032



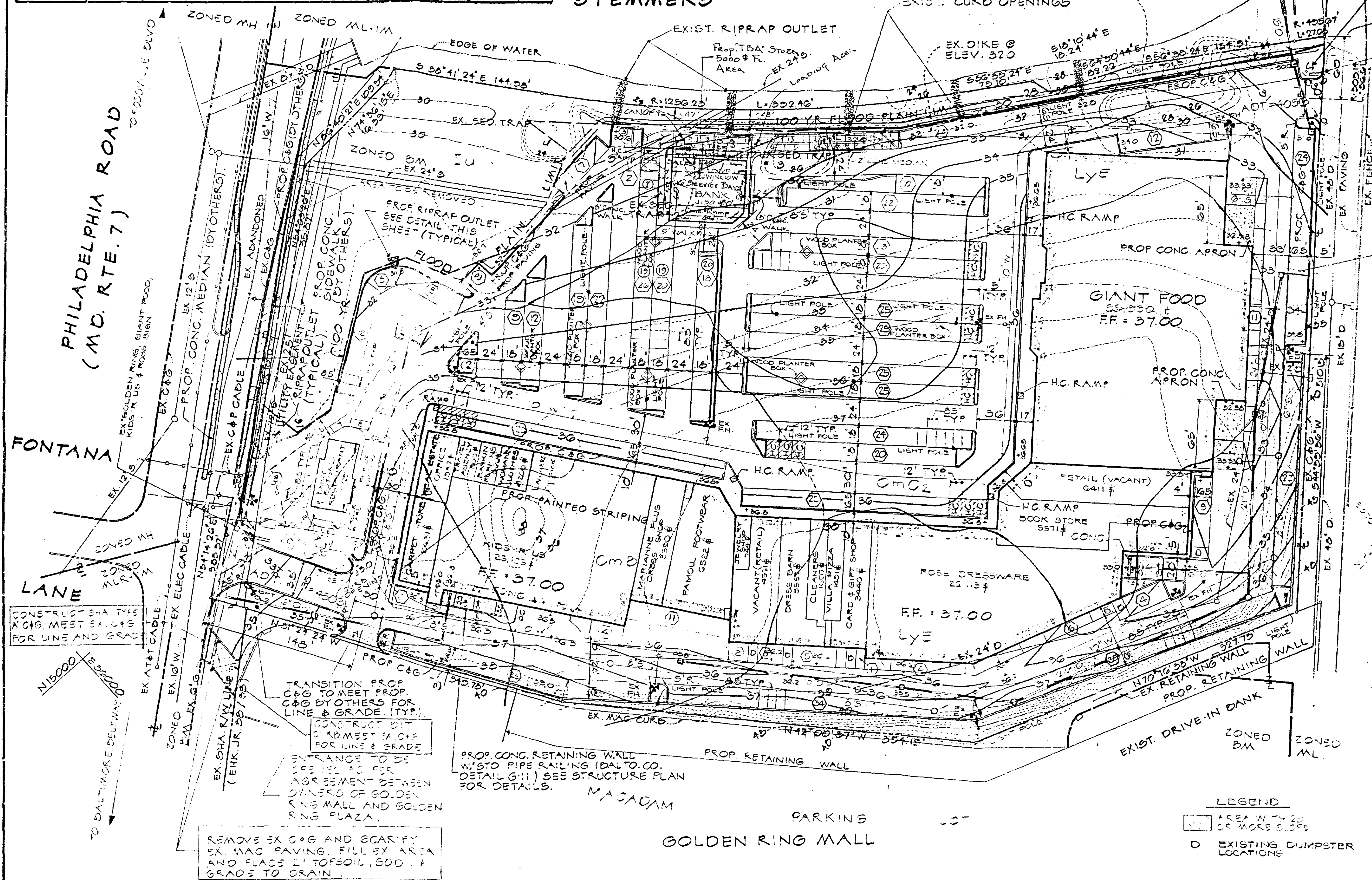
LOCATION MAP

SCALE: 1" = 500'

BM X-7090 ELEV 53.343
3/4" STEEL BAR WEST SIDE OF PHILADELPHIA ROAD

GENERAL NOTES

- Gross site area = 13.3720 acres
- Net site area = 13.0205 acres
- Existing use of site - vacant (storage lot for trailers)
- Existing zoning of site - BM
- Proposed use of site - shopping center
- Off-street parking:
- Site is located in the Stemmers Run Drainage Area
- Site is clear and partially vegetated with grass
- There are no historical buildings on the site to our knowledge
- There are no wetlands on the site
- There are no critical areas on the site
- There are no archeological sites on the property to our knowledge
- The site is not a storage area of hazardous material to our knowledge
- The site is not an endangered species habitat to our knowledge
- Landscaping:
- Parking Area:
 - Total spaces proposed = 784
 - Number of trees required = 65.32 = 65 (1 tree/12 parking spaces)
 - Number of trees proposed = 133
- Road Frontage (Public Road):
 - Total linear footage = 510.51'
 - Number of trees required = 12.76 = 13 (1 tree/40 L.F.)
 - Number of trees proposed = 34
- Road Frontage (Private Road):
 - Total linear footage = 545'
 - Number of trees required = 27 (1 tree/20 L.F.)
 - Number of trees proposed = 27
- Utilities exist on site
- Storm water management has been waived dated January 14, 1995.
Councilmanic District No. 6
Census Tract 4512
Watershed 22
Sub-Watershed 2
Deed Ref. E.R.K., Jr. 5492/0088
Account No. 1518100490
- Sewage Flow: From State Health Dept. Technical Bulletin: M-DRM-REA-S-001, Page 1 & 4:
Flow for Retail Stores = 0.05 GPD/S.F.
(0.05 x 151,708) = 7585.4 GPD
Flow for Bank = 0.04 GPD/S.F.
(0.04 x 2,500) = 1,000 GPD
Total Sewage Flow from site = 7677.4 GPD
- P.A.R. # 1518100490
a) Existing & Proposed Floor Area = 153,780 s.f. 582,484.32 = 0.264
158,780 0.272
- Identification signs for the shopping center and/or stores shall be in accordance with Section 413.26 of the Baltimore County Zoning Regulations.
- All parking spaces located behind the proposed shopping center are reserved for employee parking only.
- Proposed fence to have fence with decorative screening.



LEGEND

- AREA WITH 2% OR MORE SLOPE
- EXISTING DUMPSTER LOCATIONS

NOTE: ALL PARKING GRADES SHOWN AS 10.5 HAVE 15' OVER-RAMP

DATE	REVISIONS
5/10/85	1.00 REFINEMENT: REV'D BANK TO PROP. T.I.A. STORE
5/10/85	1.01
5/10/85	1.02
5/10/85	1.03
5/10/85	1.04
5/10/85	1.05
5/10/85	1.06
5/10/85	1.07
5/10/85	1.08
5/10/85	1.09
5/10/85	1.10
5/10/85	1.11
5/10/85	1.12
5/10/85	1.13
5/10/85	1.14
5/10/85	1.15
5/10/85	1.16
5/10/85	1.17
5/10/85	1.18
5/10/85	1.19
5/10/85	1.20
5/10/85	1.21
5/10/85	1.22
5/10/85	1.23
5/10/85	1.24
5/10/85	1.25
5/10/85	1.26
5/10/85	1.27
5/10/85	1.28
5/10/85	1.29
5/10/85	1.30
5/10/85	1.31
5/10/85	1.32
5/10/85	1.33
5/10/85	1.34
5/10/85	1.35
5/10/85	1.36
5/10/85	1.37
5/10/85	1.38
5/10/85	1.39
5/10/85	1.40
5/10/85	1.41
5/10/85	1.42
5/10/85	1.43
5/10/85	1.44
5/10/85	1.45
5/10/85	1.46
5/10/85	1.47
5/10/85	1.48
5/10/85	1.49
5/10/85	1.50
5/10/85	1.51
5/10/85	1.52
5/10/85	1.53
5/10/85	1.54
5/10/85	1.55
5/10/85	1.56
5/10/85	1.57
5/10/85	1.58
5/10/85	1.59
5/10/85	1.60
5/10/85	1.61
5/10/85	1.62
5/10/85	1.63
5/10/85	1.64
5/10/85	1.65
5/10/85	1.66
5/10/85	1.67
5/10/85	1.68
5/10/85	1.69
5/10/85	1.70
5/10/85	1.71
5/10/85	1.72
5/10/85	1.73
5/10/85	1.74
5/10/85	1.75
5/10/85	1.76
5/10/85	1.77
5/10/85	1.78
5/10/85	1.79
5/10/85	1.80
5/10/85	1.81
5/10/85	1.82
5/10/85	1.83
5/10/85	1.84
5/10/85	1.85
5/10/85	1.86
5/10/85	1.87
5/10/85	1.88
5/10/85	1.89
5/10/85	1.90
5/10/85	1.91
5/10/85	1.92
5/10/85	1.93
5/10/85	1.94
5/10/85	1.95
5/10/85	1.96
5/10/85	1.97
5/10/85	1.98
5/10/85	1.99
5/10/85	2.00

KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

DEVELOPER
PENCE/PETRI PROPERTIES
1360 BEVERLY RD. SUITE 100
MCLEAN, VIRGINIA 22101
703-827-8300

PHILADELPHIA ROAD
AND ROSSVILLE BLVD.
ELECTION DISTRICT 5
MAP # 80

AMENDED SITE PLAN OF GOLDEN RING PLAZA
1010+ ADJ. TRACT
MAP # 80

SHEET	DATE	JOB NUMBER
1	5/10/85	KC1
OF	SCALE	84174
1	1" = 50'	