



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Chadwick Manor Shopping Center, SEC Security Blvd. and Brookdale
Road, 1st Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The majority zoning of this site per the 1"=200' scale zoning map #NW2-G is Business Local-Automotive Service (BL-As) and a smaller portion of Density Residential (DR-5.5).

This site and its uses were subject to the following zoning hearings:

Case No. 3626 is a Petition for Reclassification to BL to permit the development of a neighborhood shopping center; granted October 25, 1955 by the Zoning Commissioner;

Case No 5582-XA permitting a filling station at the intersection of Security Blvd. and Brookdale Drive; granted July 18, 1962 by the Zoning Commissioner;

Case No. 5811-SPH dated October 15, 1963 denying a Petition for Special Hearing to modify the previously approved special exception for the filling station;

Case No. 71-215-A granting a Petition for Variance for shopping center identification sign granted January 5, 1971 by the Zoning Commissioner;

Case No. 72-22 SPH granting a Petition for special Hearing to permit commercial parking in a residential zone granted August 13, 1971 by the Zoning Commissioner;

Case No. 73-225-R for reclassification in zoning on a portion of the property to DR-16 to permit an office building dismissed December 18, 1973 by the Deputy Zoning Commissioner;

Deborah C. Dopkin, Esquire
February 4, 2000
Page 2

Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 26, 1983 by the Deputy Zoning Commissioner;

Case No. 86-80-SPH approving a Petition for Special Hearing to Amend Case No. 84-84-SPII to permit an additional entrance to Brookdale Drive granted August 30, 1985 by the Zoning Commissioner;

Case No. 86-491-A dated June 30, 1986, granting a Petition for Variance concerning the number and size of signs granted June 30, 1986 by the Zoning Commissioner;

Case No. 96-106-XA granting a Petition for Special Exception and Variances to permit certain signs in a BL zone and granting a Petition for Variance permitting 721 parking spaces in lieu of the required 911 granted November 29, 1995 by the Zoning Commissioner;

Case No. 98-310-A granting a Petition for Variance permitting 707 parking spaces in lieu of required 938 granted April 21, 1998 by the Zoning Commissioner.

All subdivision approvals, or waivers thereof, required for the existing use, and for the freestanding office buildings on the site have been granted pursuant to the following:

A plan (J.S.P.C.) apparently submitted in June, 1968

County Review Group (CRG) Plan No. I-250 dated May 16, 1984 adding a two-story building including offices and retail uses;

Development Review Committee (DRC) approval No. 09064B granting a limited exemption for the addition of a restaurant pad and drive thru lane;

DRC No. 1268H dated May 11, 1998 granting a limited exemption for certain renovations to the shopping center.

A retail shopping center, free-standing office building free standing branch bank, drive-through bank, and a service station, and the uses accessory thereto, are uses permitted in the B.L.-A.S. zone. There are no outstanding zoning or building code violations against the property. The property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a transfer of the entire Property by the terms of the proposed

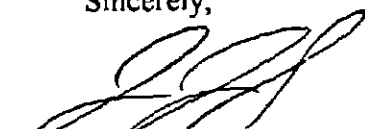
Deborah C. Dopkin, Esquire
February 4, 2000
Page 3

transaction as described above. The subject property is not affected by any Special Exceptions, Variances, conditional uses or planned unit developments, other than listed above.

The mere change of ownership, without modification to the building or use, does not require the application for or issuance of a new certificate of occupancy or other permit. A transfer of ownership of the Property does not, of itself, require a new certificate of occupancy be issued or that renovations be made to the property to comply with current building, life safety or other code requirement. No new approvals are required to change the message on the existing sign provided the size, location and number of signs is unaltered. If a portion of the Property is destroyed by fire, casualty or condemnation, under the current zoning regulations and building code the Property may be reconstructed to the same status as it was immediately prior to the occurrence of such event. The Property is not in any special district or area which requires the giving of notice or disclosures prior to its transfer or which imposes any special assessment or fiscal obligation on the property owner. There are no local or special laws (other than the Americans With Disability Act, the Fair Housing Amendments Act of 1988 or other federal statute) governing the needs of the handicapped which would be applicable to the transfer of the Property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew

c: file

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section Baltimore County Zoning Ordinance Sections 413.1(e) and 413.2(f) to permit two (2) additional freestanding signs for a total of three (3) freestanding signs with a total square footage of 114.9 square feet instead of the permitted 100 square feet.

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

Please see attached

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

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

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

Legal Owner(s):

DeChiario Limited Partnership
(Type or Print Name)
Signature: John F. Harrington
(Type or Print Name)
Signature: Kim B. Arnovitt
(Type or Print Name)

By: Kim B. Arnovitt, Esquire
Associate Regional Counsel
4200 Wisconsin Ave., N.W., Suite 300
Washington, D.C. 20016
City and State (202) 364-3300
Signature
201 N. Charles Street
Baltimore, MD 21201
City and State
Attorney's Telephone No.: (301) 752-6100

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June, 1986, at 10:15 o'clock a.m.

Zoning Commissioner of Baltimore County.

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 17, 1986

Kim B. Arnovitt, Esquire
Associate Regional Counsel
Kaiser Permanente
4200 Wisconsin Avenue, N.W.
Suite 300
Washington, D. C. 20016

RE: PETITION FOR ZONING VARIANCES
SE/cor. of Security Blvd. and Brookdale Rd.
1st Election District
DeChiario Limited Partnership - Petitioner
Case No. 86-491-A

Dear Ms. Arnovitt:

This is to advise you that \$74.70 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.

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

No. 021743

DATE 6-29-86 ACCOUNT 01-6-50000

AMOUNT \$ 74.70

RECEIVED FROM Kaiser Limited Partnership

FOR 1000 Postage - 10-0000

VALIDATION OR SIGNATURE OF CASHIER

DeChiario Limited Partnership
SE/cor. of Security Blvd. and Brookdale Rd.
1st Elec. Dist.
86-491-A

ORDER RECEIVED FOR FILING
DATE June 29, 1986
BY [Signature]

13

ORDER RECEIVED FOR FILING
DATE June 29, 1986
BY [Signature]

13

IN RE: PETITION ZONING VARIANCE
SE/cor. of Security Boulevard and Brookdale Road -
1st Election District
DeChiario Limited Partnership,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-491-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit either two directional signs totaling 56 square feet instead of the permitted 30 square feet or, in the alternative, three other business signs totaling 114.9 square feet instead of the permitted 100 square feet.

The Petitioner, by John F. Harrington, Director of Leasing, and the Lessee, Kaiser Permanente, by Robin Thomaschuer, Medical Facilities Administrator, appeared and were represented by Counsel. There were no Protestants.

At the onset of the hearing, the Petitioner moved to amend the petition by explaining that if it were determined that the proposed signs were directional, then the variance request would be for 56 square feet instead of the permitted 30 square feet, but if it were determined that they were business signs, then the request would be for 172 square feet instead of the permitted 100 square feet. The requested 114.9 square feet did not include the existing free-standing Maryland National Bank business sign erected many years ago, which contains 116 square feet, counting both sides. The motion was granted. Testimony indicated that the Lessee has leased space in a new building constructed at the Chadwick Manor Shopping Center, located off Security Boulevard and zoned B.L. The octagon building is located within the shopping center but is not easily seen from Security Boulevard because it is situated to the very rear of the center. Uncontested testimony indicated that members

using Kaiser Permanente, a health care maintenance provider, are having a difficult time finding the building and locating parking. In order to facilitate the utilization of Kaiser Permanente, a 24 square foot and a 32 square foot sign, both with arrows and Kaiser's logo, are proposed to be erected to direct people to the building and parking area. See Petitioner's Exhibit 1. In fact, if the brick facade is excluded, the 24 square foot sign actually contains a 10 square foot face and the 32 square foot sign has a 12.8 square foot face. Both signs are to be illuminated.

The Petitioner seeks relief either from Section 413.1.e or from Section 413.2.f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

The proposed signs are directional in purpose and in intent. They are not business signs as the term is defined in Section 101, BCZR. They are not prescribed to call attention to Kaiser Permanente, but rather to provide directions. Of course, by adding the logo and illumination, they are no longer directional, per se, pursuant to Section 413.1.e. They, therefore, must be considered business signs.

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 variances 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 variances requested will not be detrimental to the public health, safety, and general welfare.

- 2 -

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 30th of June, 1986, that the Petition for Zoning Variance to permit three other business signs totaling 172 square feet instead of the permitted 100 square feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its sign 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. The two proposed signs may be illuminated, pursuant to Section 413.5.e., BCZR.
3. If the locations of the two proposed signs indicated on Petitioner's Exhibit 2 should change, a revised site plan, delineating their location, must be submitted to the Zoning Commissioner for approval.

[Signature]
Zoning Commissioner of Baltimore County

Michael S. Scher, Esquire
Kim B. Arnovitt, Esquire
People's Counsel

- 3 -

EXHIBIT 3

SIGN #3
DESCRIPTION OF PROPERTY

All that parcel of land in the First District of Baltimore County. BEGINNING at a point, said point being 100' southwesterly from the centerline of Security Boulevard and also being 28'-1-1/2" southeasterly from the centerline of Brookdale Road. Thence in a southwesterly direction 12" to a point, thence in a southeasterly direction 48" to a point, thence in a northeasterly direction 12" to a point, thence in a northwesterly direction 48" to the place of beginning, forming a rectangle 12" x 48" in which the sign is to be placed.

BEING the property of Ralph DeChiario Enterprises as shown on plat plan filed with the Zoning Department.

PETITION FOR ZONING VARIANCES
1st Election District
Case No. 86-491-A

LOCATION: Southeast Corner of Security Boulevard and Brookdale Road

DATE AND TIME: Tuesday, June 3, 1986, at 10:15 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 Variances to permit a total of three freestanding signs totaling 114.9 square feet in lieu of the permitted 100 square feet

Being the property of DeChiario 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 VARIANCES
SE/cor. of Security Blvd. & Brookdale Rd.,
1st District
DeChiario Limited Partnership,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-491-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Michael S. Scher, Esquire, Tydings and Rosenberg, 201 N. Charles St., Baltimore, MD 21201, Attorney for Petitioner; and Kim B. Arnovitt, Associate Regional Counsel, Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc., 4200 Wisconsin Ave., N.W., Suite 300, Washington, D.C. 20016, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman

OFFICE COPY

PETITION FOR ZONING VARIANCES
1st Election District
Case No. 86-491-A

LOCATION: Southeast Corner of Security Boulevard and Brookdale Road
DATE AND TIME: Monday, June 23, 1986, at 10:15 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 a total of three freestanding signs totalling 114.9 square feet in lieu of the permitted 100 square feet

Being the property of DeChiario 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

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

June 5 19 86

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR ZONING VARIANCES

was inserted in the following:
*Catonsville Times
*Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 7 day of June 19 86, that is to say, the same was inserted in the issues of

June 5, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

Kim B. Arnovitt, Esquire
Associate Regional Counsel
Kaiser Permanente
4200 Wisconsin Avenue, N.W.
Suite 300
P.O. Box 9583
Washington, D. C. 20016

May 23, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/cor. of Security Blvd. and Brookdale Rd.
1st Election District
DeChiario Limited Partnership - Petitioner
Case No. 86-491-A

TIME: 10:15 a.m.

DATE: Monday, June 23, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

ccs: Michael S. Scher, Esquire
Tydings & Rosenberg

Mr. John F. Harrington
DeChiario Limited Partnership

Mr. E. J. Hale, District Manager
Shell Oil Company

People's Counsel for Baltimore County

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

May 15 19 86

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR ZONING VARIANCES

was inserted in the following:
*Catonsville Times
*Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 7 day of May 19 86, that is to say, the same was inserted in the issues of

May 15, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

Michael S. Scher, Esquire
Tydings & Rosenberg
201 North Charles Street
Baltimore, Maryland 21201

May 2, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/cor. of Security Blvd. and Brookdale Rd.
1st Election District
DeChiario Limited Partnership - Petitioner
Case No. 86-491-A

TIME: 10:15 a.m.

DATE: Tuesday, June 3, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

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

No. 013835

DATE: 6/1/86 ACCOUNT: 100-100

AMOUNT: \$ 100.00

RECEIVED FROM: 100-100

FOR: 100-100

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 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 June 5, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 3, 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 June 3, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 3, 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 June 3, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 28, 1986

Kim B. Arnovitt, Esquire
Associate Regional Counsel
Kaiser Permanente
4200 Wisconsin Avenue, N.W.
Suite 300
P.O. Box 9583
Washington, D. C. 20016

Re: PETITION FOR ZONING VARIANCES
SE/cor. of Security Blvd. and Brookdale Rd.
1st Election District
DeChiario Limited Partnership - Petitioner
Case No. 86-491-A

Dear Ms. Arnovitt:

This is to advise you that \$74.35 is due for advertising and posting of the above-captioned property in connection with the postponed hearing of June 3, 1986.

Please make your check payable to Baltimore County, Maryland and remit to the Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

Very truly yours,

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

No. 021745

DATE: 5/27/86 ACCOUNT: 100-100

AMOUNT: \$ 74.35

RECEIVED FROM: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc., P.O. Box 32209, Washington, D.C. 20006

FOR: Advertising & Posting re postponed hearing re Case No. 86-491-A

B 8156*****74351126

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCES
In Election District
Case No. 86-491-A

LOCATION: Southeast Corner of Security Boulevard and Brookdale Road
DATE AND TIME: Tuesday, June 3, 1986, at 10:15 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 on the following petition for zoning variance to permit a total of three freestanding signs totaling 114.9 square feet in area of the permitted 100 square feet.
Being the property of DeChiara 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 no request for a stay of the issuance of said permit during the appeal 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 15, 1986

TO: TOWSON, MD., May 15, 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 15, 1986.

THE JEFFERSONIAN,
13 Kentish
Publisher
Cost of Advertising
24.75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-491-A

Date: May 29, 1986

This office is not opposed to the granting of the subject request.

Norman E. Gerber, AICP
Director

NEG:JCH:slm



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

ARNOLD JABLON
ZONING COMMISSIONER

November 3, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Patti B. Kavanaugh
Project Coordinator
Kaiser Permanente
4200 Wisconsin Avenue, N.W., Suite 300
P.O. Box 9583
Washington, D.C. 20016

RE: Case #86-491-A
1st Election District

Dear Ms. Kavanaugh:

This office will approve the requested sign location changes, provided an updated site plan (2 copies) are prepared for the Zoning Commissioner to initial as a revised plan. The updated plan should include:

1. The restrictions and the note referencing the hearing granted and case number.
2. The updated location of the Kaiser Permanente signs and the revised location of the Shopping Center Identification Signs.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:kbb

cc: Case File 86-491-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1986

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

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

Michael S. Scher, Esquire
Tydings & Rosenberg
201 North Charles Street
Baltimore, Maryland 21201

RE: Item No. 361 - Case No. 86-491-A
Petitioner: DeChiara Limited Partnership
Variance Petition

Dear Mr. Scher:

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

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

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

Kilde Consultants, Inc.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: May 6, 1986
Posted for: Variances
Petitioner: DeChiara Limited Partnership
Location of property: S.E. Corner of Security Blvd. and Brookdale Rd.
Location of Signs: Signs at S.E. Corner of Security Blvd. and Brookdale Rd. and at S.E. Corner of Security Blvd. and Brookdale Rd. approx. 450' S. of Security Blvd.
Remarks: South of Security Blvd.
Posted by: [Signature] Date of return: 5-14-86
Number of Signs: 2

CPS-008

4200 Wisconsin Avenue, N.W., Suite 300
Post Office Box
Washington, D.C. 20016
202-364-5991

KAISER PERMANENTE

RECEIVED
DEC 15 1986

ZONING OFFICE

December 10, 1986

Mr. W. Carl Richards, Jr.
Zoning Coordinator
Baltimore County
Office of Planning and Zoning
Towson, MD 21204

RE: Case #86-491-A
1st Election District

Dear Mr. Richards:

In response to your request of 11-3-86, enclosed are two copies of the updated site plan showing revised location of Kaiser Permanente's sign #3 and revised location of the shopping center identification signs. All other signs are shown as originally planned.

We would appreciate prompt notification of your approval so that we may proceed with permit application for signs #3 and #4.

Reference to the Hearing, Variance Granted and Restrictions is also enclosed.

Sincerely,

Patti B. Kavanaugh
Project Coordinator

cc: Paul V. Braun
Thomas M. Heller
Kim Arnovitt, Esq.

enclosure(s)

October 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
of Baltimore County
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

HAND DELIVERED

RE: Variance Case #86-491-A

Dear Mr. Jablon:

As granted by the variance given on June 30, 1986 (case #86-491-A), Kaiser Permanente wishes to proceed with installation of the two signs in question.

Sign #4 will be placed as originally shown on the site plan. Due to opposition by the Shell Oil Co., sign #3 will be placed at the new location indicated on the site plan. This location has been approved by the property owner.

We submit this revised plan according to your request to see any provision of sign locations. I will be glad to submit any further information you may require. We await your approval before proceeding with installation.

Sincerely,

Patti B. Kavanaugh
Project Coordinator

cc: Paul V. Braun
Thomas M. Heller
Kim Arnovitt, Esq.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: June 4, 1986
Posted for: Variances
Petitioner: DeChiara Limited Partnership
Location of property: S.E. Corner of Security Blvd. and Brookdale Rd.
Location of Signs: Signs at S.E. Corner of Security Blvd. and Brookdale Rd. and at S.E. Corner of Security Blvd. and Brookdale Rd. approx. 450' S. of Security Blvd.
Remarks: South of Security Blvd.
Posted by: [Signature] Date of return: June 6, 1986
Number of Signs: 2

86-491-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 29th day of May, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: DeChiara Ltd. Partnership Received by: James E. Dyer
Petitioner's Attorney: Michael S. Scher, Esquire
Chairman, Zoning Plans Advisory Committee

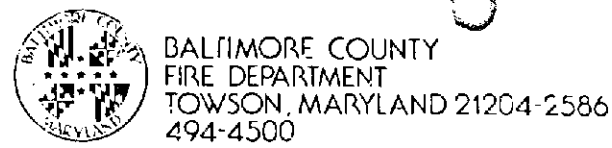
Capital Area Permanente Medical Group, P.C.
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

Capital Area Permanente Medical Group, P.C.
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

cc: [Signature]

cc: [Signature]

86-491-A



PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Kaiser Foundation Health Plan

Location: S/E Corner Security Blvd. and Brookdale Rd.

Item No.: 361 Zoning Agenda: Meeting of April 22, 1986

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.

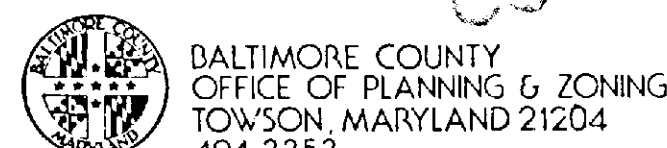
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. 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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group
Special Inspection Division

/mb



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 23, 1986

Kim B. Arnovitt, Esquire
Associate Regional Counsel
Kaiser Permanente
4200 Wisconsin Avenue, N.W.
Suite 300
P.O. Box 9583
Washington, D. C. 20016

Re: Petition for Zoning Variance
SE/cor. of Security Blvd. and Brookdale Rd.
1st Election District
DeChiario Limited Partnership - Petitioner
Case No. 86-491-A

Dear Ms. Arnovitt:

Pursuant to your request of May 16, 1986 to Commissioner Jablon, we have granted you a postponement for hearing in the above-captioned case from Tuesday, June 3, 1986, at 10:15 a.m. to Monday, June 23, 1986, at 10:15 a.m. You will be receiving a copy of a notice advising you of the new date and time for the hearing. Please be advised that you will be responsible for the payment of all advertising and posting costs in this matter.

If you have any questions or comments in regard to this matter, please feel free to contact me at 494-3394.

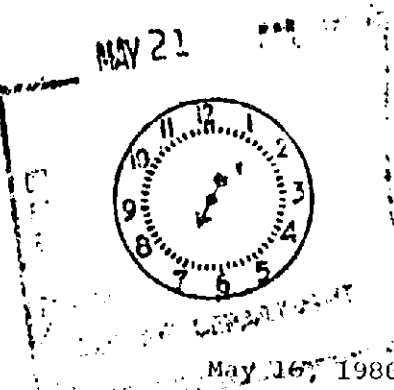
Very truly yours,

[Signature]
Margaret E. du Bois
Zoning Office

ccs: Michael S. Scher, Esquire
Tydings & Rosenberg

Mr. John F. Harrington
DeChiario Limited Partnership

Mr. E. J. Hale, District Manager
Shell Oil Company



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Arnold Jablon
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue - Room 113
Towson, MD 21204

Dear Mr. Jablon:

SUBJECT: CASE NO. 86-491-A
ITEM 361
S/E/C SECURITY BLVD. & BROOKDALE ROAD
BALTIMORE COUNTY, MD

It is our understanding that one of the three signs involved in the subject case is a free standing 4'-8" wide x 8' high sign and that its proposed location is along the eastside of Brookdale Road on property that is currently leased to the Shell Oil Company.

We wish to notify you that Shell has not granted any permission for this sign to be installed anywhere on the property. It holds under lease at the S/E/C of Security Blvd. & Brookdale Road. Accordingly, we must register a strong objection to the installation of this proposed sign.

If the location of the sign is moved further South along Brookdale past our southerly property line we would have no objections with respect to this variance.

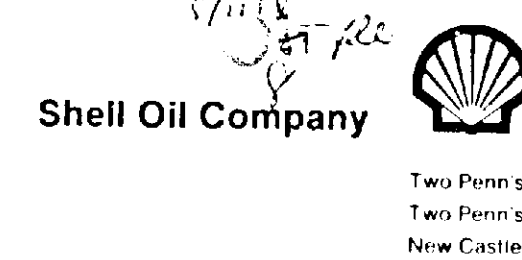
If you have any questions or need additional information please contact J. R. Jatho, District Real Estate Representative at the above address or call (302) 323-1700 Extension 205.

Yours very truly,

SHELL OIL COMPANY

By: *[Signature]*
E. J. HALE
DISTRICT MANAGER

cc: DeChiario Limited Partnership
700 Fairmont Avenue
Towson, MD 21204



Two Penn's Plaza
Two Penn's Way, Suite 401
New Castle, DE 19720-2407

Supplement to Petition for Use Variance
of DeChiario Limited Partnership

DeChiario Limited Partnership, for its benefit and the benefit of its Lessee, Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. (Kaiser), respectfully requests a sign regulation variance from the zoning ordinances identified above.

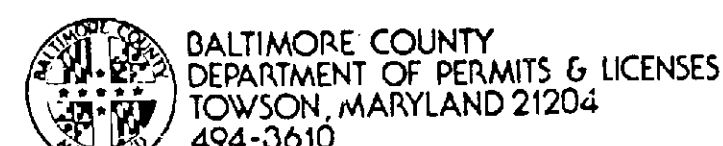
Kaiser is operating a health maintenance organization outpatient medical facility at the rear of the Chadwick Manor shopping center, identified on the attached plat (Exhibit 2). Members are seen by physicians at the facility for both routine care on an appointment basis and urgent care.

Current zoning subjects the leased premises to the provisions of Section 413.1(e) prohibiting the use of illuminated signs and signs containing the name of a business entity. As a result, Kaiser is unable to identify its location behind the shopping center with a sign indicating "Kaiser Permanente" and a second sign indicating "Kaiser Permanente Woodlawn Medical Center" (as shown on Exhibit 2). Due to an overall square footage limitation of Section 413.2(f), a variance allowing an additional 14.9 square feet is also requested so that the signs may be seen from a safe distance while driving and include an attractive brick base.

As currently applied, the provisions of this ordinance will result in both hardship and practical difficulty. These hardships and difficulties are all more particularly described below.

A. Residents of the community who are Kaiser members will have difficulty finding the facility as it is physically located behind the Chadwick Manor Shopping Center. This difficulty may create a hazardous condition on the roadway in that drivers may stop suddenly or otherwise fail to focus their attention on the road while looking for the facility. In many instances, either the driver looking for the Kaiser facility or a passenger, often a young child, will be seriously ill and in need of immediate medical attention. While looking for the facility, the driver will not be able to devote full attention to driving. Additional time spent looking for the facility could also have an adverse impact on the patient's condition. Members traveling by public transportation may have similar problems in locating the facility.

B. If the sign indicates only that a medical facility is on the premises, Kaiser members who are looking for the Kaiser name will not realize that the building is, in fact, the Kaiser facility. Conversely, non-members may mistake the facility for another type of medical office. In this respect, both member and non-member residents of the community will be inconvenienced



TED ZALESKI, JR.
DIRECTOR

May 11, 1986

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

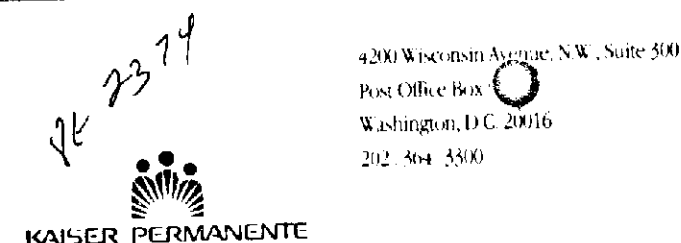
Dear Mr. Jablon:
Comments on Item # 361 Zoning Advisory Committee Meeting are as follows:
Property Owner: Kaiser Foundation Health Plan
Location: S/E Corner Security Blvd. and Brookdale Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (L.A. 21-1, 21-171 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (4) Commercial: Three sets of construction drawings, as sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All Use Groups except B-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. B-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 401.1, Section 401.2 and Table 401.3. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/engineer contact this department.
- (7) The requested variance appears to conflict with Section (a) _____ of the Baltimore County Building Code.
- (8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use.
- (9) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- (10) Comments: Signs shall comply with Article 19 and as amended by Council Bill #17-85.
- (11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 113 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burman, Chief
Building Plans Review

4/21/86



May 16, 1986

Honorable Arnold Jablon,
Zoning Commissioner
County Office Building, Rm. 113
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Zoning Variance
Case No. 86-491-A
DE CHIARIO LTD. PARTNERSHIP

Dear Mr. Jablon:

By notice dated May 2, 1986, this matter was set to be heard before the Zoning Commission on June 3, 1986 at 10:15 a.m. Two of the witnesses for the Petitioner will be unavailable on that date. The scheduling office has advised that this matter may be heard on June 23, 1986.

It is respectfully requested that this matter be set for hearing on June 23, 1986 at 10:15 a.m. if that time is available. The Office of the People's Counsel has agreed to this continuance. Kaiser Permanente will bear all costs associated with this continuance.

Thank you for your consideration of this matter.

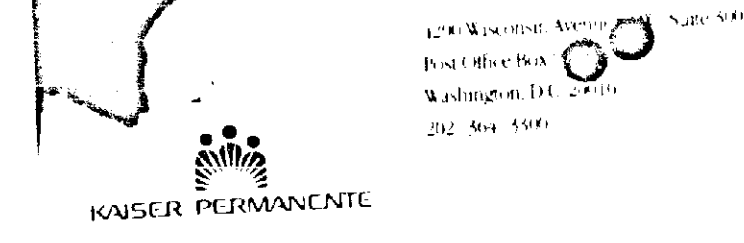
Very truly yours,

KAISER PERMANENTE

By: *[Signature]*
Kim B. Arnovitt
Associate Regional Counsel

/cb
cc: DeChiario Limited Partnership
People's Counsel for Baltimore County, MD
Michael Scher, Esquire

Capital Area Permanente Medical Group, P.C.
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.



April 7, 1986

To the Honorable Zoning Commissioner
of Baltimore County:

Kaiser Permanente is a not-for-profit, federally qualified health maintenance organization serving approximately 148,000 members in the Baltimore and Washington, D.C. metropolitan areas. Health care is delivered to Kaiser members at 11 area medical facilities containing physicians offices, laboratory and x-ray services and, in some instances, pharmacy services. When required, our members are hospitalized in community hospitals.

In order to deliver quality health care to the members, Kaiser facilities must be readily accessible in the community. Kaiser endeavors to situate its medical facilities in areas which are conveniently located and easily accessible. A central location serviced by major thoroughfares is therefore required. In meeting these needs in the Woodlawn area of Baltimore, Kaiser identified and subsequently leased space in the Chadwick Manor Shopping Center where we have been serving members since February, 1986.

The current zoning restrictions regarding signs create a hardship and present practical difficulties to Kaiser and Kaiser members. For the reasons stated therein, we support the Petition for a Sign Regulation Zoning Variance of the DeChiario Limited Partnership and respectfully request that the Petition be granted.

KAISER FOUNDATION HEALTH PLAN
OF THE MID-ATLANTIC STATES, INC.

By: *[Signature]*
Alan J. Silverstone
Vice President and Regional Manager

AJS:jrm



Capital Area Permanente Medical Group, P.C.
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

EXHIBIT 1

DeChiario Limited Partnership
Supplement to Petition for Use Variance
Page 2

by the absence of the Kaiser name on the sign. More importantly, however, there is the danger that persons seeking urgent care will mistakenly arrive at the Kaiser facility, wasting valuable time during which they should have been traveling to an emergency center or hospital. This wasted time could imperil lives.

C. Although the Kaiser facility has a designated parking area behind the Chadwick Manor Shopping Center, without the sign indicating the proper access to the building and parking, persons looking for the facility will park in the shopping center parking area. This will be a problem for the other tenants and their patrons who may find their parking area unnecessarily congested. At the same time, Kaiser members will be parking further from the facility than necessary.

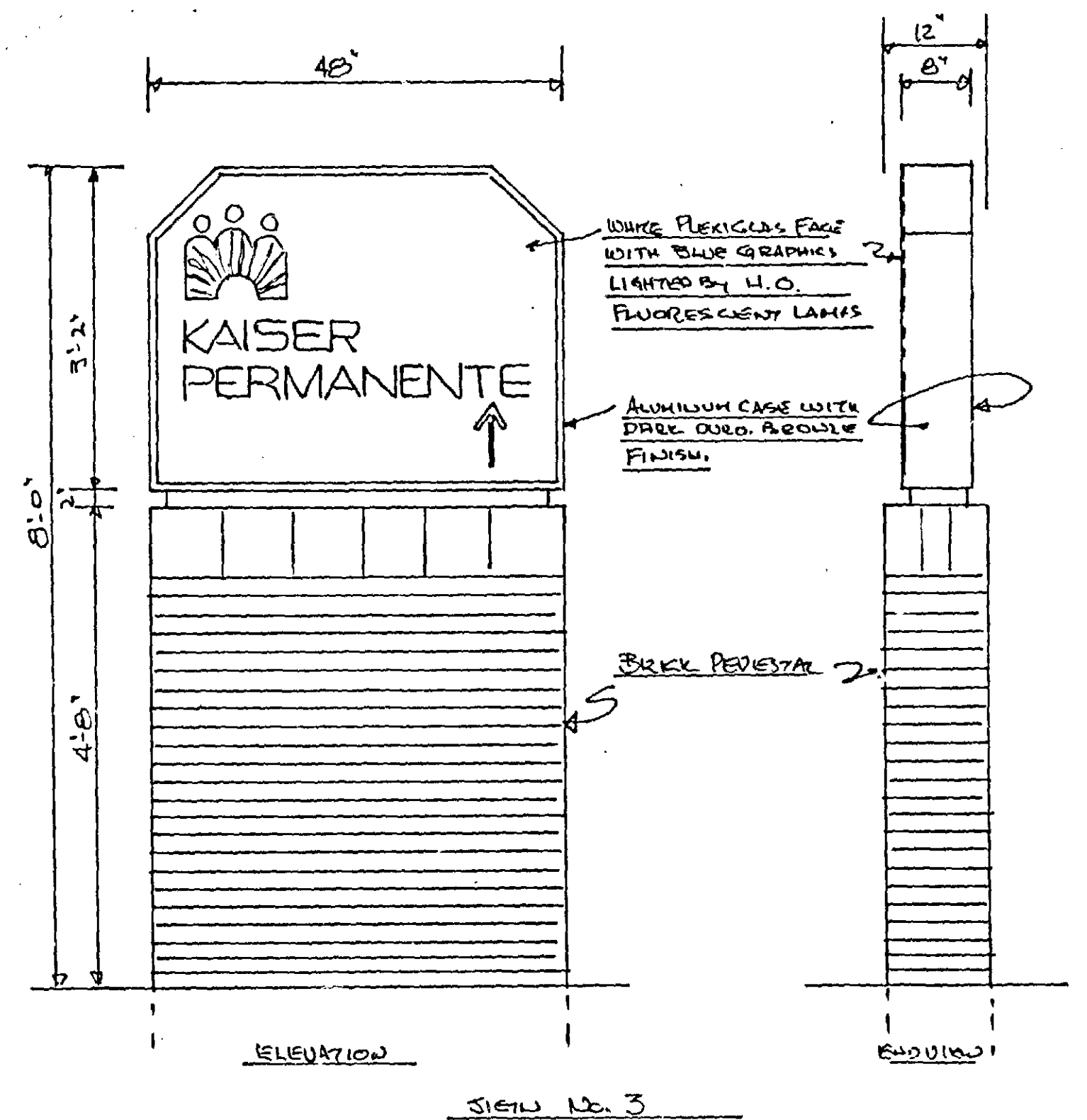
D. The other tenants of the shopping center are able to identify their location for the convenience of patrons by use of signage over or about the entrance to their premises. Due to the location of the Kaiser premises behind the shopping center, Kaiser does not have a similar ability to advise its members of its presence or actual location in the shopping center while travelling on main access roads. Without signage at or near the roadway, it will be very difficult to find the facility.

E. Supply trucks attempting to deliver medical equipment and supplies will have difficulty locating the facility, thereby delaying such deliveries and causing additional inconvenience to drivers and patrons of the shopping center if such trucks park or stand in areas more appropriately used by the tenants of the shopping center.

F. Kaiser is seeking to mount its illuminated signs on attractive brick bases, in keeping with the planned renovation of other shopping center signs. The applicable zoning regulations currently prohibit illuminated signs (B.C.Z.R. 413.1(e)). For the reasons previously stated, an illuminated sign is necessary to properly locate the facility during the late afternoon in the winter and when the facility is open late throughout the year. These signs are internally illuminated and will not cast glare or reflection upon the roadway or become a nuisance to neighboring homeowners. The regulations also proscribe the use of more than three (3) other business signs (B.C.Z.R. 413.2(f)) in excess of 100 square feet in total square footage. There is currently a freestanding bank sign measuring 58.9 square feet. The combined square footage of the two proposed signs, designed to be seen from a safe distance for drivers, is 56 square feet. In order to place the signs on

brick bases rather than unattractive steel pylons, the extra square footage allowance will be necessary. It is believed that the appearance of the shopping center will thereby be enhanced and, as a result, benefit the neighboring community.

For the foregoing reasons, DeChiaro Limited Partnership, Kaiser, Kaiser's members, the tenants and patrons of the Chadwick Manor Shopping Center, and the community as a whole will be subject to hardship and practical difficulty if the zoning variance is not granted.



PROPOSED SILVER FACE SIGN FOR
KAISER PERMANENTE
CHADWICK MANOR SHOP. CTR.
BALTIMORE, MARYLAND

MARCH 14, 1986

EXHIBIT 7



March 10, 1986

The main tenant occupying the back half of the new Octangle Building, Kaiser Permanente, would need directional signage because there is no way for motorists to find the entrance to their medical services without direction from Brookdale Road, the only main access road to the rear parking area. Thus, the intention of designing signs #3 and #4 was to facilitate identification and direction to Kaiser Permanente's parking and medical facilities.

DESCRIPTION AS TO THE SIZE AND SHAPE OF SIGN #3

This sign was designed to be at least 8 ft. tall by 4 ft. wide and internally illuminated. This sign, located immediately adjacent to the Shell Station parking area, would be hidden from sight as viewed from Security Boulevard until one makes the left turn into Brookdale. At 8 ft. tall, however, it would be visible above the parked cars and below the gas station canopy from a point much closer to the Rolling Road intersection. It is recommended that this sign be located 55 feet from the Security Blvd. curb line along Brookdale Rd. and be parallel to Security Blvd.

DESCRIPTION AS TO THE SIZE AND SHAPE OF SIGN #4

This sign was designed to be at least 6 ft. tall by 4 ft. wide and internally illuminated. The 6 ft. height is a minimum height for that sign to be viewed to direct motorists into the parking area off of Brookdale Road as they are approaching the driveway entrance. This sign is also meant to identify the parking area as Kaiser Permanente's space.

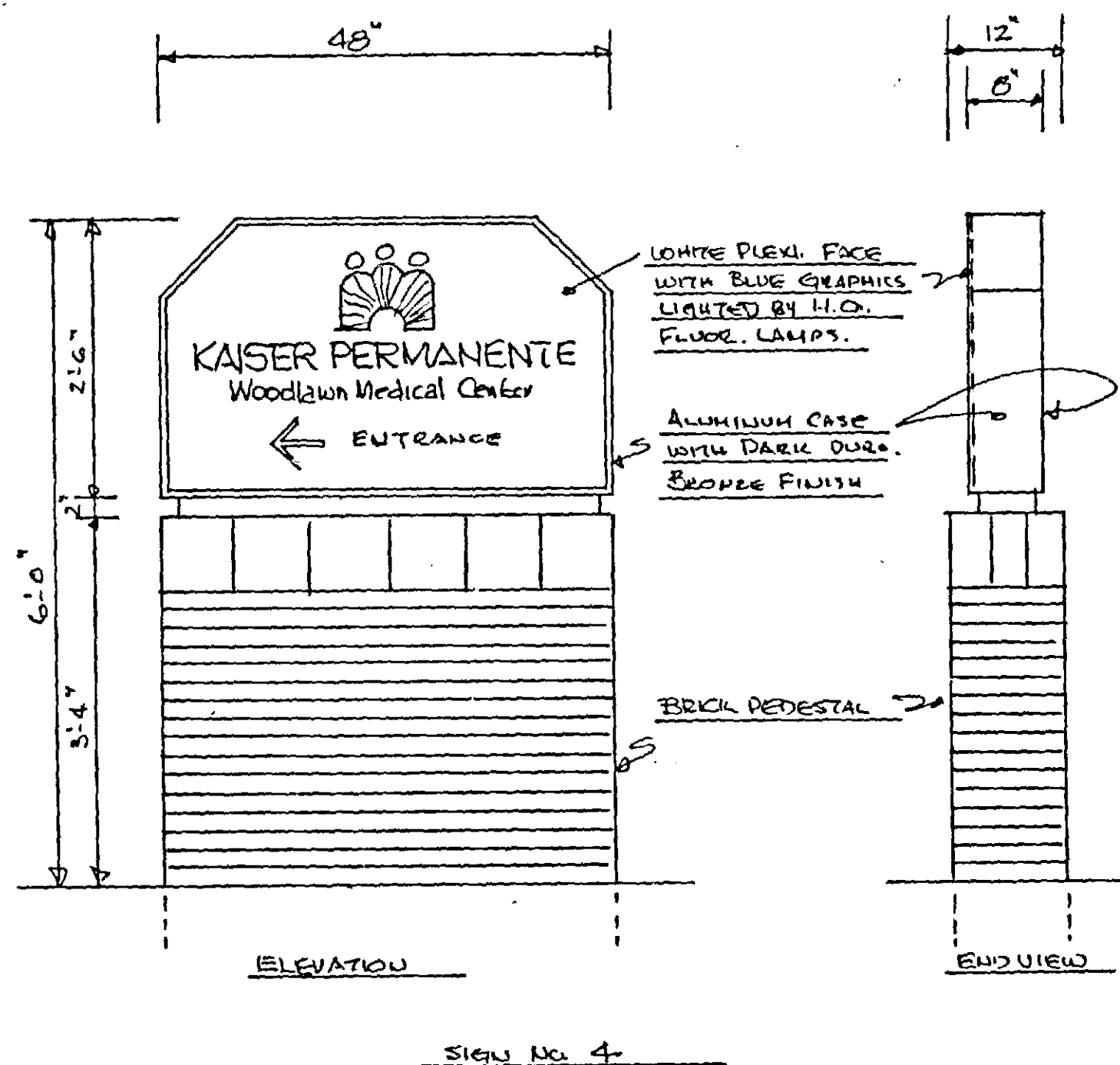
SIGN MATERIALS IN SIGNS #3 AND #4

The brick chosen for the base mounts of these signs is the same material used in the new Octangle Building. The 8" x 8" brick is by Glen-Gary Co. It is Sierra Matte, and is used as the decorative band on the upper portion of the base mounts. The 2-1/4" x 3-5/8" x 8" standard brick is by Glen-Gary Co., called Spring New Standard Velour. The mortar color from the Flamingo Co. is called C-22.

The mounted sign boxes for these signs are .090 aluminum with baked enamel duranodic bronze color. The sign faces are 1/4" white acrylic with PMS Blue 307 screenprinted graphics. The sign boxes are internally illuminated with standard 800 MA ballasts for 120 volt service. The tops of the frame and face are removable for access to lamps.

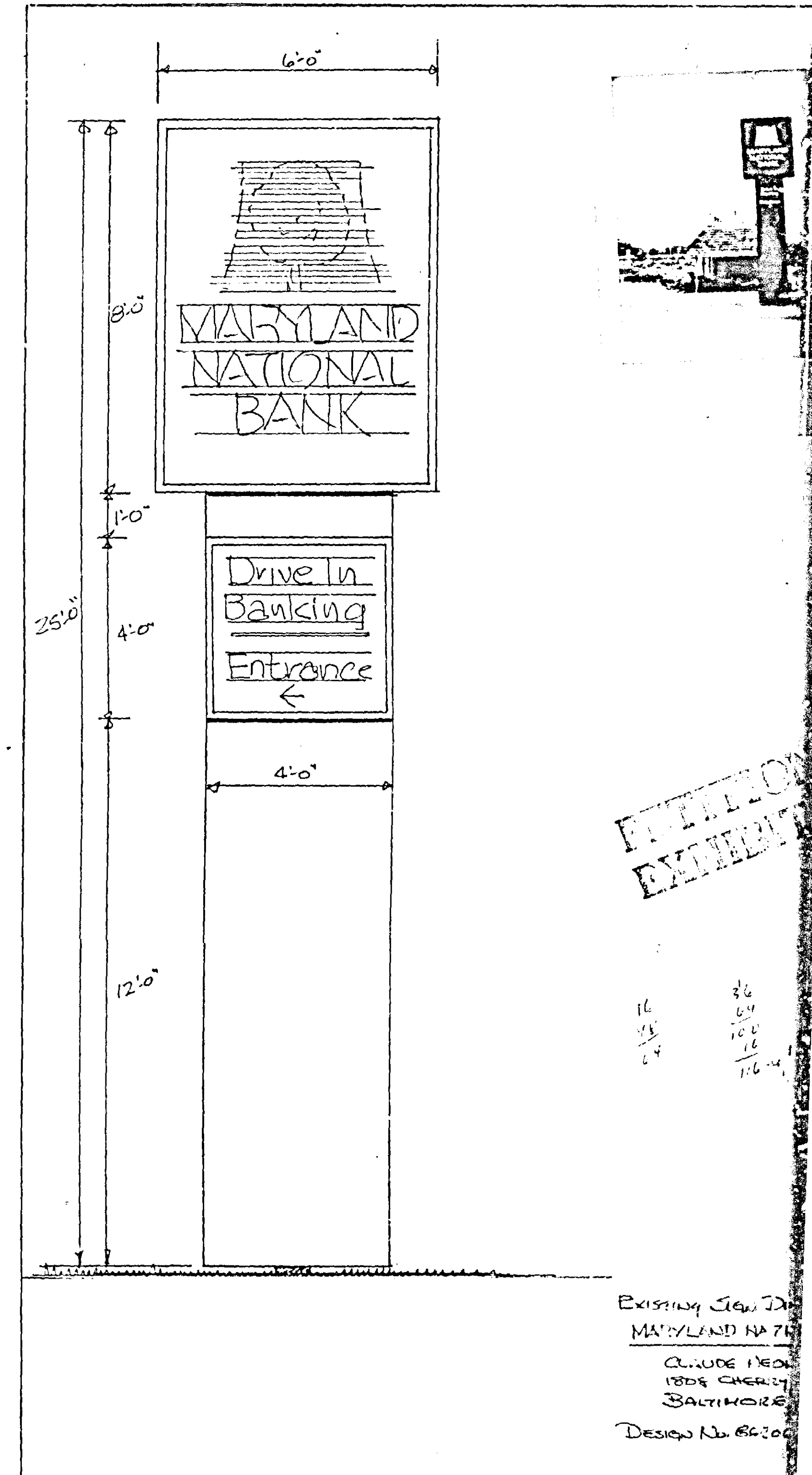
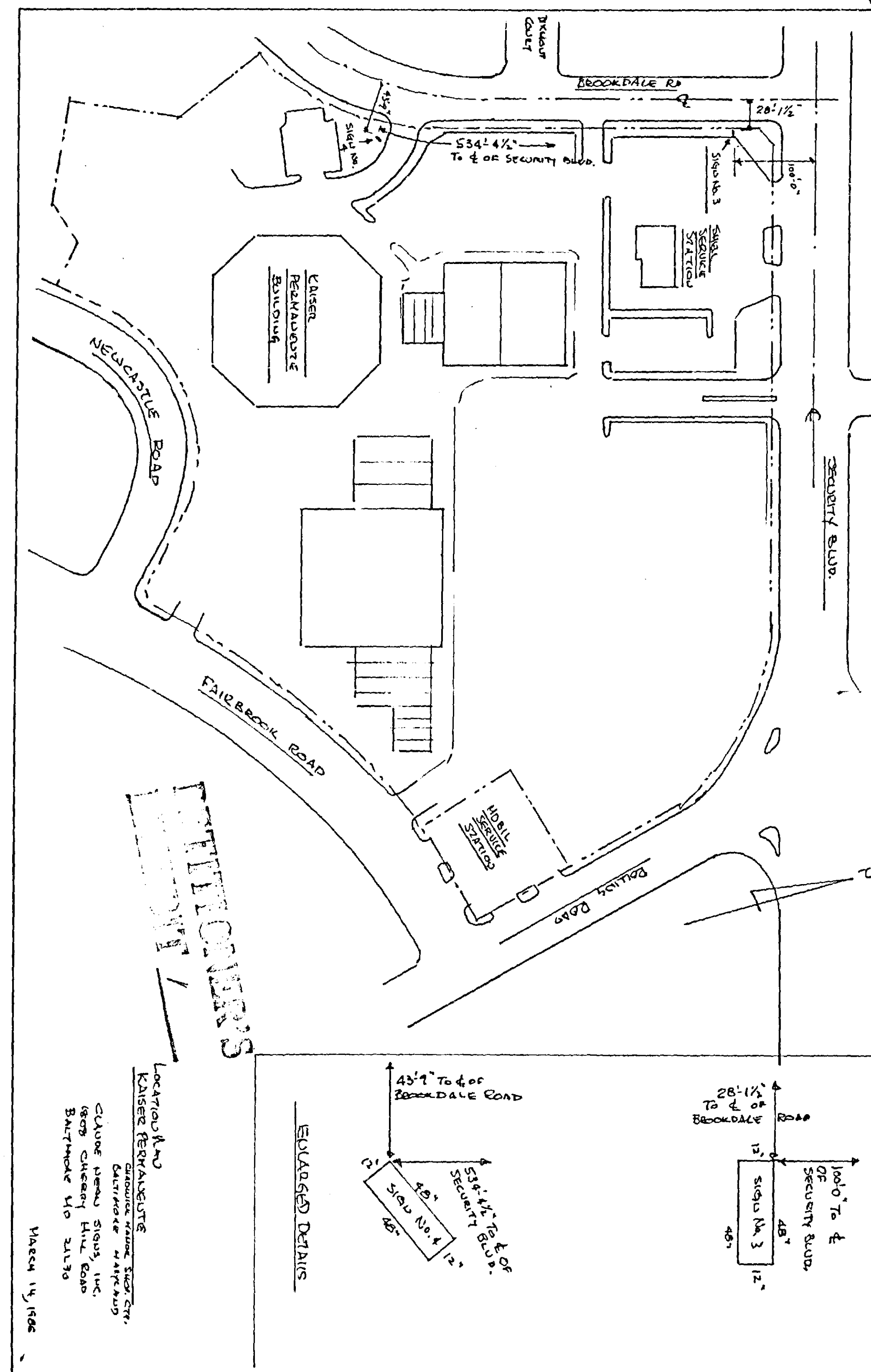
The use of these materials is consonant with the overall plan of shopping center sign replacement.

Prepared by: April Day Studio, Inc.

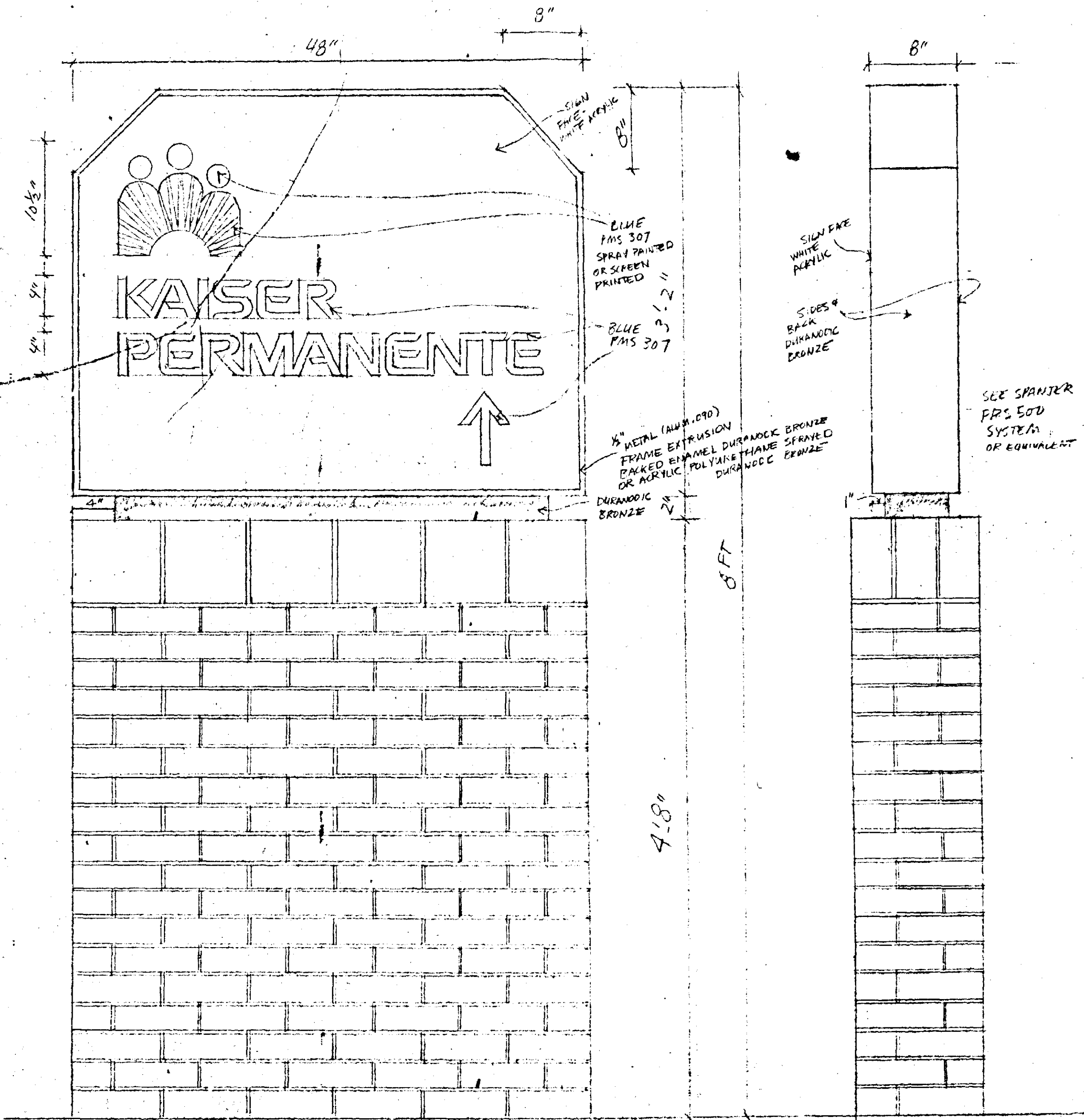


PROPOSED SILVER FACE SIGN FOR
KAISER PERMANENTE
CHADWICK MANOR SHOP. CTR.
BALTIMORE, MARYLAND

MARCH 14, 1986



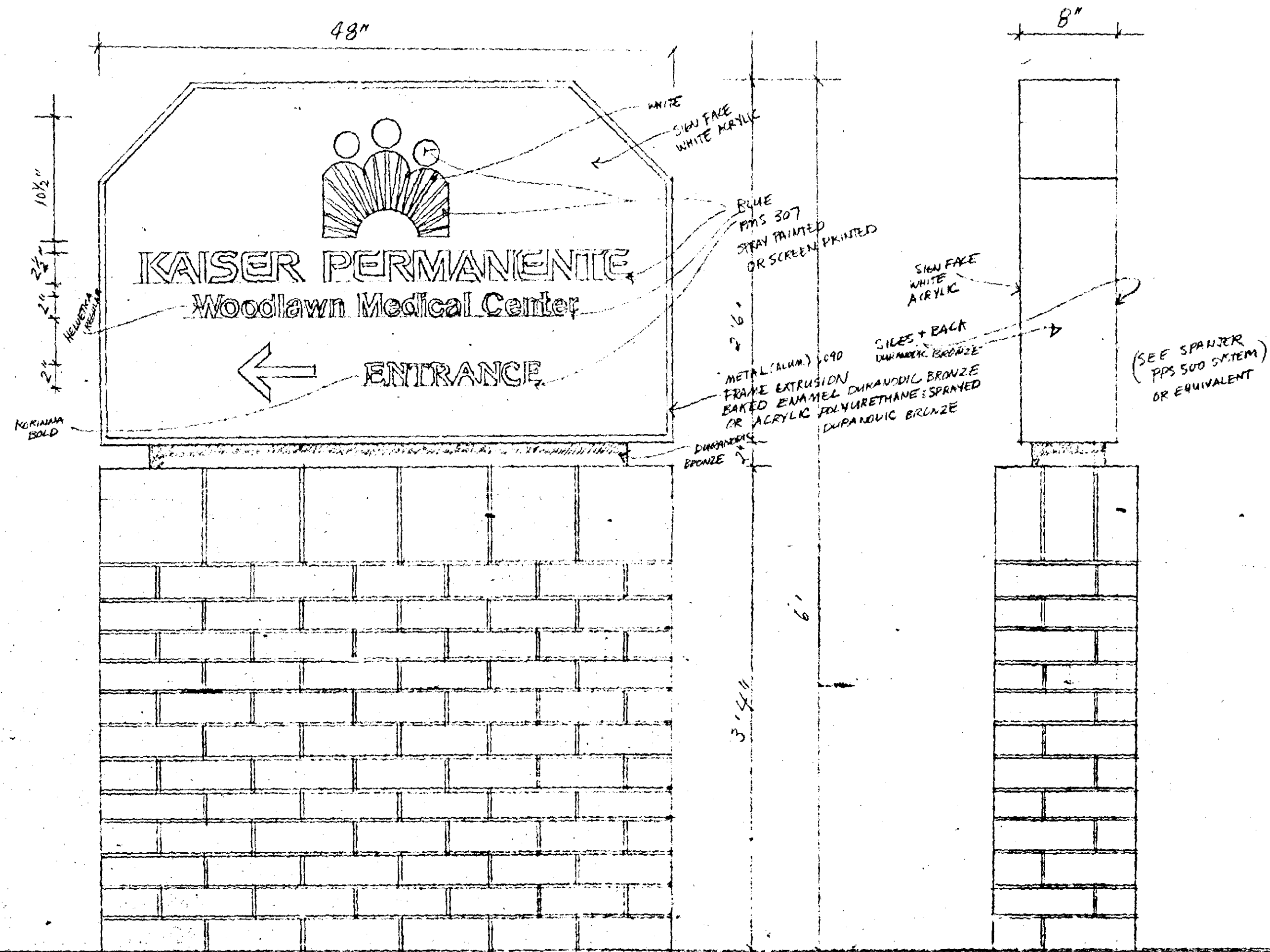
EXISTING SIGN FOR
MARYLAND NATIONAL BANK
CLAUDE NEAL
1808 CHERRY
BALTIMORE
DESIGN NO. 86200



THIRD FOURTH
DRAWING

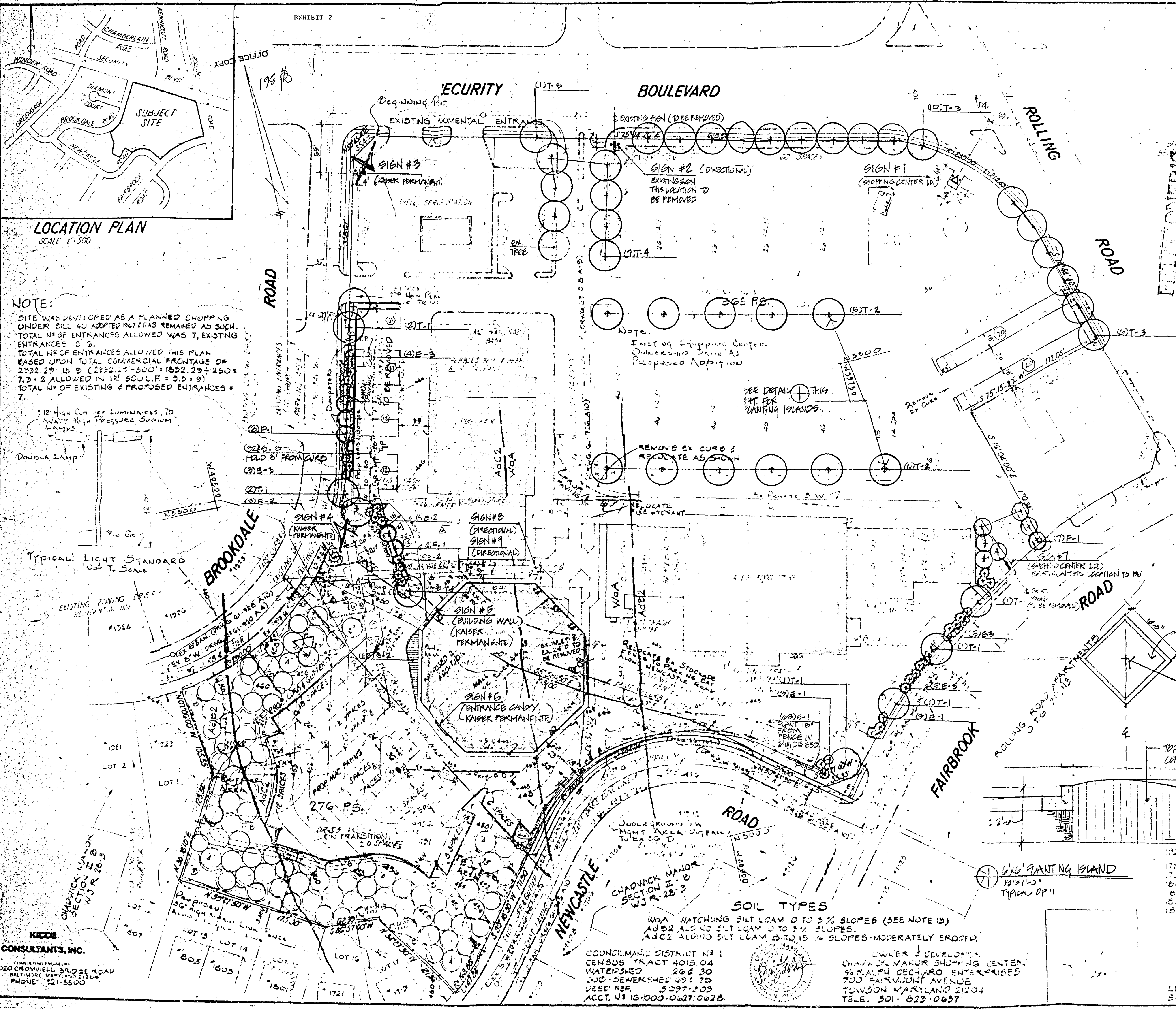
③ DIRECTIONAL ENTRANCE SIGN - SINGLE SIDED
INTERNALLY ILLUMINATED
FOR CHADWICK SHOPPING CENTER 1 1/2" = 1'-0"

MICROFILMED



SECOND
DRAWING

④ DIRECTIONAL ENTRANCE SIGN - SINGLE SIDED
INTERNALLY ILLUMINATED
CHADWICK MANOR SHOPPING CENTER SCALE: 1 1/2" = 1' 0"



- ### OFF STREET PARKING NOTES
1. ONLY PASSENGER VEHICLES WILL USE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
 2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
 3. LISTING WILL NOT BE DIRECTED TOWARD RESIDENTIAL USE PROPERTIES AND WILL BE USE ONLY DURING HOURS OF POOR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER. (6:00 A.M. TO MIDNIGHT DAILY)
 4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING ARE RESIDENTIAL USE PROPERTIES.
 5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
 6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

- ### TYPICAL LANDSCAPE SCHEDULE
1. PINUS STROBUS (EASTERN WHITE PINE) - 4' 6" IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 80 (MIN. REQ'D: 60, 75% OF 60 TREES REQ'D)
2. GROUND COVER
a. LORAEASTERN DAMIERI (BEARBERRY)
b. PACHISANDRA (JAPANESE SPRUCE)
c. V. NCA MINOR (PERIWINKLE)
d. JUNIPERUS (HORIZONTALIS, WALKERIAN JUNIPER)
3. GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE. SPACING VARIABLE.
4. ABELIA GRANDIFLORA (GLOSSY ABELIA)
5. 1" HEIGHT (APPROXIMATE) 1' CENTER TO CENTER (APPROXIMATE QUANTITY: 50)
- ALL TREES TO BE STAKED AND TIED AS NEEDED TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH PINEBARK TANKTOP OR ACCEPTABLE MATERIAL.

- ### GENERAL NOTES
- TOTAL AREA OF SITE EQUALS 4.0239 ACRES
EXISTING ZONING OF SITE: "B" C-1 (1.241 ACRES)
AND "DR-3.5" (2.352 ACRES)
EXISTING USE OF SITE: "NEIGHBORHOOD SHOPPING CENTER" (B-1) AREA AND VACANT LAND (DR-3.5 & B-1 C-1)
EXISTING SITE: "NEIGHBORHOOD SHOPPING CENTER" (B-1) AREA, OFF-STREET PARKING (B-1) AREA, SEE PLATITION NO. 64-85-SPK
EXISTING RETAIL FLOOR AREA: 64,300 SQ. FT. REQUIRING 324.5 SPACES
EXISTING MEDICAL OFFICE AREA: 2,000 SQ. FT. REQUIRING 22 SPACES
EXISTING RETAIL FLOOR AREA: 7725 SQ. FT. REQUIRING 154.5 SPACES
EXISTING RETAIL FLOOR AREA INCLUDING MALL: 82,107 SQ. FT. REQUIRING 365.5 SPACES (1200)
EXISTING MEDICAL OFFICE AREA: 2nd FLOOR: 30,902 SQ. FT. REQUIRING 103 SPACES (1200)
EXISTING RETAIL FLOOR AREA: 7445 SQ. FT. REQUIRING 154.5 SPACES
TOTAL SPACES REQUIRED: 522
SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA
PUBLIC UTILITIES FIRST AT THE SITE. NO PUBLIC EXTENSIONS
THERE ARE NO HISTORIC BUILDINGS ON THE SITE NOR ANY ANCHORIAL SITES.
THERE ARE NO WETLANDS ON THE SITE.
THERE ARE NO CRITICAL AREAS ON THE SITE.
THE SITE IS NOT AN ENDANGERED SPECIES HABITAT.
THE SITE IS NOT A HAZARDOUS MATERIAL SITE TO THE BEST OF OUR KNOWLEDGE.
THE WETLAND SOIL NO LONGER FUNCTIONS AS AN INTEGRAL PART OF THE DRAINAGE AREA DUE TO PREVIOUS CHANGES IN TOPOGRAPHY AND MAN-MADE IMPROVEMENTS WHICH INCLUDES HOMES, ROADS & A CLOSED DRAINAGE SYSTEM.
AREA OF SITE TO BE DEVELOPED: 3.345 ACRES

REVISION	DATE
1. Added Drive To Brookdale Rd. Rev'd Parking	5-30-83
2. Rev'd Loc. G.W. Added SANUM FOR A.C.	4-30-85
3. Rev'd Parking Yr. Brookdale Rd. Notes 22, 449	1-22-85
4. Rev'd Parking & Parking Driv. Notes 22, 449	7-17-84
5. Rev'd Drive To Brookdale Rd.	6-17-84
6. Rev'd New Drive To Brookdale Rd. Notes 22, 449	5-11-84
7. Rev'd New Drive To Brookdale Rd. Notes 22, 449	10-24-84

LIST OF ADJACENT PROPERTY OWNERS

1213 BROOKDALE ROAD - LILY M. ERNST & PATRICIA A. CHALKROFT	4559-210
1701 NEWCASTLE ROAD - CHARLES S. MARY KALTZ	5423-005
721 - GEORGE & PHYLLIS SINE	3340-01
601 - PELAYO & ELBA CORREA	5760-353
602 - JOHN & MARY RUSSELL	4654-370
603 - JEROME & JANE RUSSELL	5552-254
1024 - WILLIAM S. WILLIAMS	1024-354

JAN 16, 1986 2/SIGNS 86-491-A 1261
SIGN LOCATION PLAN SL-1
CHADWICK MANOR SHOPPING CENTER
ELECTION DISTRICT N-1 BALTIMORE CO. JUL 6, 1984
SCALE: 1" = 30'

LOCATION PLAN
SCALE 1" = 500'

NOTE:
SITE WAS DEVELOPED AS A PLANNED SHOPPING CENTER UNDER BILL 40 ADOPTED 1974 HAS REMAINED AS SUCH. TOTAL NO. OF ENTRANCES ALLOWED WAS 7, EXISTING ENTRANCES 15 G.
TOTAL NO. OF ENTRANCES ALLOWED THIS PLAN BASED UPON TOTAL COMMERCIAL FRONTAGE OF 2232.29' IS 9 (2232.29' - 500' = 1832.29' - 250' = 1582.29' ALLOWED IN 12' 500' L.F. = 9.5 + 9)
TOTAL NO. OF EXISTING & PROPOSED ENTRANCES = 7.

* 12" HIGH CUT OFF LUMINAIRES, TO WATT HIGH PRESSURE SODIUM LAMPS

Double Lamp

TYPICAL LIGHT STANDARD
NOT TO SCALE

KIDDER
CONSULTANTS, INC.
CONSULTING ENGINEERS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
PHONE: 921-5500

COUNCILMAN'S DISTRICT N-1
CENSUS TRACT 4013.04
WATERSHED 266 30
SUD-SEVENSHED 698 TO
DEED REF. 5097-003
ACCT. N-1 13-000-0627-0628

SOIL TYPES
W-1 WATCHUNG SILT LOAM 0 TO 3% SLOPES (SEE NOTE 19)
A-22 AL-2 SILT LOAM 3 TO 5% SLOPES
A-22 AL-2 SILT LOAM 5 TO 15% SLOPES - MODERATELY ERODED

OWNER & DEVELOPER
CHADWICK MANOR SHOPPING CENTER
90 RALPH GECHARO ENTERPRISES
700 FAIRMOUNT AVENUE
TOWSON MARYLAND 21204
TELE. 301-823-0637

1. *PINUS STROBUS* (EASTERN WHITE PINE) - 4' G. IN HEIGHT,
25 CENTER TO CENTER, APPROX. QUANTITY = BG
(MIN. REQ'D = 60, 70% OF BG TREES REQ'D)

5. GROUND COVER
COTONEASTER DAMMERI (BEARBERRY)
FACHSANDRA (JAPANESE SPURGE)
W. CO. MINGO (SPRINGWICKLE)
JUNIPERUS HORIZONTALIS (MCKEAN JUNIPER)
GRASS (SD)

* GROUND COVER TO BE SELECTED FROM LISTED VARIETIES
OR ACCEPTABLE SUBSTITUTE, SPACING VARIABLE.

6. *ABELIA GRANDIFLORA* (GLOSSY ABELIA)
1 1/2' HEIGHT (APPROXIMATE) 1 CENTER TO CENTER
(APPROXIMATE QUANTITY: 50)

ALL TREES TO BE 2" x 2" AND TIED AS NEEDED. TREE
AND SHRUB AREAS TO BE MULCHED A MINIMUM 1"
DEPTH WITH FINE-BARK TANBARK OR ACCEPTABLE MATERIAL.

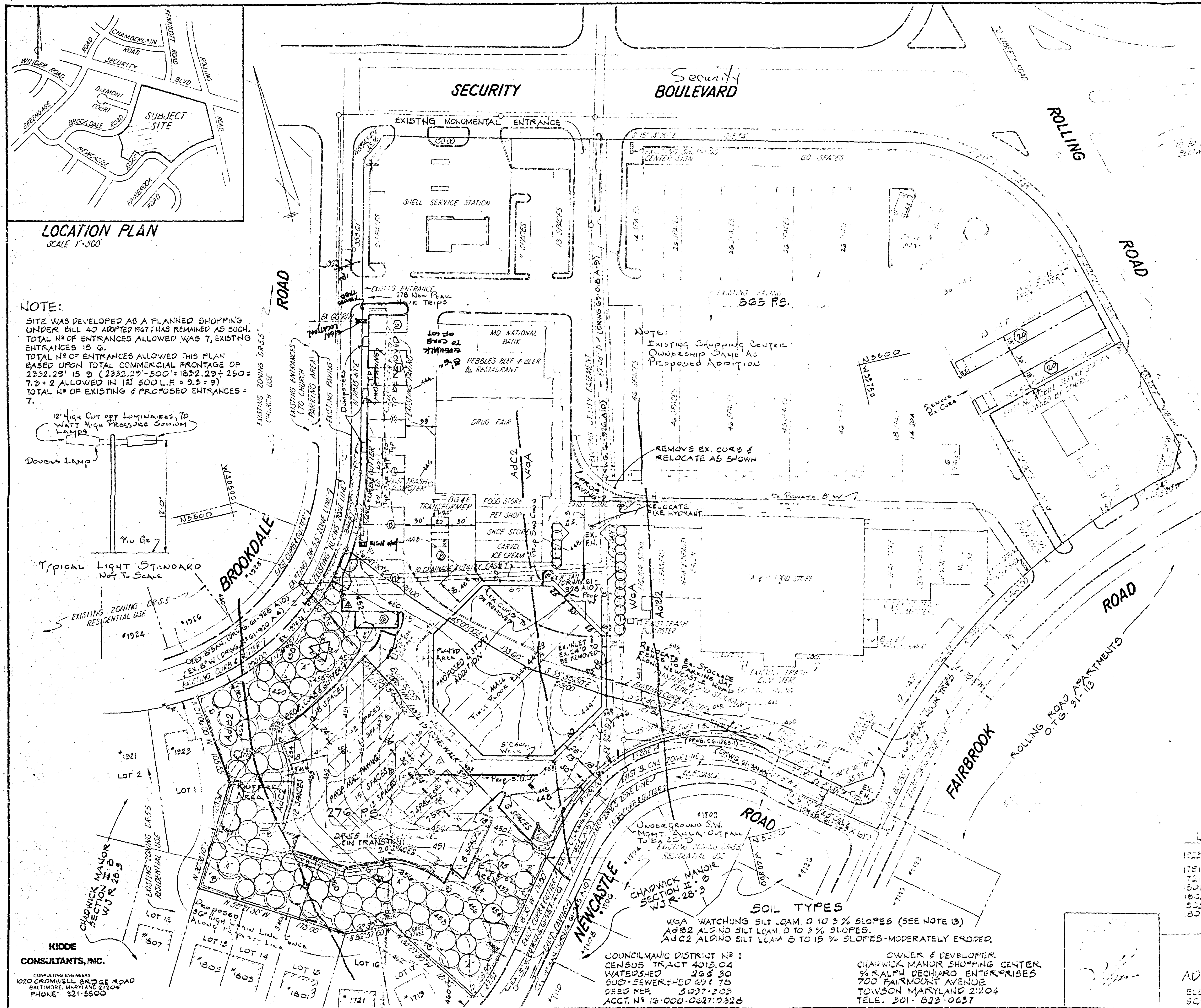
1. TOTAL AREA OF SITE EQUALS 4.0239 ACRES
2. EXISTING ZONING OF SITE - "BL CNU" (11.237 ACRES) AND "DR-SS" (2.0552 ACRES)
3. EXISTING USE OF SITE - NEIGHBORHOOD SHOPPING CENTER (BL CNU AREA) AND VACANT LAND (DR-SS & BL CNU)
4. PROPOSED USE OF SITE - NEIGHBORHOOD SHOPPING CENTER (BL CNU AREA) 40-41 OFF STREET PARKING (DR-SS AREA) SEE PETITION NO 84-85-SPK OFF STREET PARKING
5. EXISTING RETAIL FLOOR AREA 64,769 REQUIRING 33433 SPACES
6. EXISTING RETAIL MEDICAL AREA 3,558 REQUIRING 22 SPACES
7. EXISTING MEDICAL OFFICE AREA 7724 REQUIRING 1545 SPACES
8. PROPOSED RETAIL FLOOR AREA INCLUDING MAIL = 32,107 50 PERCENT (16,054) (WALM)
9. PROPOSED MEDICAL OFFICE AREA 2ND FLOOR 30,902 REQUIRING 103 SPACES (WALM)
10. TOTAL SPACES REQUIRED 7645, 765 SPACES
11. TOTAL SPACES PROVIDED 322
12. SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA
13. PUBLIC UTILITIES EXIST AT THE SITE. NO PUBLIC EXTENSIONS
14. THERE ARE NO HISTORIC BUILDINGS ON THE SITE NOR ANY ANCHORICAL SITES.
15. THERE ARE NO WETLANDS ON THE SITE
16. THERE ARE NO CRITICAL AREAS ON THE SITE.
17. THE SITE IS NOT AN ENDANGERED SPECIES HABITAT.
18. THE SITE IS NOT A HAZARDOUS MATERIAL SITE TO THE BEST OF OUR KNOWLEDGE.
19. THE WETLAND SOIL NO LONGER FUNCTIONS AS AN INTEGRAL PART OF THE DRAINAGE AREA DUE TO PREVIOUS CHANGES IN TOPOGRAPHY AND MAN MADE IMPROVEMENTS WHICH INCLUDES HOMES, ROADS & A CLOSED DRAINAGE SYSTEM.
20. AREA OF SITE TO BE DEVELOPED - 3.40 ACRES

57	ADDED DRIVE TO BROADDALE RD. KEV'D PARKING	9:30-20:30
61	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
62	KEV'D FREQUING VEH. PARADISE RD. 4 NOTES 55, 56, 57	1:17-2:05
63	KEV'D PARADISE & PARKING DATA	1:17-2:05
64	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
65	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
66	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
67	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
68	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
69	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
70	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
71	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
72	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
73	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
74	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
75	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
76	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
77	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
78	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
79	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
80	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
81	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
82	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
83	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
84	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
85	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
86	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
87	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
88	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
89	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
90	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
91	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
92	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
93	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
94	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
95	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
96	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
97	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
98	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
99	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55
100	KEV'D LOC G.W. ADDED JAN MH FOR H.C.	4:35-6:55

1922 BRINDALE ROAD	LILY M. ERNST & PATRICIA A. CHALCROFT	4589-210
1781 NEWCASTLE ROAD	CHARLES & MARY KAUTZ	5423-005
721 " "	GEORGE & PHYLLIS SINE	5340-101
1601 " "	FELAYO & SELA CORREA	5760-354
1605 " "	JOHN & MARY RUSSELL	4634-870
605 " "	JOSEPH & KATHLEEN SCHWAB	5582-254
1807 NEWCASTLE ROAD	WILLIAM R. " "	1054-554

ELECTION DISTRICT NO. 1 BALTIMORE CON. DIST. 0.
SCALE: 1" = 50' DEC. 6, 1984

JO #01-66103



- ### OFF STREET PARKING NOTES
1. ONLY PASSENGER VEHICLES WILL USE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
 2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
 3. LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF FOOT VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER. (6:00 A.M. TO MIDNIGHT DAILY)
 4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING FACE RESIDENTIAL USE PROPERTIES.
 5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
 6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

- ### TYPICAL LANDSCAPE SCHEDULE
- A. PINUS STROBUS (EASTERN WHITE PINE) - 4'-6" IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 86 (MIN REQ'D = 60, 70% OF 60 TREES REQ'D)
- B. GROUND COVER
COTONEASTER DAMMERI (BOG BERRY)
PACHYSANDRA (JAPANESE SPURGE)
VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (WALKER JEWEL)
GRASS: SOF
- * GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE. SPACING VARIABLE.
- C. ABELIA GRANDIFLORA (GLOSSY ABELIA)
4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER APPROXIMATE QUANTITY = 50
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREES AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH PINEBARK, TANBARK OR ACCEPTABLE MATERIAL.

- ### GENERAL NOTES
1. TOTAL AREA OF SITE EQUALS 14.0230 ACRES
 2. EXISTING ZONING OF SITE - "BL-CNS" (11.7247 ACRES) AND "DR-SS" (2.2982 ACRES)
 3. EXISTING USE OF SITE - NEIGHBORHOOD SHOPPING CENTER (BL-CNS AREA) AND VACANT LAND (DR-SS & BL-CNS)
 4. PROPOSED USE OF SITE - NEIGHBORHOOD SHOPPING CENTER & OFFICES (BL-CNS AREA) & OFF-STREET PARKING (DR-SS AREA) SEE PLATITION NO. 84-85-3PH
 5. OFF STREET PARKING DATA
A. EXISTING RETAIL FLOOR AREA 64,077 REQUIRING 214.5 SPACES
B. EXISTING BANK & MEDICAL AREA 6,588 REQUIRING 22 SPACES
C. EXISTING RETAIL FLOOR AREA 7,725 REQUIRING 134.5 SPACES
D. PROPOSED RETAIL FLOOR AREA (INCLUDING MAIL) = 22,107 30 FT REQUIRING 160.5 SPACES (100%)
E. PROPOSED MEDICAL OFFICE AREA 2ND FLOOR = 30,902 REQUIRING 103 SPACES (100%)
F. TOTAL SPACES REQUIRED = 745 + 765 SPACES
G. TOTAL SPACES PROVIDED = 841
 6. SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA
 7. PUBLIC UTILITIES EXIST AT THE SITE. NO PUBLIC EXTENSIONS
 8. THERE ARE NO HISTORIC BUILDINGS ON THE SITE NOR ANY ANTHROPOLOGICAL SITES
 9. THERE ARE NO WETLANDS ON THE SITE
 10. THERE ARE NO CRITICAL AREAS ON THE SITE
 11. THE SITE IS NOT AN ENDANGERED SPECIES HABITAT
 12. THE SITE IS NOT A HAZARDOUS MATERIAL SITE TO THE BEST OF OUR KNOWLEDGE
 13. THE WETLAND SOIL NO LONGER FUNCTIONS AS AN INTEGRAL PART OF THE DRAINAGE AREA DUE TO PREVIOUS CHANGES IN TOPOGRAPHY AND MAN MADE IMPROVEMENTS WHICH INCLUDES HOMES, ROADS & A CLOSED DRAINAGE SYSTEM.
 14. AREA OF SITE TO BE DEVELOPED = 3.43 ACRES

NO.	REVISION	DATE
1	Rev'd Parking Via Brookdale Rd. & Notes 5E, F, G	1-23-95
2	Rev'd Parking & Parking DATA	3-17-95
3	Rev'd Drive Drive & Parking, Add Ex. Plng	6-17-95
4	Rev'd 3rd Plng, Add Ex. Plng, Add Ex. Plng	5-14-95
N3	Revision	DATE

LIST OF ADJACENT PROPERTY OWNERS

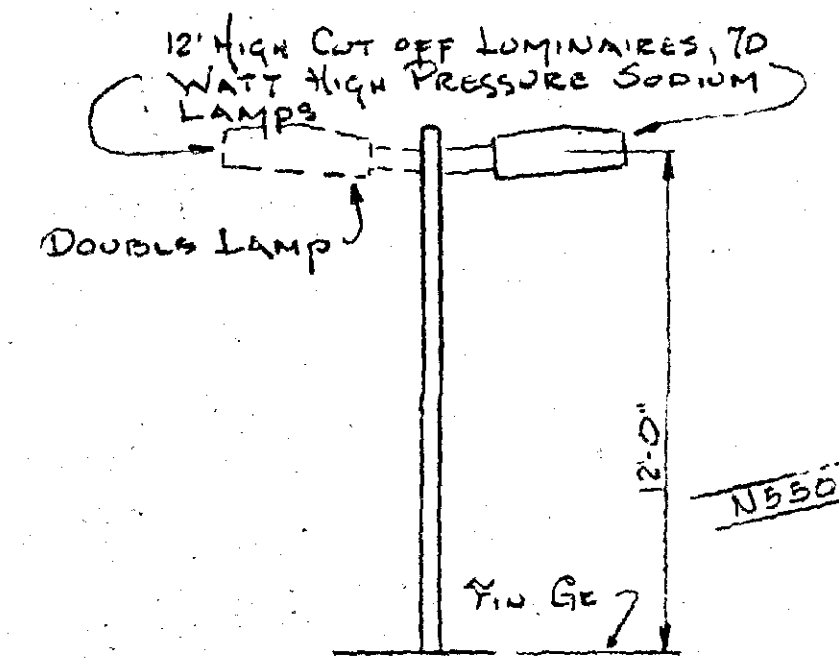
1022 BROOKDALE ROAD - LILY M. ERNST	4502-210
1701 NEWCASTLE ROAD - PATRICIA A. CHALONDET	5423-001
721 - GEORGE & PHYLLIS BNE	5520-01
601 - PELAYO & ELCA CONREA	5760-324
1803 - JOHN EMARY RUSSELL	4054-270
555 - JOSEPH & ELIZABETH SCHWIND	2322-534
1807 NEWCASTLE ROAD - WILLIAM & ISLETA SCHIRMER	4054-554

AMENDED PARKING PLAN AND SITE PLAN OF ADDITION TO CHADWICK SHOPPING CENTER

ELECTION DISTRICT N31 BALTIMORE CO. MARYLAND
SCALE: 1"=50'
DEC. 6, 1994

LOCATION PLAN
SCALE 1"=500'

NOTE:
SITE WAS DEVELOPED AS A PLANNED SHOPPING CENTER UNDER BILL 40 ADOPTED 1967 HAS REMAINED AS SUCH. TOTAL NO OF ENTRANCES ALLOWED WAS 7, EXISTING ENTRANCES 15 G.
TOTAL NO OF ENTRANCES ALLOWED THIS PLAN BASED UPON TOTAL COMMERCIAL FRONTAGE OF 2332.29' IS 9 (2332.29' - 500' = 1832.29' ÷ 250' = 7.3 + 2 ALLOWED IN 1ST 500' L.F. = 9.3 = 9)
TOTAL NO OF EXISTING & PROPOSED ENTRANCES = 7.



TYPICAL LIGHT STANDARD
NOT TO SCALE

KIDDE
CONSULTANTS, INC.
CONSULTING ENGINEERS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
PHONE: 321-5500

OWNER & DEVELOPER
CHADWICK MANOR SHOPPING CENTER
%RALPH DECHARD ENTERPRISES
700 FAIRMOUNT AVENUE
TOWSON MARYLAND 21204
TELE. 301-823-0637

COUNCILMANIC DISTRICT NO 1
CENSUS TRACT 4015.04
WATERSHED 266 30
SUD-SEWER-SHED 696 75
DEED REF. 5097-309
ACCT. NO 16-000-0627-2628

SOIL TYPES
WGA WATCHUNG SILT LOAM, 0 TO 3% SLOPES (SEE NOTE 13)
A82 ALFORD SILT LOAM, 0 TO 3% SLOPES
A8C2 ALFORD SILT LOAM 8 TO 15% SLOPES-MODERATELY ERODED