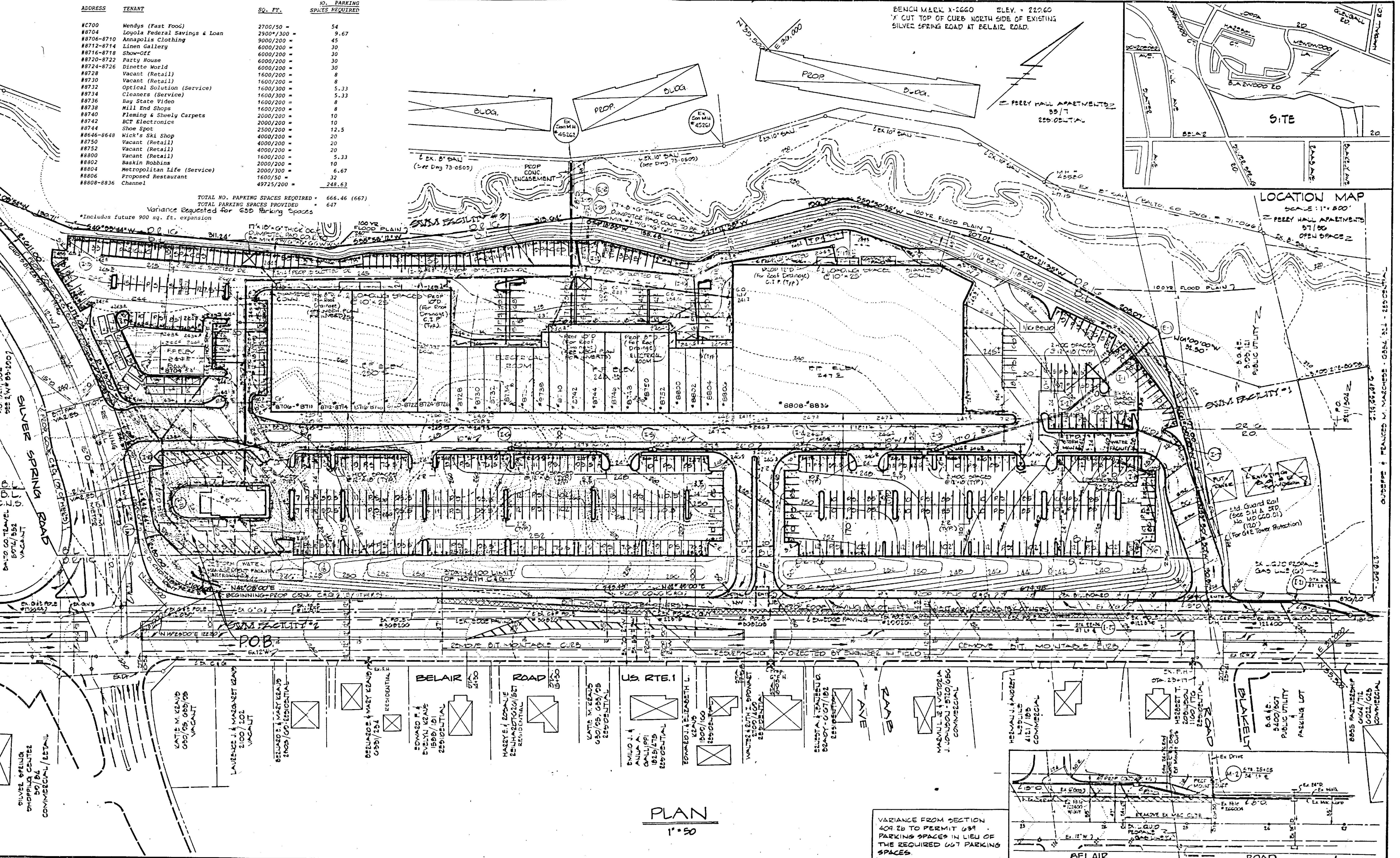
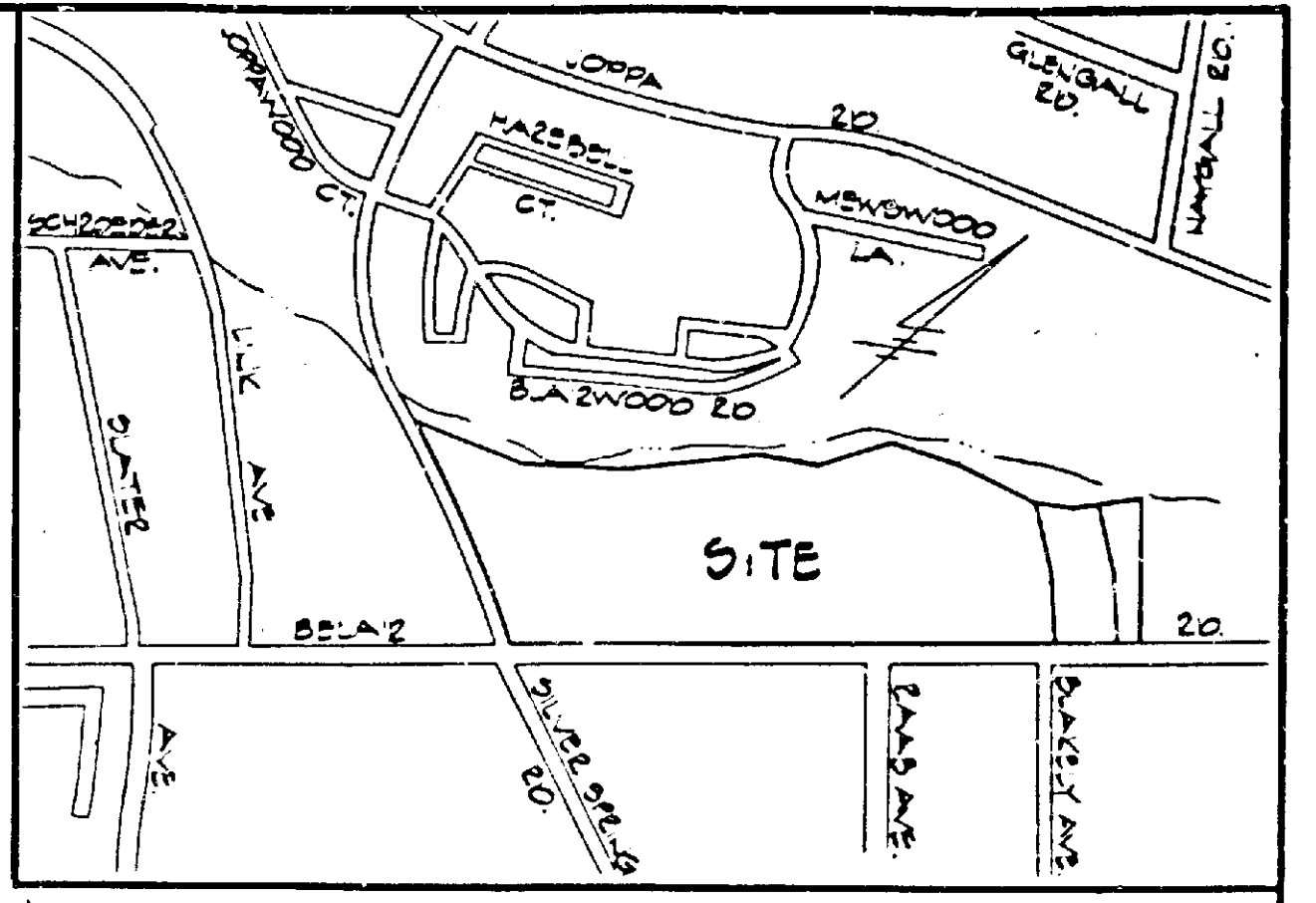


ADDRESS	TENANT	SQ. FT.	NO. PARKING SPACES REQUIRED
#8700	Wendys (Fast Food)	2700/50 =	54
#8704	Loyola Federal Savings & Loan	2900/300 =	9.67
#8706-8710	Annapolis Clothing	9000/200 =	45
#8712-8714	Linen Gallery	6000/200 =	30
#8716-8718	Show-Off	6000/200 =	30
#8720-8722	Party House	6000/200 =	30
#8724-8726	Dinette World	6000/200 =	30
#8728	Vacant (Retail)	1600/200 =	8
#8730	Vacant (Retail)	1600/200 =	8
#8732	Optical Solution (Service)	1600/300 =	5.33
#8734	Cleaners (Service)	1600/300 =	5.33
#8736	Bay State Video	1600/200 =	8
#8738	Mill End Shops	1600/200 =	8
#8740	Fleming & Sheely Carpets	2000/200 =	10
#8742	BCT Electronics	2000/200 =	10
#8744	Shoe Spot	2500/200 =	12.5
#8646-8648	Wick's Ski Shop	4000/200 =	20
#8750	Vacant (Retail)	4000/200 =	20
#8752	Vacant (Retail)	4000/200 =	20
#8800	Vacant (Retail)	1600/200 =	5.33
#8802	Baskin Robbins	2000/200 =	10
#8804	Metropolitan Life (Service)	2000/300 =	6.67
#8806	Proposed Restaurant	1600/50 =	32
#8808-8836	Channel	49725/200 =	248.63

TOTAL NO. PARKING SPACES REQUIRED = 666.46 (667)
 TOTAL PARKING SPACES PROVIDED = 647
 Variance Requested for 630 Parking Spaces
 *Includes future 900 sq. ft. expansion

BENCH MARK X-2660 ELEV. = 229.60
 X CUT TOP OF CURB NORTH SIDE OF EXISTING
 SILVER SPRING ROAD AT BELAIR ROAD.



PLAN
1"=50'

VARIANCE FROM SECTION
 409.26 TO PERMIT 630
 PARKING SPACES IN LIEU OF
 THE REQUIRED 667 PARKING
 SPACES

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301)825-8120

OWNER
SILVER BELL ASSOCIATES
 SUITE 1100
 1 NORTH CHARLES ST.
 BALTIMORE, MD. 21201
 727-8900

PLAT TO ACCOMPANY ZONING PETITION
 REQUEST FOR
 VARIANCE OF PARKING REQUIREMENTS
**PERRY HALL CROSSING
SHOPPING CENTER**
 BALTIMORE CO MD,
 SCALE 1"=50'

DATE: JULY 22, 1986



Maryland Department of Transportation

State Highway Administration

RECEIVED
AUG 13 1986

William K. Hollmann
Secretary

ZONING OFFICE
Hal Kassoff
Administrator

August 12, 1986

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

Att: James Dyer

RE: Baltimore County
Item # 52
Property Owner: Silver
Bell Associates
Location: NW/S Belair Rd
(Maryland Route 1-N)
Existing Zoning: B.L.
and D.R. 16
Proposed Zoning: Variance
to permit 639 parking
spaces in lieu of the
required 667
Area: 12.958
District 11th

Dear Mr. Jablon:

On review of the submittal of 7/22/86, and field inspection, the State Highway Administration found that all access to the site has been completed satisfactorily.

With reference to the requested variance for parking, the State Highway Administration noted on the day of inspection, that at least 150 parking spaces were vacant on the day of inspection.

Very truly yours,

Charles Lee

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: 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
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

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

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of August 19, 1986
Item # 52
Property Owner: SILVER BELL ASSOCIATES
Location: NW/S BELAIR RD. +
SILVER SPRING RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
THE CRG XL-427 (FORMERLY K/A PERRY HALL
PLAZA SHOP CTR.) WAS APPROVED 2/23/84

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 9, 1986

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

Item No. 52 -ZAC- Meeting of August 19, 1986
Property Owner: Silver Bell Associates
Location: NW/S Belair Road and Silver Spring Rd.
Existing Zoning: B.L. and D.R. 16
Proposed Zoning: Variance to permit 639 parking spaces in lieu of the required 667
Area: 12.958 acres
District: 11 th

Dear Mr. Jablon:

The requested variance to parking may cause severe parking problems in the area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

