

(410) 494-6285

dhkarceski@venable.com

March 13, 2008

W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Request for Spirit and Intent Letter**
6901 Security Boulevard
Case No. 88-200-A (for Security Square Mall)
1st Election District, 1st Councilmanic District

Dear Mr. Richards:

Our client Security Wards, LLC owns the above-referenced parcel within the Security Square Mall property, which was formerly occupied by Hutzlers and Montgomery Wards. The mall is located southeast of the intersection of Security Boulevard and Rolling Road on the west side of I-695 and is now comprised of various retail and restaurant uses as well as a theatre.

At this time, Security Wards is proposing to improve the mall property with two five-story office buildings that will include structured parking below the first level of office and to make the necessary revisions related to vehicular circulation. I am writing to confirm that these intended improvements to the mall property are within the spirit and intent of a parking variance granted for the benefit of the mall by way of Zoning Case No. 88-200-A (or "1988 Case"). I have enclosed a red-lined site plan prepared by Matis Warfield, Inc., dated January 31, 1998 and entitled "REDLINED ZONING HEARING PLAN." This plan shows the parking layout approved by the 1988 Case as well as the location proposed for the office buildings and the related parking reconfiguration.

By way of brief history, the Zoning Commissioner for Baltimore County granted a Petition for Variance for the Mall to permit 5,966 parking spaces in lieu of the required 6,231 in the 1988 Case. The parking deficit approved was 265 spaces. The enclosed red-lined site plan provides a parking calculation, complete with a shared parking analysis. This calculation indicates that, with the proposed office buildings, the total amount of

W. Carl Richards, Jr., Supervisor
March 13, 2008
Page 2

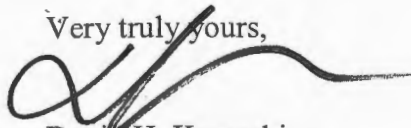
parking required will be 5,439 spaces and the total number of spaces provided will be 5,572. The intended improvements to the mall property will, therefore, result in an excess of 133 parking spaces, pursuant to the 1988 Case.

At this time, I am requesting that you provide, by countersignature below, that this proposal is within the spirit and intent of the relief granted in Case No. 88-200-A and that the proposed improvements to the mall property are permitted without any further zoning relief related to parking.

With this letter, I have enclosed a check in the amount of \$50.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call.

Thank you for your assistance with the matter.

Very truly yours,



David H. Karceski

DHK/bl
Enclosure

AGREED AND ACCEPTED:

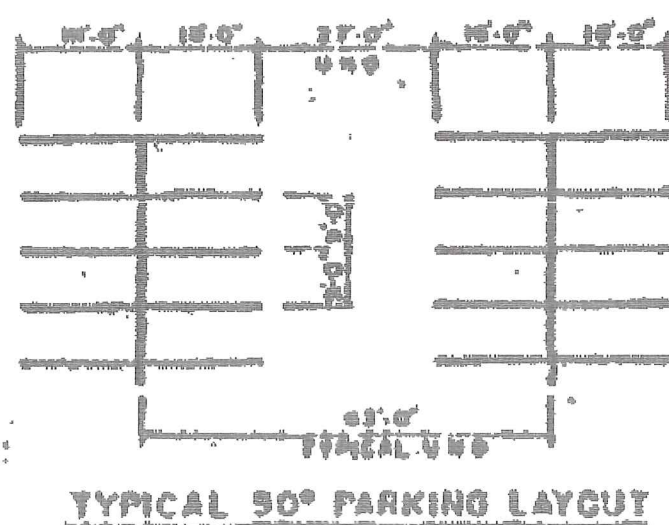


W. CARL RICHARDS, JR.
ZONING REVIEW OFFICE

LEGAL DESCRIPTION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.



TYPICAL 30° PARKING LAYOUT

NOTE:

BORED NUMBERS ARE STRIPED AT 6'-0"

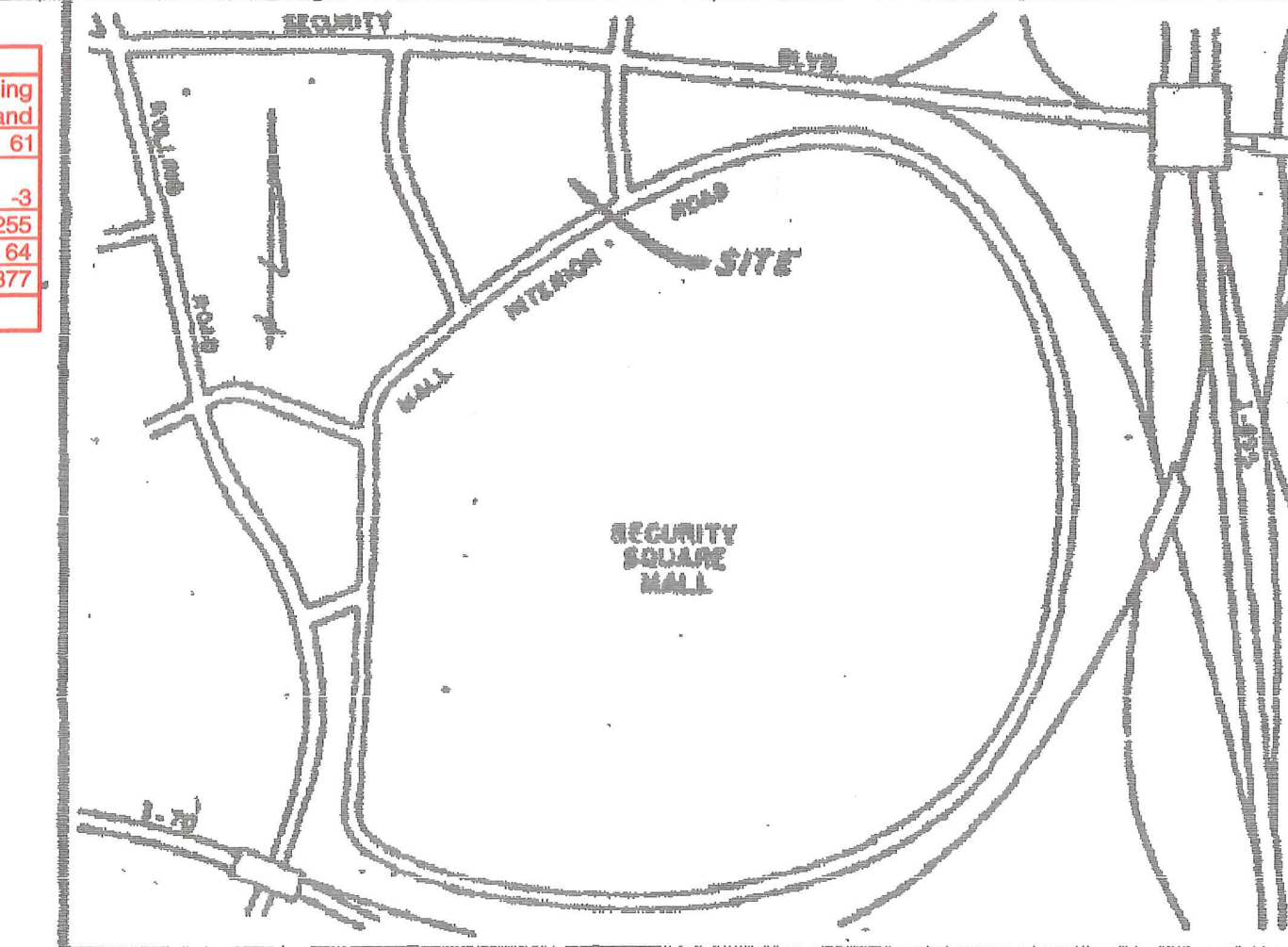
SHARED PARKING ANALYSIS

	Size Units	Parking Required	Units	Weekday	Weekend	Nights
Proposed Office Medical or General	243,056 sf	5	1,000	1,216	1,216	1,216
Transit Adjustment for Office Users 5%	243,056 sf	5	1,000	1,216	1,216	1,216
Existing Shopping Center (from 2003 DWM Parking Plan)	1,016,008 sf	5	1,000	1,216	1,216	1,216
Existing Theater	2,532 seats	0.25	100	4,499	1,000	5,222
TOTAL			6,870	5,724	5,704	5,704

Total Number of Spaces Required based on Shared Parking Analysis: 5,704 spaces

In Zoning Case 88-200-A, a parking variance was granted to allow 5,966 spaces in lieu of the 6,231 spaces that were required (Variance of 265 parking spaces)

Total Parking Required: 5,704 Spaces
 Lane Variance Granted: 265 Spaces
 Total Parking Required with Variance: 5,439 Spaces
 Total Parking Provided: 5,572 Spaces



VICINITY MAP SCALE: 1" = 800'

CURVE 'A' DATA
 R = 235.00
 L = 430.33
 C = 0.37
 S = 0.38 1/2"

CURVE 'B' DATA
 R = 433.00
 L = 700.00
 C = 0.77
 S = 0.71 3/4"

CURVE 'C' DATA
 R = 130.00
 L = 375.45
 C = 0.10
 S = 0.11 1/4"

CURVE 'D' DATA
 R = 300.00
 L = 375.45
 C = 0.77
 S = 0.71 3/4"

CURVE 'E' DATA
 R = 750.00
 L = 500.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'F' DATA
 R = 800.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'G' DATA
 R = 900.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'H' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'I' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'J' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'K' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'L' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'M' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'N' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

CURVE 'O' DATA
 R = 600.00
 L = 600.00
 C = 0.00
 S = 0.00 1/2"

DEVELOPMENT DATA

LAND AREA CALCULATION

DEVELOPERS PARCELS (2)	20.29 AC
ENTRY ROAD PARCELS (4)	2.41 AC
J. C. PENNEY PARCEL	12.00 AC
SEARS PARCEL	18.00 AC
HECHT'S (HAW) PARCELS (4)	11.00 AC
HUTZLERS PARCEL	16.73 AC
CINEMA PARCEL	1.37 AC
TOTAL SITE AREA	93.29 AC

LAND COVERAGE CALCULATION

HALL	397,633 s.f.
SEARS	127,647 s.f.
J. C. PENNEY	99,155 s.f.
HECHT'S	85,000 s.f.
HUTZLERS	76,319 s.f.
WOLWORTH	62,500 s.f.
CINEMA	35,876 s.f.
TOTAL	1,016,008 s.f.
TOTAL GROUND SPACE	871,137 s.f.

LEASEABLE AREA CALCULATION

SEARS	209,512 s.f.
J. C. PENNEY	171,627 s.f.
HECHT'S	150,000 s.f.
HUTZLERS	145,553 s.f.
WOLWORTH	142,500 s.f.
MAJOR TOTAL	736,995 s.f.

Existing Shopping Center BLDGS = 1,016,008 sf
 Existing Theater = 35,876 sf
 Prop. Medical or General Office = 243,056 sf
Total = 1,294,940 sf

MAJOR TOTAL

MARRIOTT FAMILY RESTAURANT	9,055 s.f.
BENNIKAN'S RESTAURANT	7,950 s.f.
CINEMA	35,876 s.f.
BANK	1,000 s.f.
OUT PARCEL TOTAL	40,881 s.f.
TOTAL	365,113 s.f.
TOTAL CLA	1,061,804 s.f.

PARKING REQUIREMENTS

RESTAURANT USES	5065 sf
RETAIL USES	7950 sf
WALL STORES	9433 sf
POOL COURT	4458 sf
P.D. GARAGE	6750 sf
TOUR STEAK HOUSE	6400 sf
BURGER KING	3000 sf
HUTZLERS REST.	3300 sf
TOTAL	40,506 sf

PARKING REQUIRED @ 20/1000 SF = 973

CINEMA USES (2,532 SEATS) = 622

PARKING REQUIRED @ 1/6 SEATS = 622

MALL USES (RETAIL) = 622

GROSS LEASABLE AREA 1,061,804 sf

LESS RESTAURANT USES - 10,005 sf

LESS CINEMA USES - 35,876 sf

TOTAL RETAIL 967,422 sf

PARKING REQUIRED @ 5/1000 SF = 4,837

TOTAL PARKING REQUIRED 6,131 SPACES

PARKING PROVIDED

EXISTING STRIPED SPACES PROVIDED 6,041

LOST TO PROPOSED RESTAURANTS 111

CREDIT FOR AUTO REPAIR BAYS 37

TOTAL PARKING PROVIDED 5,966 SPACES

PARKING VARIANCE REQUIRED FOR 265 SPACES

SEE SHARED PARKING TABLE ABOVE

ZONED BM-CT

BALTIMORE BELTWAY

ZONED MLR

ZONED BM-CT

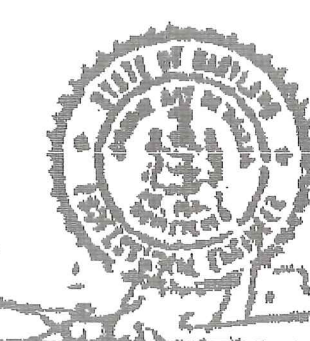
ZONED BM

ZONED BM-CNS

ZONED BM

ZONED MLR

PETITIONER'S EXHIBIT 1



Professional Eng. No. 14920

Security Square Shopping Center
 Site Plan for Parking Purposes
BENNIKAN'S AND MARRIOTT FAMILY RESTAURANTS
 DATE: 3/18/08

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS PLANNERS
 32 WEST ROAD
 TOWSON, MARYLAND 21204

AREA SECURITY SQUARE SHOPPING CENTER
 PARCEL D
 ELECTION DISTRICT NO. 1 BALTIMORE COUNTY, MD

SITE PLAN

DESIGN: L.B. SCALE: 1" = 100' PROJECT: 07-7028
 DRAWN: J.P. DATE: 04/26/07
 CHECKED: J.M. APPROVED: J.M.
 1 OF 1

19880200 SK



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

July 22, 2003

Venable, Baetjer and Howard, LLP
David H. Karceski
210 Allegheny Avenue
Towson, MD 21285-5517

Re: Security Square Mall
6901 Security Boulevard
Updated Parking Plan
1st Election District

Dear Mr. Karceski:

This letter references your correspondence and plan received on 6/30/03, concerning the above referenced site. Since that date staff has met with Mr. Kellman of D.M.W., Inc., concerning certain plan revisions.

We are now in possession of a revised plan which shows compliance with the current parking standards and is in basic agreement with zoning case 88-200-A. The Bureau of Development Plans Review has also given plan approval.

Based on the above information the "Updated Parking Plan for Security Square Mall" is approved for zoning. I have requested several revised plans incorporating approval signature blocks from Mr. Kellman. I will send 2 approved (signed) copies to you once they are received.

Please document this approval on all future plans involving this property.

Very truly yours,

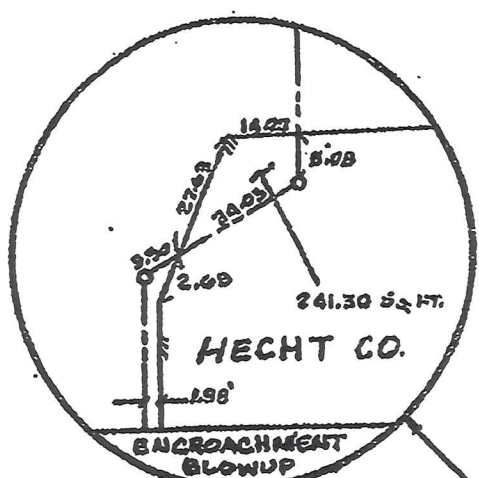
John L. Lewis
Planner II
Zoning Review

JJL/rjc

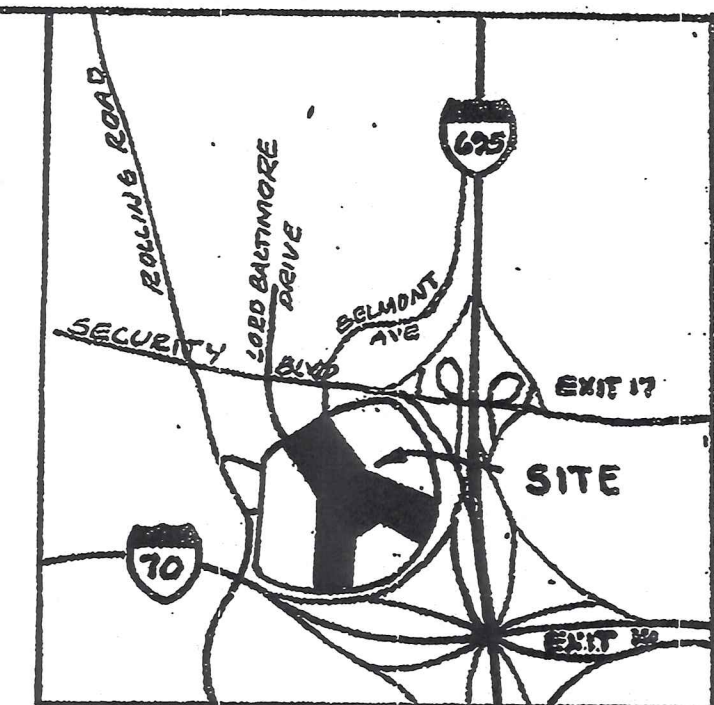
C: Case #88-200-A (Microfilm then send to archives).

WITH PLAN.

Come visit the County's Website at www.co.ba.md.us



HECHINGERS
COORDINATES AND BEARINGS
SHOWN ON THIS PLAN ARE REFERRED
TO BALTO. CO. TRAVERSE
STATIONS X-8025 & X-8070



VICINITY MAP
SCALE 1" = 2000'

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXIST
REGULAR	552
HANDICAP	21
TOTAL	573

NOTE: ALSO SHOWN ON REVISED PLAT 1
SECURITY SQUARE SHOPPING CENTER
RECORDED IN PLAT BOOK 44 FOLIO 105
ALSO SHOWN ON PLAT 2 SECURITY
SQUARE SHOPPING CENTER
RECORDED IN PLAT BOOK 35 FOLIO 142

ALL PARKING SPACES ARE A MINIMUM
OF 10 FEET FROM A PUBLIC STREET
RIGHT-OF-WAY.

ALL PARKING SURFACES ARE DURABLE
AND DUSTLESS AND ARE PROPERLY
DRAINED SO AS NOT TO CREATE ANY
UNDESIRABLE CONDITIONS.

ELECTION DISTRICT 1, COUNCILMANIC DISTRICT 1,
ZONING BM-CT.

UPDATED PARKING PLAN FOR "SECURITY SQUARE MALL"

PURPOSE OF UPDATED PLAN:
TO SHOW COMPLIANCE WITH THE CURRENT
PARKING REGULATIONS ENACTED BY BILLS
N° 26, 1988 AND N° 36, 1988, PURSUANT TO
SECTION 409.6 A.2 OF THE BCZ. THE AREA
OF THE MALL EXCEPT FOR THE THEATRE WILL
BE PARKED AT 5 PARKING SPACES PER 1,000
SQUARE FEET OF GROSS LEASABLE AREA
(SHOPPING CENTER WITH 100,000 SQUARE
FEET OR MORE OF GROSS LEASABLE AREA.)
PURSUANT TO SECTION 409.1 B OF THE
BCZ. PROJECTS WHICH HAVE BEEN APPROVED
PRIOR TO THE EFFECTIVE DATE OF THE REGULATIONS
ENACTED BY THE MENTIONED BILLS MAY MODIFY
THEIR PLANS TO SATISFY THE CURRENT
REGULATIONS. THIS PLAN ILLUSTRATES THAT
THE PARKING AS SHOWN COMPLIES WITH THE
REGULATIONS ENACTED BY
BILLS N° 26, 1988 AND N° 36, 1988.

REQUIRED PARKING

- GROSS LEASABLE AREA OF MALL
(EXCLUDING THEATRE) = 1,010,008 Sq. Ft.
- REQUIRED PARKING AT 5 SP/1,000
= 5,050 SPACES
- MOVIE THEATRE OF 2,532 SEATS
AT 1 SP/4 SEATS = 634 SPACES
- TOTAL REQUIRED SPACES = 5,715
- TOTAL PROVIDED SPACES = 5,659

* TOTAL PROVIDED SPACES BASED UPON
PARKING VARIANCE AND SITE PLAN WHICH
ACCOMPANIED CASE # 88-200-A IN WHICH
5,966 PARKING SPACES WERE PERMITTED
IN LIEU OF 6,231. THAT CASE WAS GRANTED
ON NOVEMBER 25, 1987. CURRENTLY, 5,659
SPACES EXIST WHICH IS 56 SPACES LESS
THAN THE CURRENT REQUIREMENT. THE
VARIANCE GRANTED 265 SPACES. THIS
PARKING UPDATE REQUIRES LESS ZONING
RELIEF THAN GRANTED IN THE ZONING VARIANCE.

PLAN UPDATE PREPARED BY:

DMW, Inc.

200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21286
PHONE: 410-296-3333

UPDATED PARKING
PLAN APPROVED BY:

John C. Mellema 7/17/03
ZONING REVIEW OFFICE

DATA SOURCES:

VARIANCE PLAN PREPARED BY
JOHN C. MELLEMA ST. INC.
THIS PLAN UPDATE IS PREPARED
FROM THE VARIANCE PLAN.

SCALE
1" = 100'

WEST BOUND
INTERSTATE ROUTE TO
EAST BOUND

THIS PLAN TO MICRO THEN ARCHIVES 88-200-A

88-200-A #127	S/S Security Blvd., W of <u>Beltway</u>	1st E.D.
10/26/87	Variance - filing fee \$100.00 - Beltway Properties	
10/26/87	Hearing set for 11/24/87, at 11:00 a.m., before Mrs. Nastarowicz	
11/25/87	ORDERED by Deputy Zoning Commissioner Nastarowicz, that the Petition for Variance to permit 5,966 parking spaces in lieu of the required 6,231 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to restriction.	

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of November, 1987, that the herein Petition for Variance(s) to permit 5,966 parking spaces in lieu of the required 6,231 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

AMN:bjs


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE
1st Election District - 1st Councilmanic District
Case No. 88-200-A

LOCATION: South Side of Security Boulevard, West of Beltway
Tuesday, November 24, 1987, at 11:00 a.m.
DATE AND TIME:
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 5,966 parking spaces in lieu of the required 6,231 spaces

Being the property of Beltway 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553
J. Robert Haines
Zoning Commissioner

November 19, 1987

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
S/S Security Boulevard, W of Beltway
1st Election District; 1st Councilmanic District
Beltway Properties - Petitioner
Case No. 88-200-A

Please be advised that \$79.00 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

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

Very truly yours,

J. Robert Haines
Zoning Commissioner of
Baltimore County

JRH:bjjs

cc: Beltway Properties
c/o Manekin Corporation
36 South Charles Street, Baltimore, Md. 21201



Dennis F. Rasmussen
County Executive

PETITION FOR
ZONING VARIANCE
1st Election District
1st Councilmanic District
Case No. 88-200-A
LOCATION: South Side of
Security Boulevard,
West of Beltway
DATE AND TIME: Tues-
day, November 24, 1987,
at 11:00 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 Regu-
lations of Baltimore Coun-
ty, will hold a public hear-
ing:
Petition for Zoning Vari-
ance to permit 5,966 park-
ing spaces in lieu of the
required 6,231 spaces.
Being the property of
Beltway 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 is-
sued within the thirty (30)
day appeal period. The
Zoning Commissioner will,
however, entertain any re-
quest for a stay of the
issuance of said permit
during this period for good
cause shown. Such re-
quest must be received in
writing by the date of the
hearing set above or made
at the hearing.
J. Robert Haines
Zoning Commissioner
of Baltimore County
509-C Nov. 5

Office of
PATUXENT
Publishing Company
10750 Leno Pasture Drive
Columbia, MD 21044

November 9 19 87

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

was inserted in the following:
☒ Catonsville Times \$31.82
☐ Arbutus Times
☐ Reporter Weekly

☐ Booster Weekly
☐ Owings Mills Flier
☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland
once a week for 7 successive weeks before
the 7 day of November 19 87 that is to
say, the same was inserted in the issues of

November 5, 1987

PATUXENT PUBLISHING COMPANY
By [Signature]

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

vs.

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 5, 1987

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
Nov 5, 1987

THE JEFFERSONIAN,

[Signature]
Publisher

PETITION FOR
ZONING VARIANCE
1st Election District
1st Councilmanic District
Case No. 88-200-A

LOCATION: South Side of Security
Boulevard, West of Beltway
DATE AND TIME: Tuesday,
November 24, 1987 at 11:00 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 5,966 parking spaces in lieu of
the required 6,231 spaces.
Being the property of Beltway
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 ap-
peal 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
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
11025, Nov. 5, 1987

Baltimore County
Fire Department
Towson, Maryland 21204-2866
494-4500

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Beltway Properties
Location: S/S Security Blvd., W of Beltway

Item No.: 127

October 19, 1987

Zoning Agenda: Meeting of 10/13/87

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be
located at intervals or 300 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.
- (x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
Approved: [Signature]
Special Inspection Division

/s/



Dennis F. Rasmussen
County Executive

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 11-5-87
Posted for: Various
Petitioner: Beltway Properties
Location of property: S/S of Security Blvd. West of Beltway
Location of Signs: South side of Security Blvd. approx 1.5 mi. west of
Beltway Ave.
Remarks:
Posted by: [Signature] Date of return: 11-13-87
Number of Signs: 1

88-200-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
27th day of September, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Beltway Properties Received by: Chairman, Planning Plans
Petitioner's Attorney: E. Harrison Stone, Esquire Advisory Committee
Charles E. Brooks, Esquire

AUG 8 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-200-A

Date: November 4, 1987

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 6 1987

ZONING OFFICE

MICROFILMED

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 18, 1987

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

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Suite 600
Towson, Maryland 21204

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 127 - Case No. 88-200-A
Petitioner: Beltway Properties
Petition for Zoning Variance

Dear Messrs. Stone and Brooks:

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, Jr.
JAMES E. DYER, JR.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Century Engineering, Inc.
32 West Road
Towson, Maryland 21204

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

10/20/87
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 127, Zoning Advisory Committee Meeting of October 13, 1987
Property Owner: *Beltway Properties*
Location: *515 Security Blvd. W of Beltway* District *1*

Water Supply *public* Sewage Disposal *public*

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- (X) Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3175, to obtain requirements for such installation before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpools, hot tubs, water and sewerage facilities or other amusements to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Division Section, Bureau of Regional Community Services, 494-3011.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3108, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3175.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3108.
- () Soil percolation tests, have been _____ must be _____ conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plan to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Cherry
KAREN M. CHERRY
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

ENCLOSURE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3334

October 16, 1987



Dennis F. Rasmussen
County Executive

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 127
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

-ZAC- Meeting of October 13, 1987
Beltway Properties
515 Security Blvd., W of Beltway
B.M.-CT
Variance to permit 5,966 parking spaces in lieu of the required 6,231 spaces
90,255 acres
1st Election District

Area:
District:

Dear Zoning Commissioner:

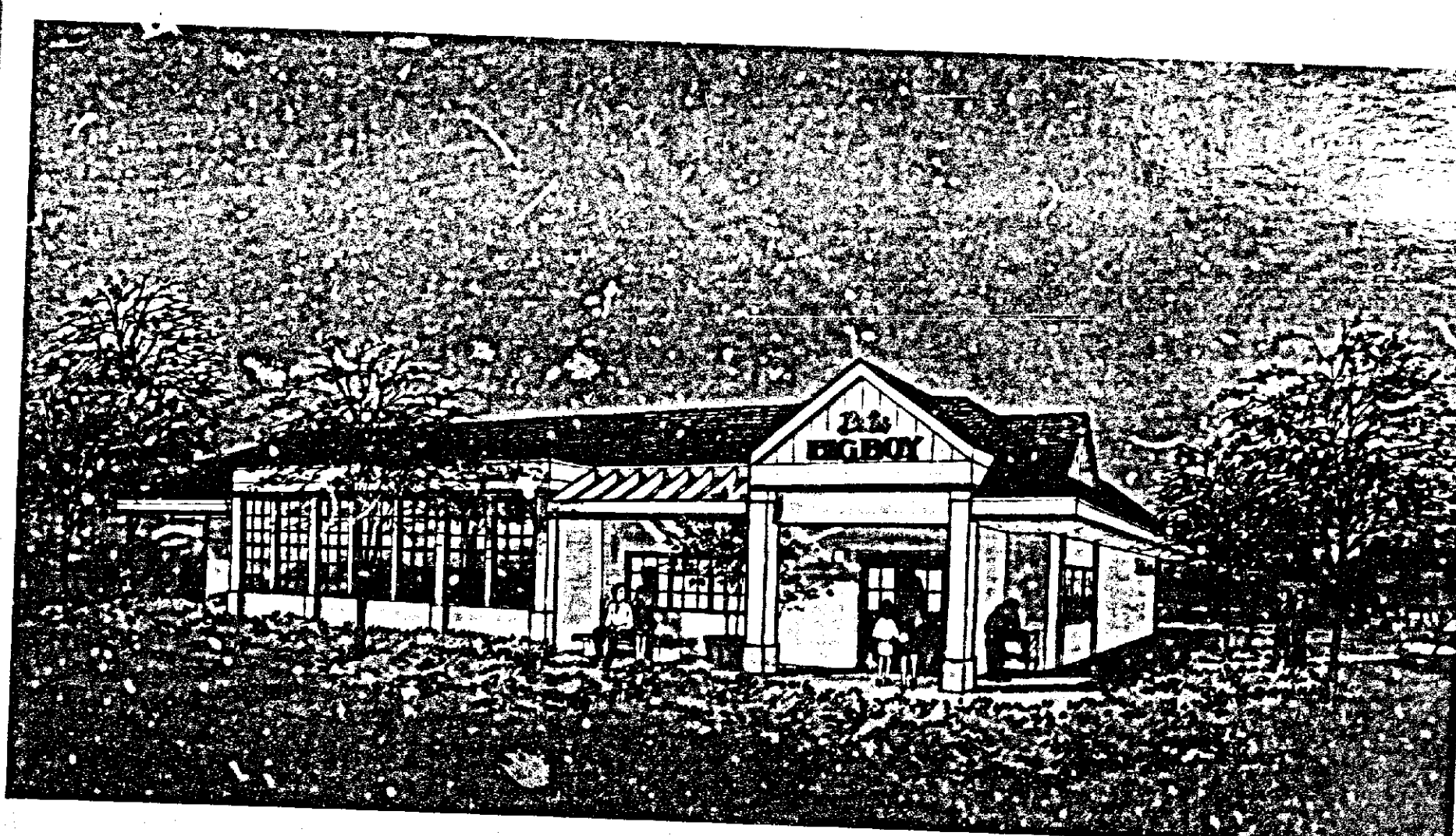
The requested variance to parking may cause traffic problems in the area.

Very truly yours,

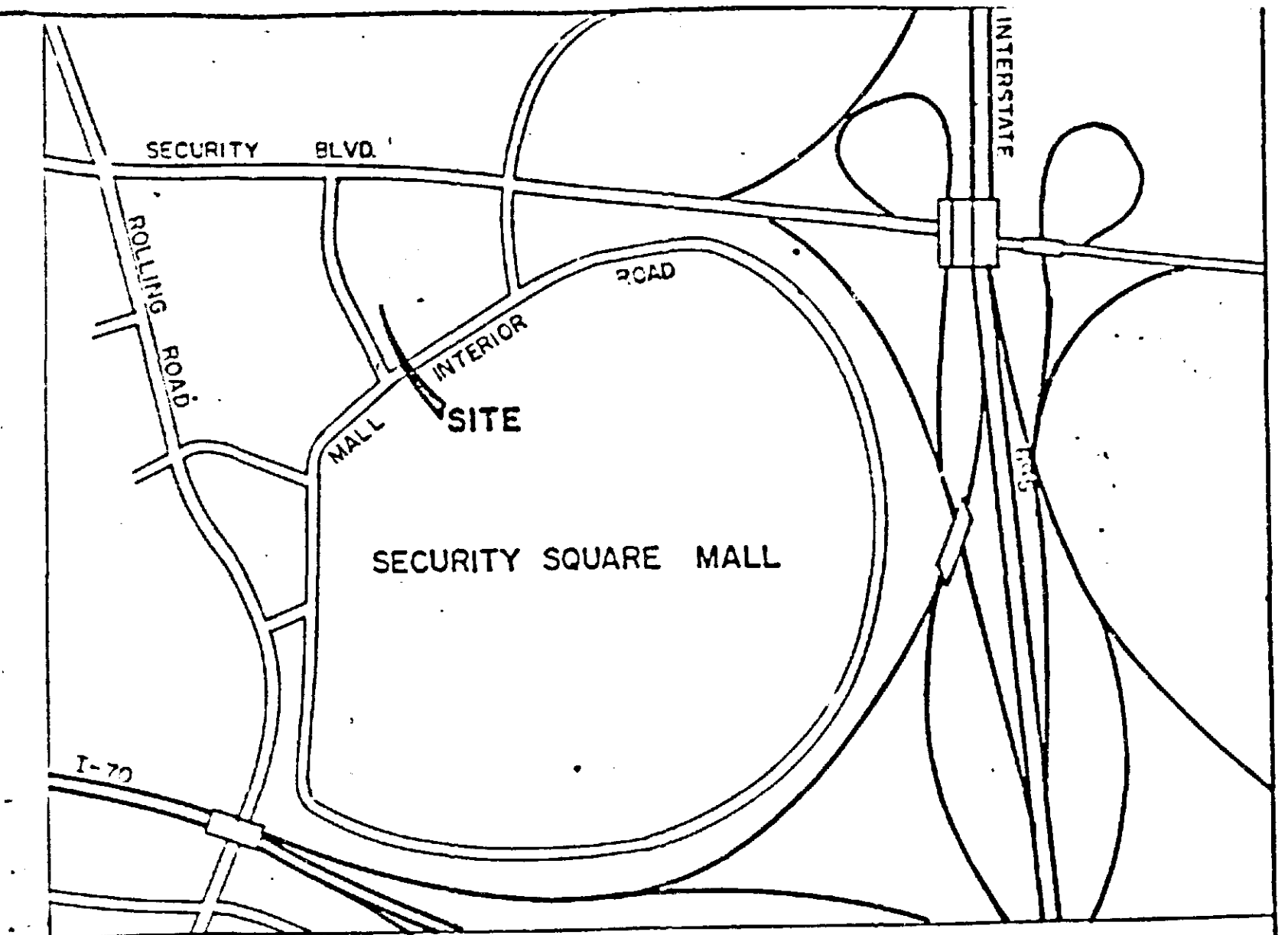
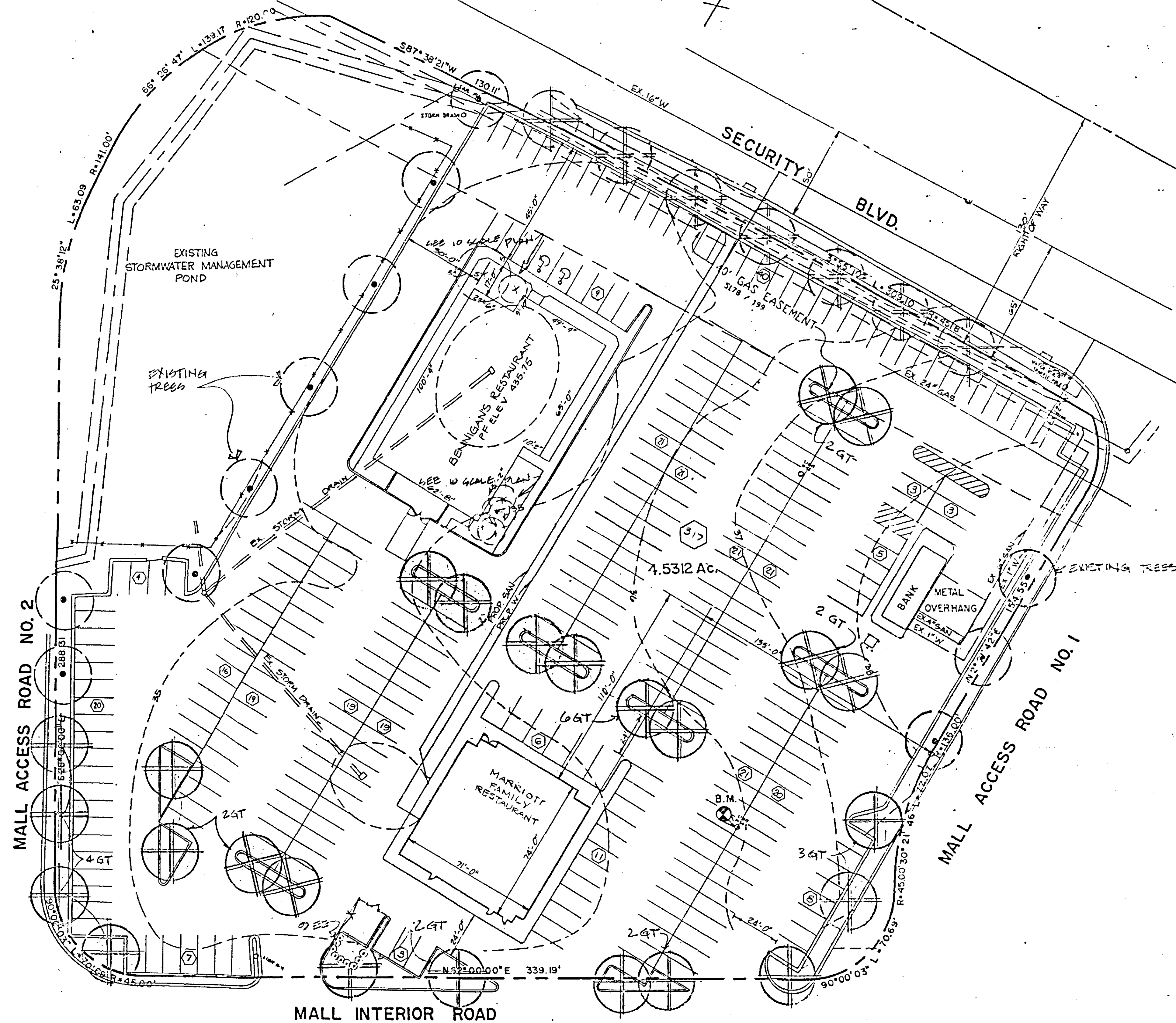
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer

MSF:sb

MICROFILMED



PETITIONER'S
EXHIBIT 3



VICINITY MAP
SCALE: 1"=200'

NOTES

- OWNER/LEASOR IS MAY DEPARTMENT STORES CO., 611 OLIVE STREET, ST. LOUIS, MO 63101. AREA OF PROPERTY: GROSS 4.5312 AC. AREA TO BE LEASED BY S&A RESTAURANTS IS 7950 SQ. FT.
- LEASEE/DEVELOPER IS S&A RESTAURANTS CORPORATION 6606 LBJ FREEWAY, DALLAS, TEXAS 75240 (214) 960-5000.
- BENNIGAN'S PARKING DATA: EXISTING PARKING PROVIDED - 6041
CREDIT FOR AUTO BAYS - 437
EXISTING PARKING REQUIRED - 6231 -
PROPOSED PARKING REQUIRED - 159
(7950 SQ. FT. + 1 PER 50 SQ. FT.)
SPACES LOST/RESTAURANT - 68

MARRIOTT PARKING DATA: EXISTING PARKING PROVIDED - 6041
CREDIT FOR AUTO BAYS - 437
EXISTING PARKING REQUIRED - 6231 -
PROPOSED PARKING REQUIRED - 101
(5055 SQ. FT. + 1 PER 50 SQ. FT.)
SPACES LOST TO RESTAURANT - 44
- ZONING BM-CT
- STORM WATER MANAGEMENT IS BEING HANDLED OFF-SITE UTILIZING THE ADJACENT DETENTION POND.
- THERE ARE NO WELL OR SEPTIC AREAS ON THE SITE.
- LANDSCAPING WILL CONFORM TO FINAL LANDSCAPE PLAN BASED ON REQUIREMENTS SET FORTH IN BALTIMORE COUNTY LANDSCAPE MANUAL.
- THERE ARE NO KNOWN STREAMS, SPRINGS OR 100 YEAR FLOOD PLAINS.
- THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
- THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON SITE.
- PROPERTY OWNED BY MAY DEPARTMENT STORES CO. ANY.
- EXISTING GROUND IS 100% PAVED.
- CRG WAIVER REQUEST APPROVED 6/18/87. CASE #W-87-182.

Date	No.	Revision Description
BENNIGAN'S AND MARRIOTT FAMILY RESTAURANTS		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS • PLANNERS 32 WEST ROAD TOWSON, MARYLAND 21204		
AREA SECURITY SQUARE SHOPPING CENTER PARCEL D ELECTION DISTRICT NO. 1 BALTIMORE COUNTY, MD.		
SITE PLAN		
Drawn By J.A.V.	Scale 1" = 30'	Project No. 87-7070
Des. By J.E.S.	Date 3-6-87	Sheets 1 OF 1
Check By J.R.H.	Approved	