



Baltimore County
Department of Permits and
Development Management

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

May 16, 2000

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

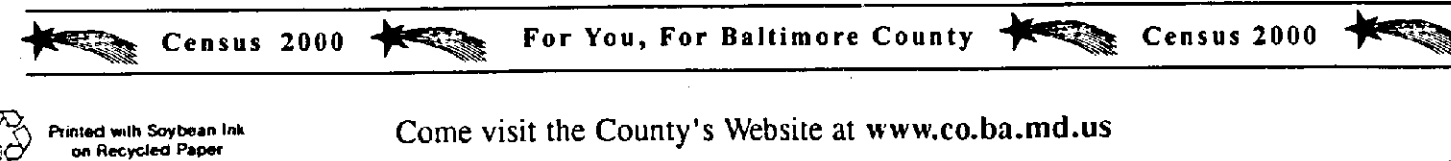
Dear Ms. Dopkin:

RE: Festival at Woodholme (Phase III), Lot 3, Plat Book 57, Folio 79,
3rd Election District

Thank you for your letter of May 8, 2000 to Arnold Jablon, Director of Permits
and Development Management. This correspondence has been referred to me for reply.

Based upon the information you have provided, please be advised of the
following regarding the referenced property:

1. The Property is located within the BM zoning classification;
2. the subject property and its uses were approved pursuant to zoning case #90-15 SPHA (Special Hearing and Variance), and that case will remain in effect without the necessity of renewal unless a change thereto is initiated by the Property Owner;
3. all subdivision approvals or waivers thereof required for the existing use and for a proposed drive-in, free-standing bank use have been granted pursuant to the following:
 - a. Phase III: CRG Plan No. III-289, approved April 30 1986;
 - b. First Amended CRG Plan approved March 6, 1987;
 - c. Second Amended CRG Plan approved May 11, 1993;
4. a retail shopping center and the uses accessory thereof constitute uses permitted in the BM zone;
5. there are no outstanding building code or zoning violations against the Property;
6. the Property complies with the applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a refinancing of the entire Property;
7. the subject property is not affected by any special exceptions, variances, conditional uses, or planned unit developments, other than those list above.



Arnold Jablon, Esquire, Director
May 9, 2000
Page 2

- a. the subject property and its uses were approved pursuant to Zoning Case No. 90-15 SPHA (Special Hearing and Variance), and that case will remain in effect without the necessity of renewal unless a change thereto is initiated by the Property Owner.
- b. all subdivision approvals, or waivers thereof, required for the existing use, and for a proposed drive-in free-standing bank use have been granted pursuant to the following:
 - i. Phase III: CRG Plan No. III-289, approved April 30, 1986;
 - ii. First Amended CRG Plan approved March 6, 1987;
 - iii. Second Amended CRG Plan approved May 11, 1993
- c. a retail shopping center and the uses accessory thereto, constitute uses permitted in the BM zones;
- d. there are no outstanding building code or zoning violations against the Property;
- e. the Property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a refinancing of the entire Property;
- f. the subject property is not affected by any special exceptions, variances, conditional uses or planned unit developments, other than those listed above.

Settlement of this transaction is scheduled to take place on May 25, 2000. I would appreciate your expediting this inquiry and responding to me prior to that time.

Deborah C. Dopkins, Esquire
May 16, 2000
Page 2

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,

Mitchell J. Kellman
Mitchell J. Kellman
Planner II
Zoning Review

MIJ:kew

Arnold Jablon, Esquire, Director
May 9, 2000
Page 3

Enclosed for your convenience is a copy of a survey plat of the Property. Also enclosed is the required fee of \$40.00, made payable to Baltimore County, Maryland. If I may provide further information, please contact me. Thank you for your prompt attention to this matter.

Sincerely,

Deborah C. Dopkin
Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Jeffrey Distenfeld, Esquire

C:\dow\DCD\ZONING\woodholme\refn\tr.rpt

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080757

DATE 5/16/00 ACCOUNT 409 WASH AVENUE

AMOUNT \$40.00

RECEIVED FROM Deborah C. Dopkin

FOR 00-1210
Festival at Woodholme

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

RECEIVED
MAY 16 2000
BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
E-MAIL ddopkin@aol.com

May 8, 2000

Arnold Jablon, Esquire, Director
Department of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Festival at Woodholme (Phase III)
Zoning Maps N.W. 9-F
Lot 3, Plat Book 57, page 79
Baltimore County, Maryland

Dear Mr. Jablon:

I represent First Washington Realty Trust, Inc., owner of the above caption property (the "Property"), which is located on Reisterstown Road at Hooks Lane, in the third election district of Baltimore County, with a street address of 9616 Reisterstown Road (formerly 1809 Reisterstown Road). The Property is currently improved and used as a shopping center.

The owner of the Property is refinancing the loan for the entire Property, and has asked that I determine the status of approvals and certain other matters affecting the Property.

At the time my client acquired the Property in 1995, I wrote to you to obtain verification of certain information. A copy of my 1995 correspondence is enclosed along with a "Speed Letter" response to that letter dated March 17, 1995 from Mitchell J. Kellman. At this time, I am writing to confirm the current status of the information set forth below (and in 1995) regarding the Property.

Since 1995, there has been no change in the principal use of the Property as a shopping center and uses accessory thereto.

Please confirm, by return correspondence, the following matters:

1. the Property is located in the BM zoning district;

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P.A.
SUITE 220, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

TELEPHONE 410-339-7100
FAX NO. 410-339-7107

DEBORAH C. DOPKIN

March 14, 1995

HAND DELIVER

Arnold Jablon, Esquire, Director
Department of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Festival at Woodholme (Phase III)
Zoning Maps N.W. 9-F
Lot 3, Plat Book 57, page 79
Baltimore County, Maryland

Dear Mr. Jablon:

I represent First Washington Realty Limited Partnership, contract purchaser of the above captioned property (the "Property"), which is located on Reisterstown Road at Hooks Lane, in the third election district of Baltimore County, with a street address of 1809 Reisterstown Road. The Property is currently improved and used as a shopping center.

Closing of this transaction requires that certain matters be verified with respect to the zoning and use of the Property. The study period in which this information must be verified expires shortly, I would appreciate your expediting this inquiry and responding to me on or before March 23, 1995.

Please confirm, by return correspondence, the following matters:

- a. the Property is located in the BM zoning district;
- b. the subject property and its uses were approved pursuant to Zoning Case No. 90-15 SPHA (Special Hearing and Variances);

An examination of the zoning records reveals prior zoning case No. 87-228 SPH, which appears to pertain to only Phase II of Festival at Woodholme and does not affect the current use and development of the subject

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P.A.

Arnold Jablon, Esquire, Director
March 14, 1995
Page 2

Property. Further, Case No. 94-440 SPHA affects only Lots 1, 4, 5 and 6 of Festival at Woodholme, and does not affect the current use and development of the subject Property.

Zoning Case No. 90-15 SPHA will remain in effect without the necessity of renewal unless a change thereto is initiated by the property owner.

- c. all subdivision approvals, or waivers thereof, required for the existing use, have been granted pursuant to the following:

- i. Phase III: CRG approved October 9, 1986; First Amended CRG, approved March 6, 1987; Second Amended plan approved May 11, 1993;

Other approvals involving other portions of the Festival at Woodholme include:

- ii. Phase I: CRG Plan No. III-289, approved April 30, 1986; First Amended CRG Plan, approved October 9, 1986;
- iii. Phase II: CRG Plan approved July 3, 1986; First Amended approved October 9, 1986;
- iv. CRG Refinement (Lots 1 and 2), approved November, 1989;
- v. CRG Refinement (DRC No. 03153C) (Lot 2) to change the use from hotel to retail, approved March 15, 1993;
- vi. CRG refinement (Fourth Plan Refinement) (D.R.C. No. 11293A) to permit a reconfiguration of Building 5 (Sinai Fitness), approved November 29, 1993;
- vii. Limited Exemption (DRC No. 04184L) (Lot 2) to construct a drive-through auto teller approved April 18, 1994;

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P. A.

Arnold Jablon, Esquire, Director
March 14, 1995
Page 3

- viii. CRG Refinement (Fifth Refinement) (DRC No. 07054G) to change the building footprint (Sinai Fitness), approved July 5, 1994;
- d. a retail shopping center, and the uses accessory thereto, constitute uses permitted in the BM zone;
- e. there are no outstanding zoning violations against the subject Property;
- f. 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 transaction as described above;
- g. the subject property is not affected by any special exceptions, variances, conditional uses or planned unit developments, other than those listed above.
- h. fast food restaurants, including a drive-through, are permitted at the Property pursuant to Baltimore County Zoning Regulations §233.1, subject however, to the requirements of Baltimore County Zoning Regulations § 409.10, which imposes requirements for stacking spaces and lanes;
- i. banks, including drive-through lanes are permitted at the Property pursuant to Baltimore County Zoning Regulations §233.1, subject however, to the requirements of Baltimore County Zoning Regulations §409.10, which imposes requirements for stacking spaces and lanes;

Enclosed for your convenience is a copy of a survey plat of the Property. Also enclosed is the required fee of \$40.00, made payable to Baltimore County, Maryland. If I may provide further information, please contact me.

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P. A.

Arnold Jablon, Esquire, Director
March 14, 1995
Page 4

Thank you for your prompt attention to this matter.

Sincerely,

ROSOLIO, SILVERMAN & KOTZ, P.A.


Deborah C. Dopkin

DCD/ef

Enclosure

cc: Jeffrey Distenfeld, Esquire
First Washington Realty
Limited Partnership

Speed
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



March 17, 1995

3rd Election District

Dear Ms. Dopkin:

Please be advised that all information included in your letter regarding the above-referenced property is correct; however, the CRG file number is III-298 in lieu of the referenced III-289.

Should you have any additional questions, please do not hesitate to contact me at 887-3391.

Sincerely,


Mitchell J. Kellman
Planner II

MJK:jaw

IN RE: PETITIONS FOR SPECIAL
HEARING AND ZONING
VARIANCE
114' NW of C/1 of Hooks
Lane
(Festival at Woodholme,
Woodholme Center)
3rd Election District
2nd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-15-SPHA

WH-I Land Limited Partnership *
Woodholme Properties Limited
Partnership *
Stewart L. Greenebaum & J.
Pope Woodward, Trustees
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve three directional/informational signs, two in a B.M. zone and one in a D.R.3.5 zone. Additionally, Petitioners request variances in a B.M. zone to permit a shopping center identification sign opposite residential zoned property; to permit four other business signs - two double-faced and two single-faced, of 342 total square feet in lieu of the permitted three signs of 100 square feet. In the O-2 zone, variances are requested to permit seven total signs, by lot, Lot No. 1 - three signs, Lot No. 4 - two signs, Lot No. 5 - two signs, all in lieu of the permitted one sign per lot of 25 square feet per face; to permit seven single-faced directional signs, all of 15 square feet in lieu of the permitted eight square feet; and to permit two double-faced park identification signs of 78 square feet per face in lieu of the permitted 50 square feet per face. Also, a

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By [Signature]

variance in a D.R.3.5 zone has been requested to permit one single-faced premises name sign on Lot No. 5 of 15 square feet in lieu of the permitted one square foot. The special hearing requests and zoning variances requested are more particularly described in Petitioners' Exhibits 2 and 3.

The Petitioners' agent, Dirk P. D. Mosis, III, appeared, testified and was represented by G. Scott Barhight, Esquire. Also appearing and testifying on behalf of the Petitioners were Henry F. Sadler, P.E. and William M. Burwell, AIA. Also in attendance on behalf of the Petitioners were Gilbert R. Crus and A. Carroll Bull. Newton A. Williams, Esquire appeared as counsel for the Hooks Lane Improvement Association, Inc. as an observer on behalf of his client. There were no protestants.

Testimony indicated that the subject property, known as Festival at Woodholme consists of approximately 26.727 gross acres in three zoning designations. Approximately 12.203 acres are zoned O-2, 11.270 acres are zoned B.M. and 3.254 acres are zoned D.R.3.5. The site is bounded on the west by Reisterstown Road and on the east by Greene Tree Road. A portion of the northeastern corner of the property will be bounded by the future Castleton Avenue. A small panhandle strip on the southeastern portion of the site abuts Hooks Lane. The site is currently improved by a single story retail center of approximately 81,058 square feet in the B.M. zoned portion of the site and a four story office building consisting of 80,000 square feet in the O-2 portion of the site. The existing office building is identified

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as Phase 1 on Exhibit 2. In the future, a hotel of approximately 79,000 square feet accommodating 150 rooms will be developed on the B.M. portion of the site. Additionally, a three story office building of approximately 60,000 square feet (Phase 2) and a four story office building of approximately 69,000 square feet (Phase 3) will be developed on the O-2 portion of the site. The land opposite the B.M. portions of the site along Reisterstown Road are zoned D.R.1 and R-O. The D.R.1 zoned lands are owned and operated by the Woodholme Country Club.

Mr. Mosis testified that the project was designed as a unified whole. The architectural concept for the site was to present a mixed use facility with a coordinated and unified design. In conjunction with the Office of Planning and Zoning, additional features were designed into the site plan such as a tree-lined promenade along the entire frontage of Reisterstown Road. Mr. Mosis instructed his architects to design a signage package which would tie the entire site together under one theme. The tenants and patrons of the project were to view the site as one project disregarding the three separate zone lines, three separate uses and five individual buildings.

Mr. Burwell, the architect who designed the signage package, testified that the signs proposed do architecturally coordinate the diverse zones, uses, buildings, and topography to create the impression of a single project. The A type signs which appear along the Reisterstown Road and Greene Tree Road frontages are constructed with materials similar to the buildings on the site and designed to act not only as informational signage

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but as architectural features of the project. The six C type freestanding signs which will appear on each side of the office buildings are also architecturally coordinated with the materials, color and design of the office structures. Since each office building is designed with two "front entrances," the C type signs are needed on both sides of the office buildings. All three of the office buildings can be approached by pedestrian or vehicular traffic from both sides.

Mr. Burwell further testified that in order to balance the signage needs between the B.M. and O-2 zones that the signage permitted on the B.M. zone needed to be dramatically reduced and that the signage permitted on the O-2 zoned area needed to be slightly increased. Design and architectural considerations were also given to the D type signs located in the O-2 zone. If two signs of half the size of each D type sign were utilized in lieu of the proposed D sign placement, the variances regarding the D type signs in the O-2 zone would be made unnecessary. However, in Mr. Burwell's opinion, this would create greater confusion to the users of Woodholme Center and lessen the architectural compatibility of the signage package. The two D type signs in the B.M. zone (D.6 and D.7) require variances from square foot limitations if they are viewed as business signs. However, Page 2 of Exhibit 2 clearly indicates the directional/informational nature of the D.6 and D.7 signs.

Exhibits 6, 7, 8 and 9 are photographs of the A.3, A.2, A.1 and D type signs currently situated on the site. Mr. Burwell also introduced Exhibit 4 which is a Master Plan for the signage

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package for Woodholme Center. Mr. Burwell testified that in his opinion the signage package creates an architecturally pleasing balance between the safety and directional/informational needs of the users of the site.

Mr. Sadler described each variance and special hearing request in detail and explained their interrelation. Mr. Sadler introduced Exhibit 4 which is a sign area comparison identifying the permitted square footage of signage in the B.M. and O-2 zones relative to the proposed signage in those same zones. As the exhibit indicates, 10,482 square feet of signage would be permitted as a matter of right on this site, not including various directional/informational, handicapped and traffic regulation signs. Only 3,960 square feet of signage is being requested. Less than 40 percent of the total square footage permitted is being proposed. Mr. Sadler indicated that the entire signage package is indicated on the exhibits introduced into evidence. There may be one additional building sign on each office building in the O-2 zone pursuant to 205.3.C.2.a. Other signs which are permitted as a matter of right, such as hotel signage, traffic signage, directional/informational signage and temporary signage may also be included as noted on Exhibits 2, 3 and 5. Other than the signs shown on the exhibits introduced, there will not be any additional signage pursuant to Sections 205.3.C.2.a, 2.b, 2.c, and 2.h or 413.2.a, 2.b, 2.c, 2.e or 2.f.

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Mr. Sadler, a professional engineer with expertise in land planning and land development, identified the numerous practical difficulties associated with the creation of a unified signage package. The site is bounded by three roads, it is situated on three separate zones, contains three individual uses and will be improved by five major structures. In order to safely and efficiently direct the vehicular traffic from the adjacent road network to and from the proper entrances, signs of a sufficient size and characteristic need to be properly placed. Additionally, given the numerous choices presented to a pedestrian or vehicular traveler once on the site, sufficient signage must safely guide the user to their destination. In Mr. Sadler's opinion, the proposed signage package meets the directional and informational needs of the site without overwhelming the passerby or patron.

Mr. Sadler testified that strict compliance with the signage regulations would result in practical difficulty. Strict compliance would create more signage in the B.M. zoned portions than necessary and inadequate signage in the O-2 zoned portions of the site. Furthermore, the sign variances requested, if granted, would be in strict harmony with the spirit and intent of the signage regulations. The signage package proposed will meet all of the signage needs of the site with less than 40 percent of the total square footage of signage otherwise permitted by the signage regulations. Finally, if the variances are granted, they

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will not cause substantial injury to the public health, safety or general welfare. Instead, the signage package will safely and pleasantly direct the patrons and visitors to and from the site.

Mr. Sadler described the signs shown as D.6 and D.7 in the B.M. portion of the site. In Mr. Sadler's opinion, the wording of these signs do not involve any advertising aspect and are merely directional and informational in character.

Mr. Barhight proffered on behalf of the Petitioners that the D type sign (D.10) located in the D.R.3.5 zoned portion of the property will be altered to be an E type sign as described on Page 3 of Exhibit 2 and as shown on Exhibit 4. As an E type sign it will be directional/informational in character, single-faced and will be no larger than seven square feet. In order to address the single concern described by Mr. Williams as counsel for the Hooks Lane Improvement Association, Mr. Barhight also proffered that there would be no signage located along Hooks Lane.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested complies with the requirements of Section 397 of the Baltimore County Zoning Regulations (BCZR) and, therefore, should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon

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the Petitioners. The facts and circumstances show that the proposed signs are consistent with the spirit and intent of the Zoning Regulations.

Further, based upon the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested in the Petition for Special Hearing should likewise be granted. The relief requested by the Petition for Special Hearing is in compliance with the spirit and intent of the BCZR.

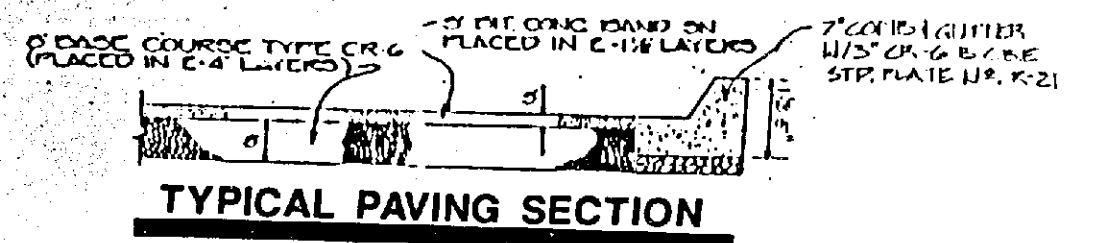
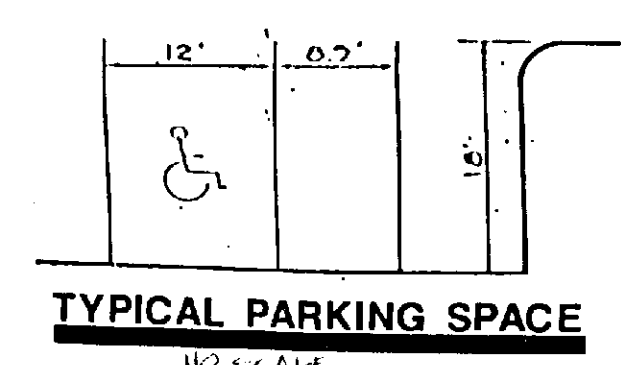
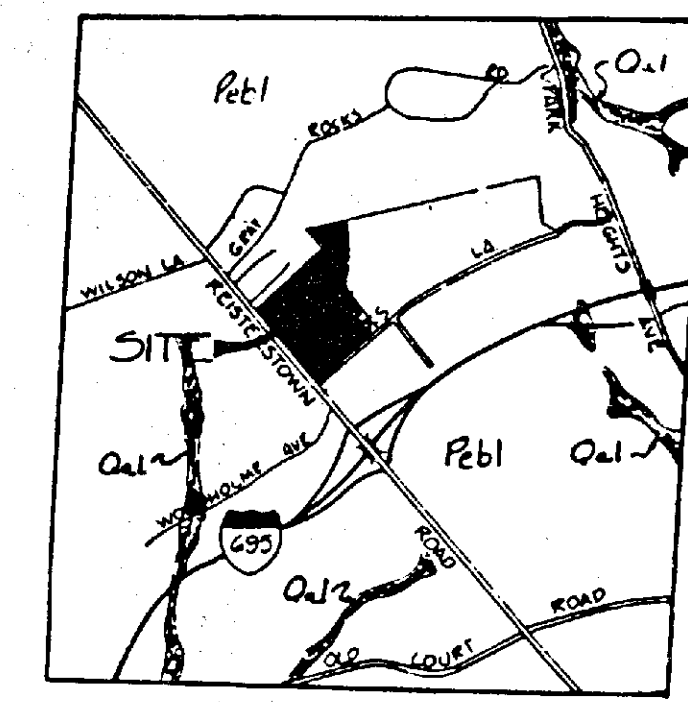
Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the requested variances and the relief sought in the Petition for Special Hearing should be granted.

Therefore, it is ordered by the Zoning Commissioner for Baltimore County this 22nd day of September, 1990, that

- (1) A variance to permit one directional/informational, single-faced, seven square foot "E" type sign in a D.R.3.5 zone, referenced on Exhibits 2 and 3 as D.10, be and hereby is GRANTED;
- (2) A variance to permit two directional/informational, single-faced, 14 square foot "D" type signs in a B.M. zone referenced on Exhibits 2 and 3 as D.6 and D.7 is hereby GRANTED;
- (3) A variance to permit one retail center identification sign, double-faced, 78 square feet per face, "A" type sign in the B.M. zone opposite residentially zoned property

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DENSITY TABULATIONS						
FESTIVAL AT WOODHOLME	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6
ACREAGE GROSS	4.977	2.067	2.094	4.506	2.049	N/A
ACREAGE NET	4.060	2.041	2.071	4.247	2.004	0.014
ZONED: O-2	4.977	2.067	2.094	4.506	2.049	N/A
ZONED: PM	4.060	2.041	2.071	4.247	2.004	0.014
ZONED: PK-3.5	4.977	2.067	2.094	4.506	2.049	N/A



PARKING DATA			
BLDG. NO.	USE	AREA	PARKING
1	RESTAURANT	3,500 SQ. FT.	100
2	OFFICE	40,000 SQ. FT.	100
3	OFFICE	40,000 SQ. FT.	100
4	OFFICE	40,000 SQ. FT.	100
5	OFFICE	40,000 SQ. FT.	100
6	OFFICE	40,000 SQ. FT.	100
7	OFFICE	40,000 SQ. FT.	100
8	OFFICE	40,000 SQ. FT.	100
9	OFFICE	40,000 SQ. FT.	100
10	OFFICE	40,000 SQ. FT.	100
11	OFFICE	40,000 SQ. FT.	100
12	OFFICE	40,000 SQ. FT.	100
13	OFFICE	40,000 SQ. FT.	100
14	OFFICE	40,000 SQ. FT.	100
15	OFFICE	40,000 SQ. FT.	100
16	OFFICE	40,000 SQ. FT.	100
17	OFFICE	40,000 SQ. FT.	100
18	OFFICE	40,000 SQ. FT.	100
19	OFFICE	40,000 SQ. FT.	100
20	OFFICE	40,000 SQ. FT.	100

GENERAL NOTES:

BM Zone	Type	Quantity	Description	B.C.Z.R. Reference
A.1	1	Primary Project Identification	Freestanding, 78 sq. ft. per face	413.2.1
A.2	1	Hotel, Freestanding	78 sq. ft. per face	413.2.1
A.3	1	Retail Center Identification	Freestanding, 78 sq. ft. per face	413.2.1
D	2	Directional/Informational	SP, 14 sq. ft.	413.2.1
E	2	Directional/Informational	SP, 7 sq. ft.	413.1.6
F	2	Handicap, SP, 1.5 sq. ft. per face	Permitted	413.1.6
H	1	Hotel, Building-mounted	SP, 40 sq. ft.	413.2.1
P	1	Traffic, SP, sq. ft. varies	Permitted	413.1.6
R	Varies	Retail, Building-mounted	SP, sq. ft. varies	413.2.1

PETITION FOR SPECIAL HEARING

The Petitioner hereby petitions for a Special Hearing to approve 2 directional/informational signs in a BM zone (D.6, D.7) pursuant to Section 413.1.4; and to approve 1 directional/informational sign in a D.R.3.5 zone (D.10) pursuant to Section 413.1.4, or in the alternative pursuant to Section 413.1.6.

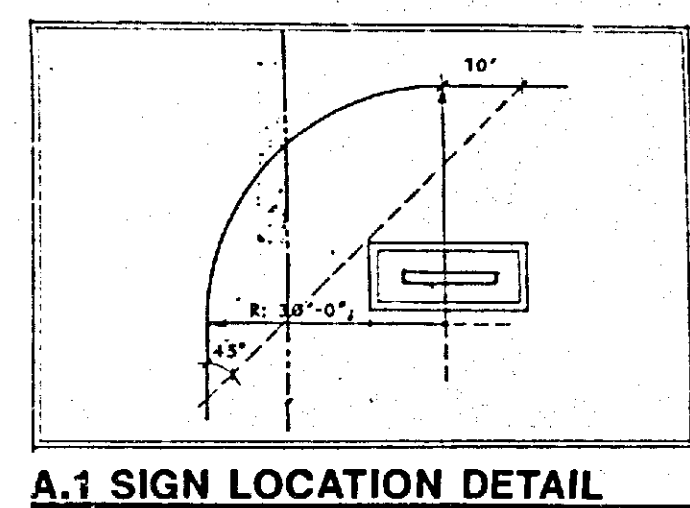
OWNER/DEVELOPER

WOODHOLME PROPERTIES LIMITED PARTNERSHIP
WH-1 L.L. AND LIMITED PARTNERSHIP
STEWART L. GREENBAUM & J. POPE WOODARD, TRUSTEES
DIRK P. D. MOSES, III (AGENT)
COMMERCIAL EAST SUITE 275
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-8400

REVISIONS	
NO.	DESCRIPTION
1	ADD SIGNAGE
2	ADD SIGNAGE
3	ADD SIGNAGE
4	ADD SIGNAGE
5	ADD SIGNAGE
6	ADD SIGNAGE
7	ADD SIGNAGE
8	ADD SIGNAGE
9	ADD SIGNAGE
10	ADD SIGNAGE

PLAT TO ACCOMPANY VARIANCE PETITION & SPECIAL HEARING FESTIVAL AT WOODHOLME

3RD. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: APRIL 28, 1989
SHEET 1 OF 3



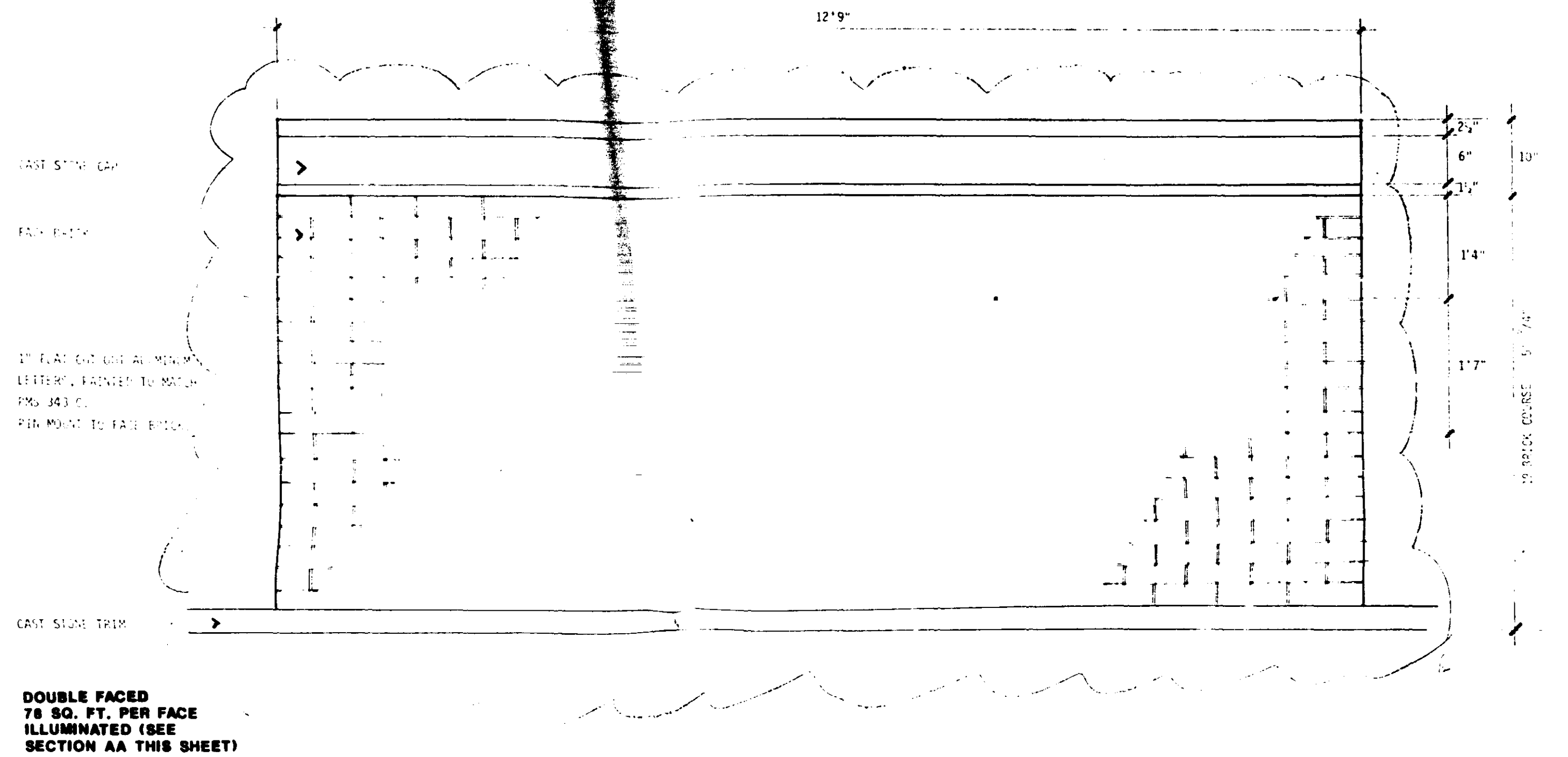
A.1 SIGN LOCATION DETAIL

LEGEND

- TRACT BOUNDARY
- LOT LINE
- ZONING LINE
- SAN. SEWER
- STORM DRAIN
- WATER
- FIRE HYDRANT
- LIGHTING
- STORM WATER MANAGEMENT AREA
- RETAIL SIGN
- HOTEL SIGN

D.S. THALER & ASSOC. INC.

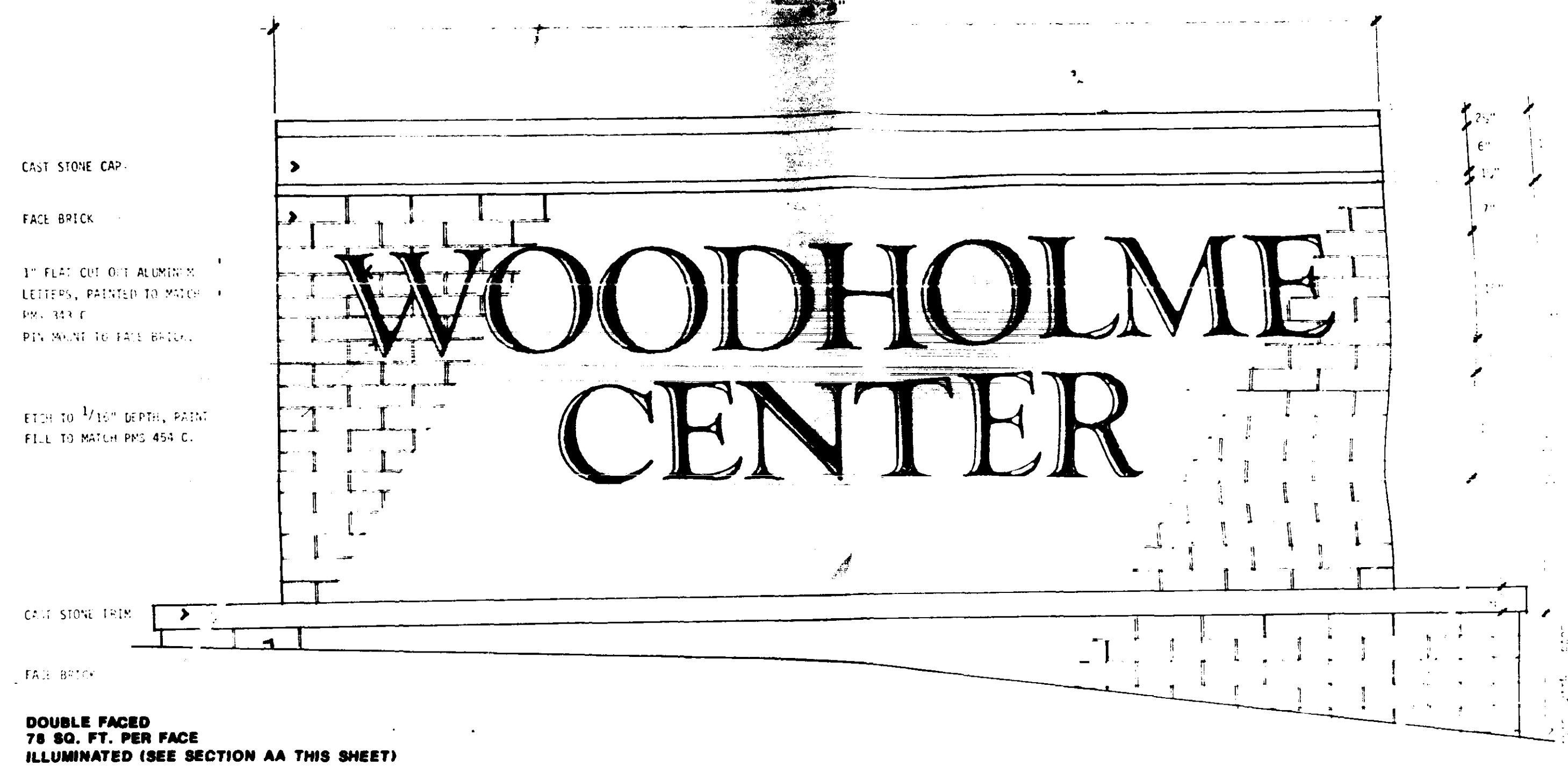
CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS & LAND PLANNERS
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-4100



MAJOR HOTEL
SCALE: 1" = 1'-0"

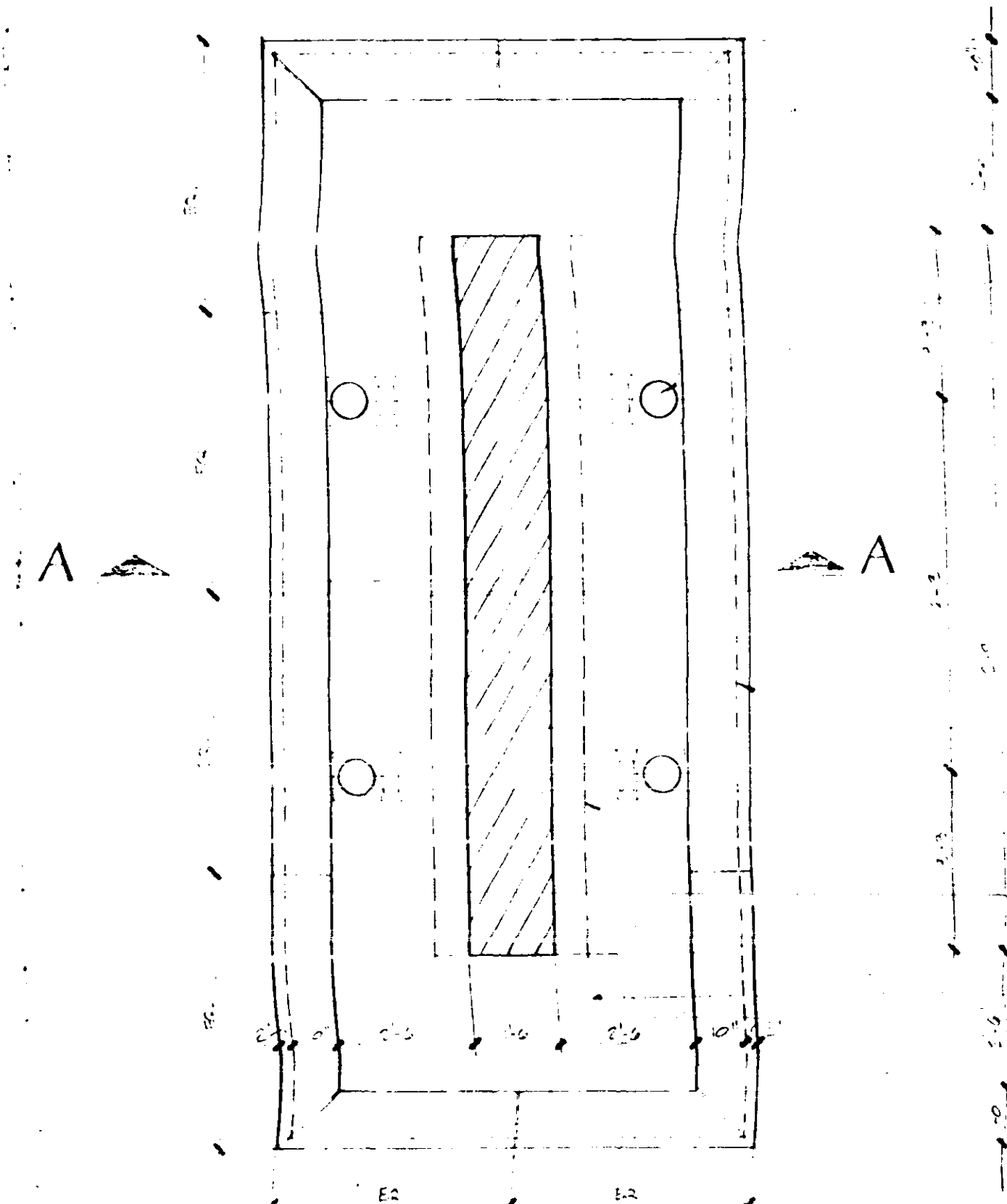
NOTE: LETTERING FOR SIGN NAME TO BE DETERMINED BY OWNER AT A LATER DATE. ASSUME A SUGGESTED ALLOWANCE FOR SAME 17"-12" CHARACTERS.

SIGN TYPE A.2



REISTERSTOWN ROAD ENTRY
SCALE: 1" = 1'-0"

SIGN TYPE A.1



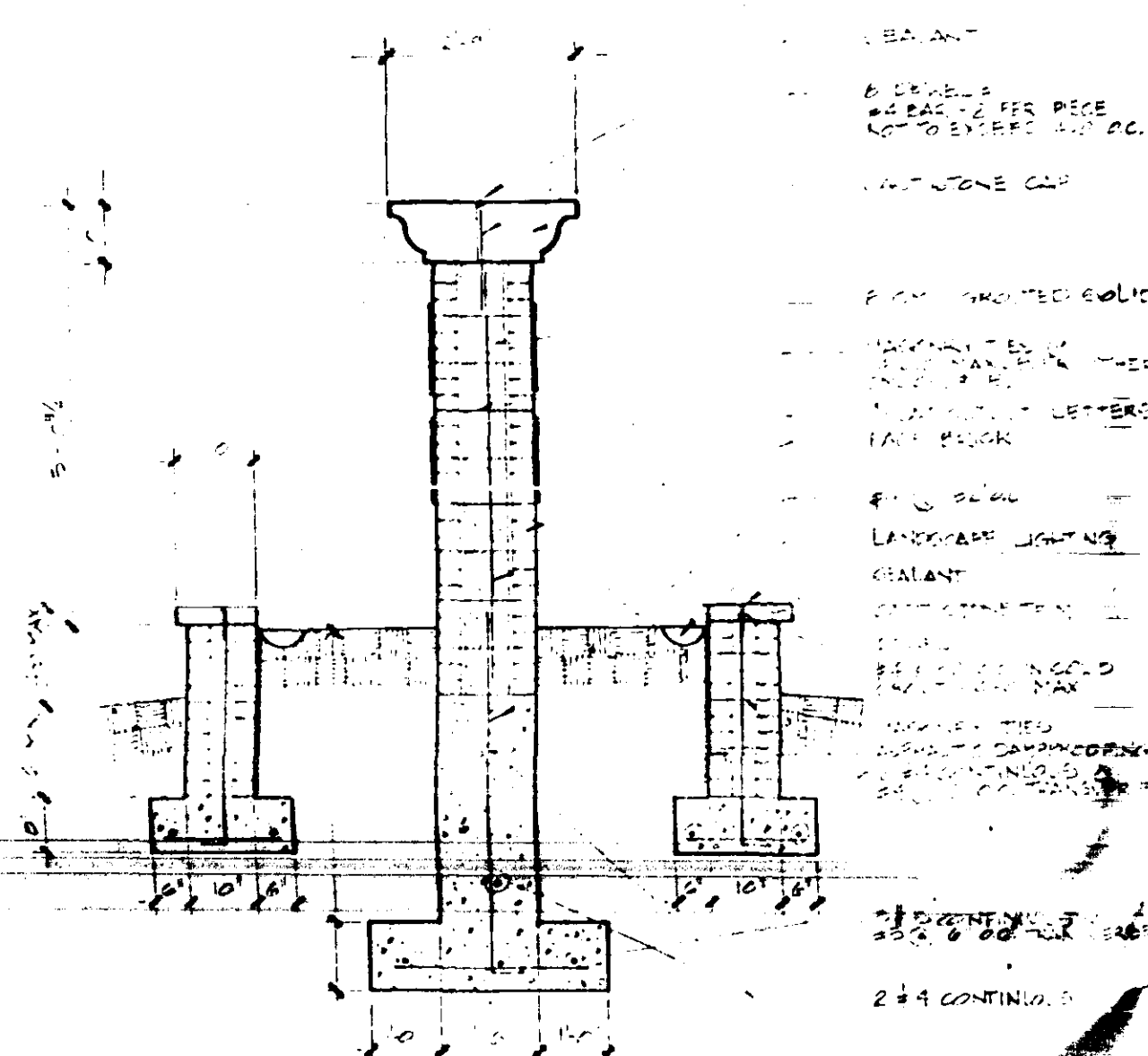
PLAN VIEW

LANDSCAPE LIGHTING

LINE OF FACE BRICK

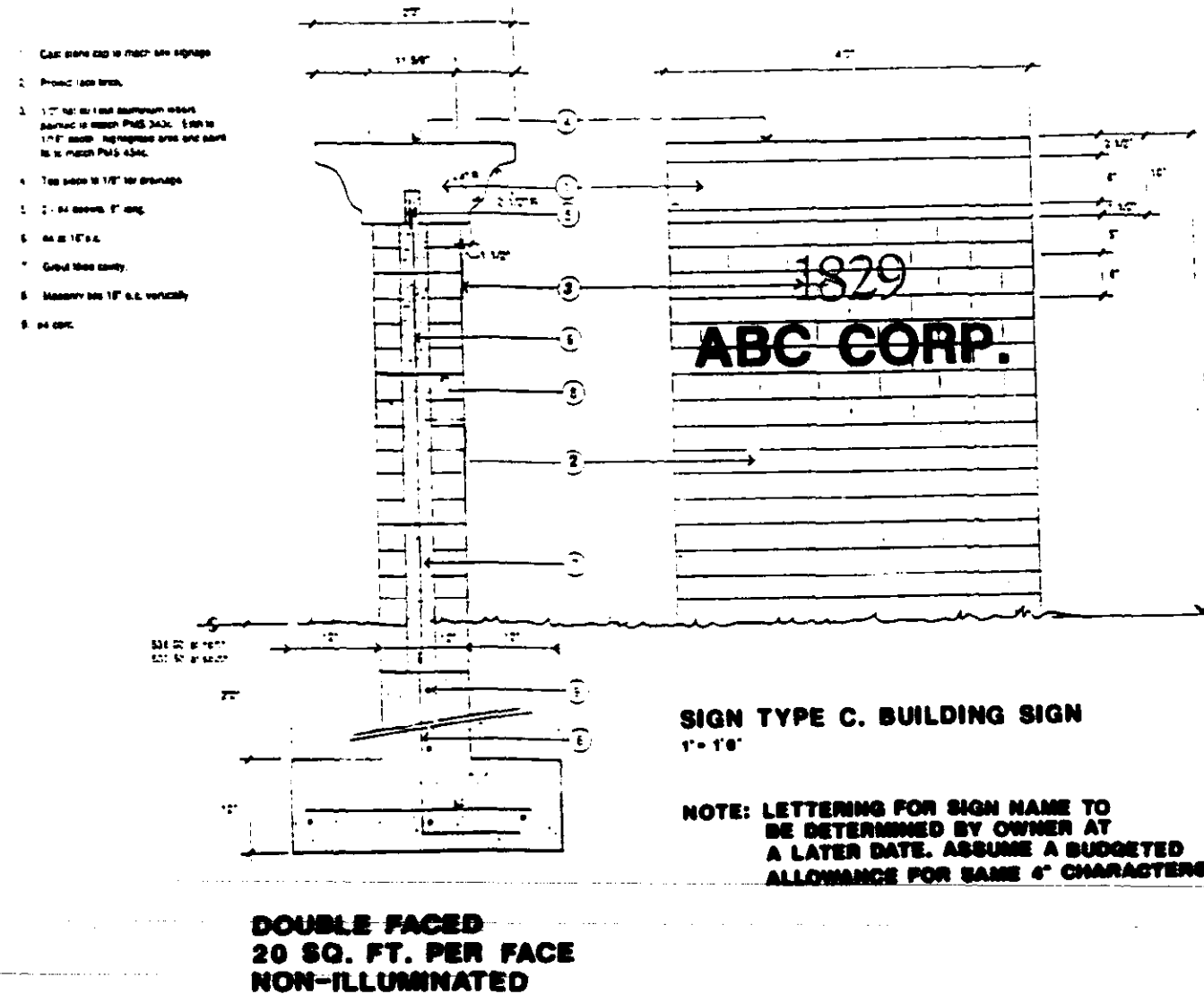
LINE OF CAST STONE CAP

OPEN FOR PLANTING



SECTION AA

(ILLUMINATION AND
DETAIL OF TYPE A SIGNS)



SIGN TYPE C. BUILDING SIGN

NOTE: LETTERING FOR SIGN NAME TO BE DETERMINED BY OWNER AT A LATER DATE. ASSUME A SUGGESTED ALLOWANCE FOR SAME 17"-12" CHARACTERS.

DOUBLE FACED
20 SQ. FT. PER FACE
NON-ILLUMINATED

WOODHOLME CENTER MESSAGE SCHEDULE FOR VARIANCED SIGNS

SIGNS	QUANTITY	MESSAGE
A.1	2	Woodholme Center
A.2	1	Future Hotel - Name to be determined
A.3	1	Festival Woodholme
A.4	1	Future Tenant - Name to be determined
C	6	Building address: Future tenant - Name to be determined
D.1	1	Festival Woodholme
D.2	1	Future Hotel - Name to be determined
D.3	1	Woodholme Office Building - 1829
D.4	1	Future Hotel - Name to be determined
D.5	1	Woodholme Office Building - 1829
D.6	1	Future Hotel - Name to be determined
D.7	1	Woodholme Office Building - 1829
D.8	1	Future Hotel - Name to be determined
D.9	1	Woodholme Office Building - 1829
D.10	1	Future Hotel - Name to be determined

NOTE:

All D type signs will have 4 panels, single faced and be 14 sq. ft. Panels (message) not listed on message schedule to be determined. All messages will be in compliance with Baltimore County Zoning Regulations.

D.S. THALER & ASSOC. INC.

CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS & LAND PLANNERS

11 WARREN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-4100

OWNER/DEVELOPER

WOODHOLME PROPERTIES LIMITED PARTNERSHIP
WH-1 LAND LIMITED PARTNERSHIP, TRUSTEES
STEWART L. GREENBERG, PRESIDENT
DORIS P. GREENBERG, VICE PRESIDENT
COMMERCIAL EAST SUITE 275
1777 REISTERSTOWN ROAD BALTIMORE, MARYLAND 21208
(301) 484-2400

FESTIVAL AT WOODHOLME

3RD. ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

REVISIONS
1. 0/0/01
2. 0/0/01
3. 0/0/01
4. 0/0/01
5. 0/0/01
6. 0/0/01
7. 0/0/01
8. 0/0/01
9. 0/0/01
10. 0/0/01

SHEET
2 OF 5

ITEM 3b - Liber 2724, folio 53 - Consolidated Gas, Electric, Light, and Power Company of Baltimore - Non-Plottable

ITEM 3c - Liber 6891, folio 260 - Declaration of Cross Easements
Non-Plottable

ITEM 3d - Liber 7038, folio 617 - Baltimore Gas and Electric - Non-Plottable

ITEM 3e - Liber 2701, folio 300 - Consolidated Gas, Electric, Light, and Power Company of Baltimore - Non-Plottable

ITEM 3f - Liber 7724, folio 184 - Deed of Declaration and Easement as shown on Plat of Festival at Woodholme and recorded in Plat Book 3, H. No. 57, folio 002 - OFFSITE USE IN COMMON STORMWATER MANAGEMENT FACILITY EASEMENT AS SHOWN ON SAID PLAT

ITEM 3g - Liber 7726, folio 761 - Agreement - NON-PLOTTABLE
Liber 7726, folio 789 - Agreement - NON-PLOTTABLE

ITEM 3j - Liber 8024, folio 236 - Baltimore Gas and Electric - Non-Plottable

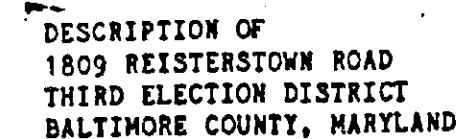
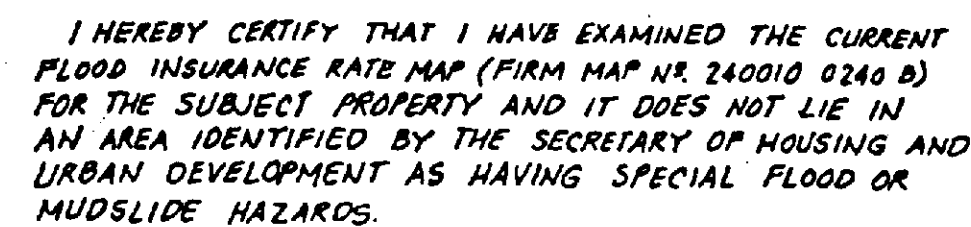
ITEM 3k - Liber 7952, folio 233 - Reciprocal Easement Agreement
Non-Plottable

- 1) BEING LOT 3, 1ST AMENDED PLAT OF FESTIVAL AT WOODHOLME, Δ 57/79
- 2) SITE AREA = 7.071 AC.±
- 3) LEASABLE BUILDING AREA = 81,674 SF ±
- 4) NO. OF EXISTING PARKING SPACES: 400 ± (INCLUDES 9 HANDICAPPED SPACES)
- 5) THE HEIGHT OF THE BUILDING VARIES, RANGING FROM A MINIMUM HEIGHT OF 19 FEET TO A MAXIMUM OF 34 FEET ABOVE THE EXISTING FINISHED GROUND ELEVATIONS

This survey is made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1355

William Michael Ray 8/7/91
 William Michael Ray Date
 (Maryland Registered No. 518)



Beginning from the same at a point on the eastern right-of-way line of Reisterstown Road, said point being on the division line between Lot 2 and Lot 3, as shown on the first amended plat of "FESTIVAL AT WOODHOLME" as recorded among the land records of Baltimore County in Plat Book S. M. 57, folio 79; thence leaving said right-of-way line and running along the above mentioned line of division the following six courses and distances: 1) North 47° 52' 20" East 185.58 feet to a point, 2) by a curve to the left having a radius of 202.00 feet, an arc length of 160.48 feet, and being subtended by a chord bearing and distance of North 25° 06' 50" East 156.29 feet to a point, 3) North 02° 21' 14" East 30.24 feet to a point, 4) South 88° 20' 43" East 14.83 feet to a point, 5) North 02° 21' 14" East 19.89 feet to a point, and an arc length of 199.40 feet, and being subtended by a chord bearing and distance of North 09° 04' 15" West 198.08 feet to a point, thence leaving said line of division between Lots 2 and 3 and running along the line of division between Lots 3 and 4 of the aforementioned plat the following two courses and distances: 1) by a curve to the right having a radius of 400.00 feet, an arc length of 186.67 feet, and being subtended by a chord bearing and distance of North 85° 34' 51" East 184.98 feet to a point and 2) South 81° 03' 01" East 150.68 feet to a point on the western right-of-way line of Greentree Road; thence running along said western right-of-way line the following two courses and distances: 1) by a curve to the left having a radius of 700.00 feet, an arc length of 628.97 feet, and being subtended by a chord bearing and distance of South 13° 11' 31" East 608.02 feet to a point and 2) South 04° 35' 44" West 13.77 feet to a point on the northern right-of-way line of Hooks Lane; thence running along said northern right-of-way line the following two courses and distances: 1) by a curve to the right having a radius of 7570.00, an arc length of 6.49 feet, and being subtended by a chord bearing and distance of South 48° 05' 30" West 0.49 feet to a point and 2) South 48° 07' 39" West 24.38 feet to a point, thence leaving said northern right-of-way line and running the following three courses and distances: 1) North 43° 48' 06" West 103.49 feet to a point, 2) South 48° 36' 55" West 177.03 feet to a point, 3) North 43° 48' 06" West 103.49 feet to a point on the northern right-of-way line of Reisterstown Road; thence running along said eastern right-of-way line the following three courses and distances: 1) North 42° 07' 40" West 85.16 feet to a point, 2) North 27° 43' 54" West 59.14 feet to a point and, 3) North 41° 53' 18" West 312.02 feet to the place of beginning.

Containing 308,023 square feet or 7.071 acres of land, more or less.

Being known and designated as Lot 3 as shown on first amended plat of "FESTIVAL AT WOODHOLME" as recorded among the land records of Baltimore County in Plat Book S. M. 57, folio 79.

Subject to a 15.00 foot drainage and utility easement for public water and a 10.00 foot drainage and utility easement as shown on the above mentioned plat.

	SD		STORM DRAIN MANHOLE
	SS		SANITARY SEWER MANHOLE
	CONC.		CONCRETE
			EXISTING CONTOURS
			STREET LIGHT
			FIRE HYDRANT

AS-BUILT SURVEY

1809 REISTERSTOWN ROAD

3RD. ELECTION DISTRICT
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.
OCTOBER 12, 1987
REV. 11/15/89
REV. 11/22/89
REV. 12/1/89

BEING
LOT 3
1ST AMENDED PLAT OF
FESTIVAL AT WOODHOLME
4 57/79

CAST STONE CAP

FACE BRICK

2" FLAT CUT OUT ALL MIN. IN
LETTERS, PAINTED TO MATCH
PMS 343 C.
FIN. MOUNT TO FACE BRICK.

ETCH TO 1/16" DEPTH, PAINT
FILL TO MATCH PMS 343 C.

CAST STONE TRIM

Festival
WOODHOLME

MAJOR RETAIL ENTRY

SCALE: 1" = 1'-0"

DOUBLE FACED
78 SQ. FT. PER FACE
ILLUMINATED (SEE SECTION
AA SHEET 2 OF 3)

SIGN TYPE A.3

CAST STONE CAP

FACE BRICK

CAST STONE TRIM

MAIN TENANT ID. SIGN

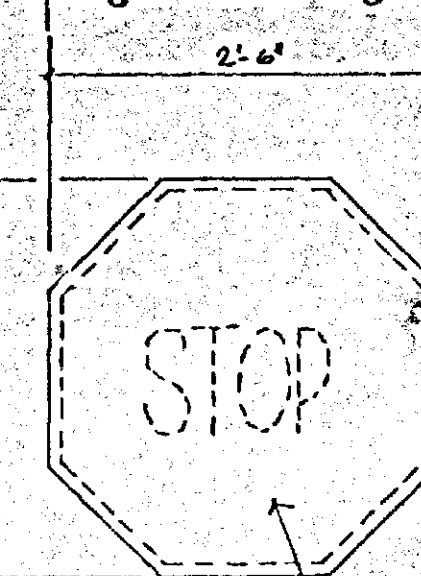
NOTE: LETTERING FOR SIGN NAME TO BE
DETERMINED BY OWNER AT A LATER
DATE. ASSUME A BUDGETED ALLOWANCE
FOR 17-12" CHARACTERS.

SIGN TYPE A.4

DOUBLE FACED
78 SQ. FT.
PER FACE
ILLUMINATED
(SEE SECTION
AA SHEET
2 OF 3)

MOUNTING CLIP - 2 PER SIGN
5" ID POST
SIGN

Single Faced Sign



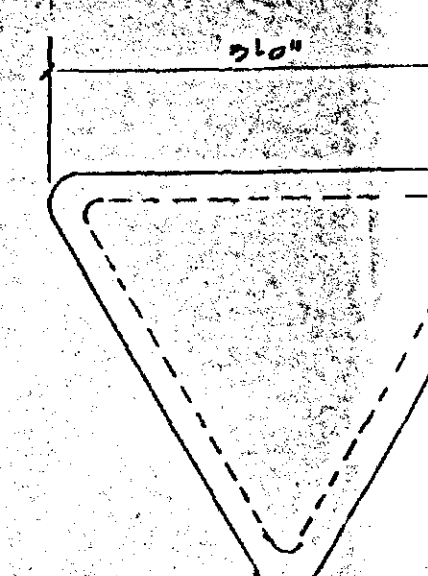
P.1

TRAFFIC REGULATION SIGNS

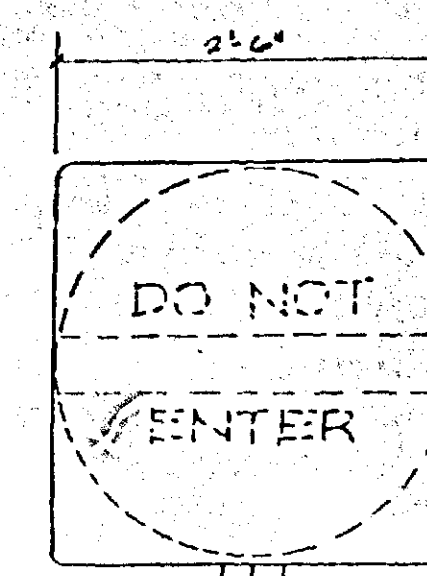
SCALE: 1" = 1'-0"

OPPOSITE CLIPS FOR BACK TO BACK
SIGNING ON ONE POST

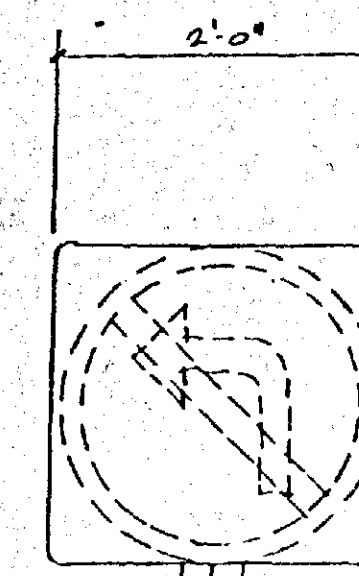
Double Faced Sign



P.3

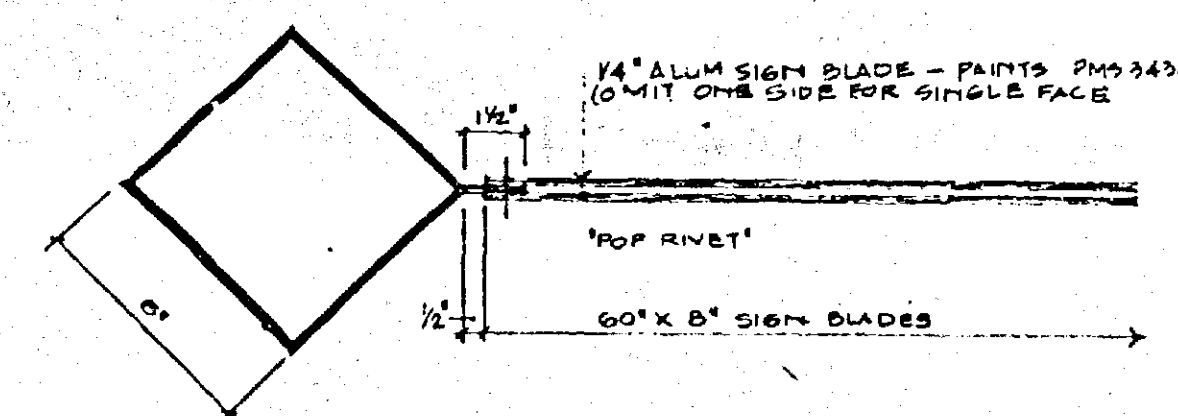


P.4



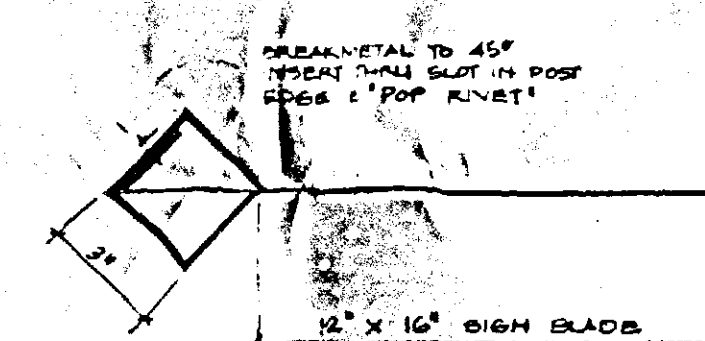
P.5

SIGN TYPE P



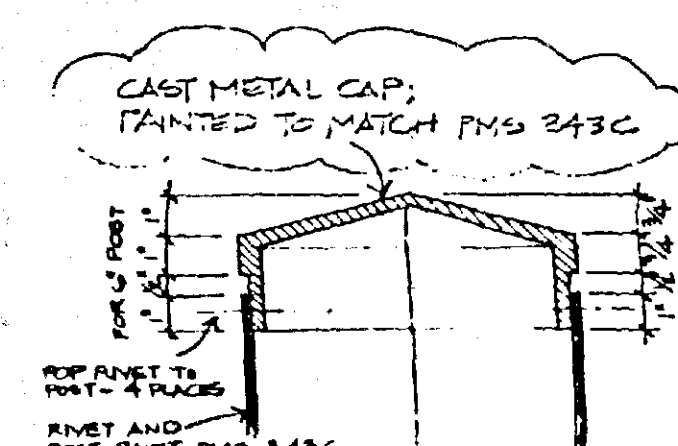
Connection of Sign Blade for D & E

3'-11'-0"



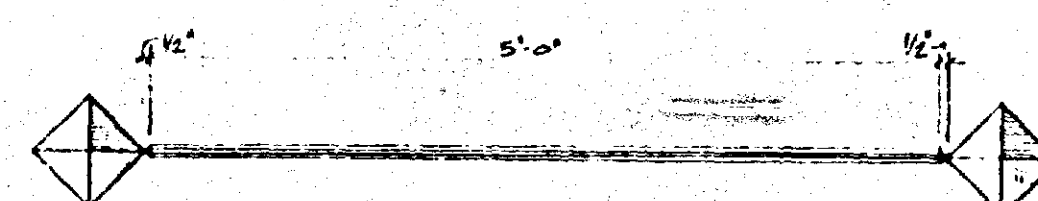
Connection of Sign Blade for F

3'-11'-0"



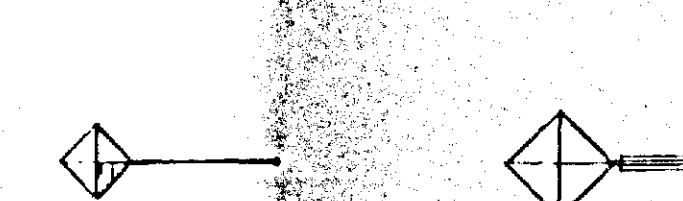
Section at Cast Metal Cap

3'-11'-0"



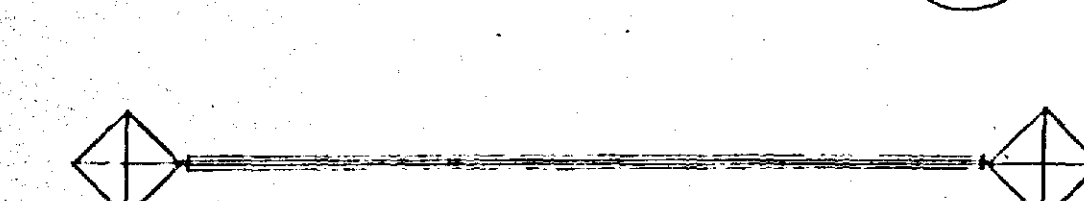
Plan View at D

1'-11'-0"



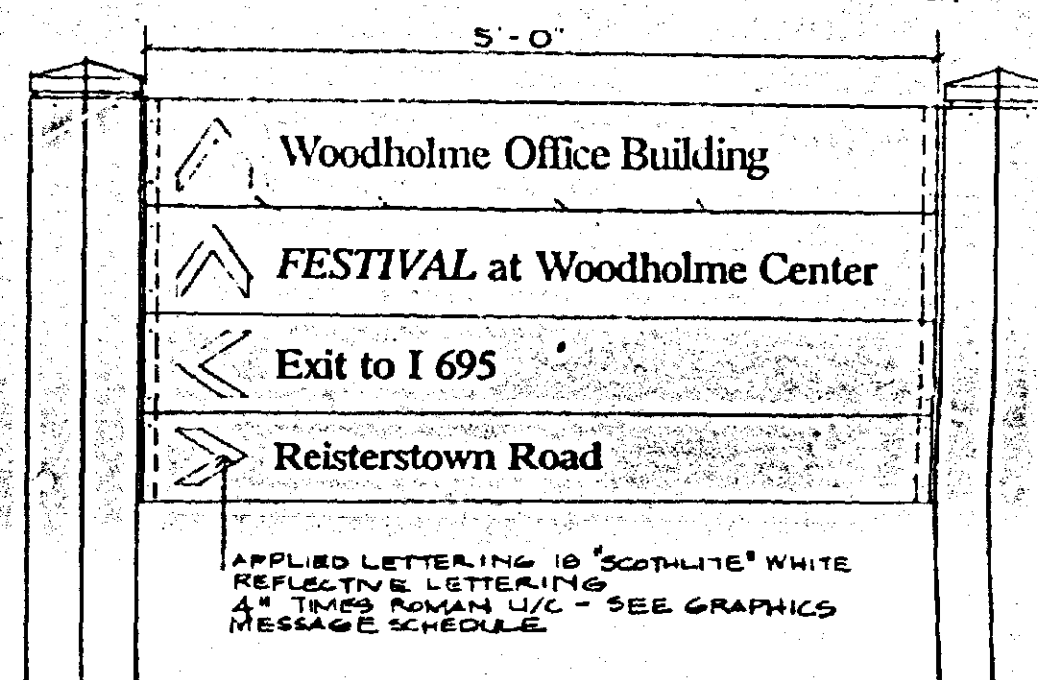
Plan View at F

1'-11'-0"



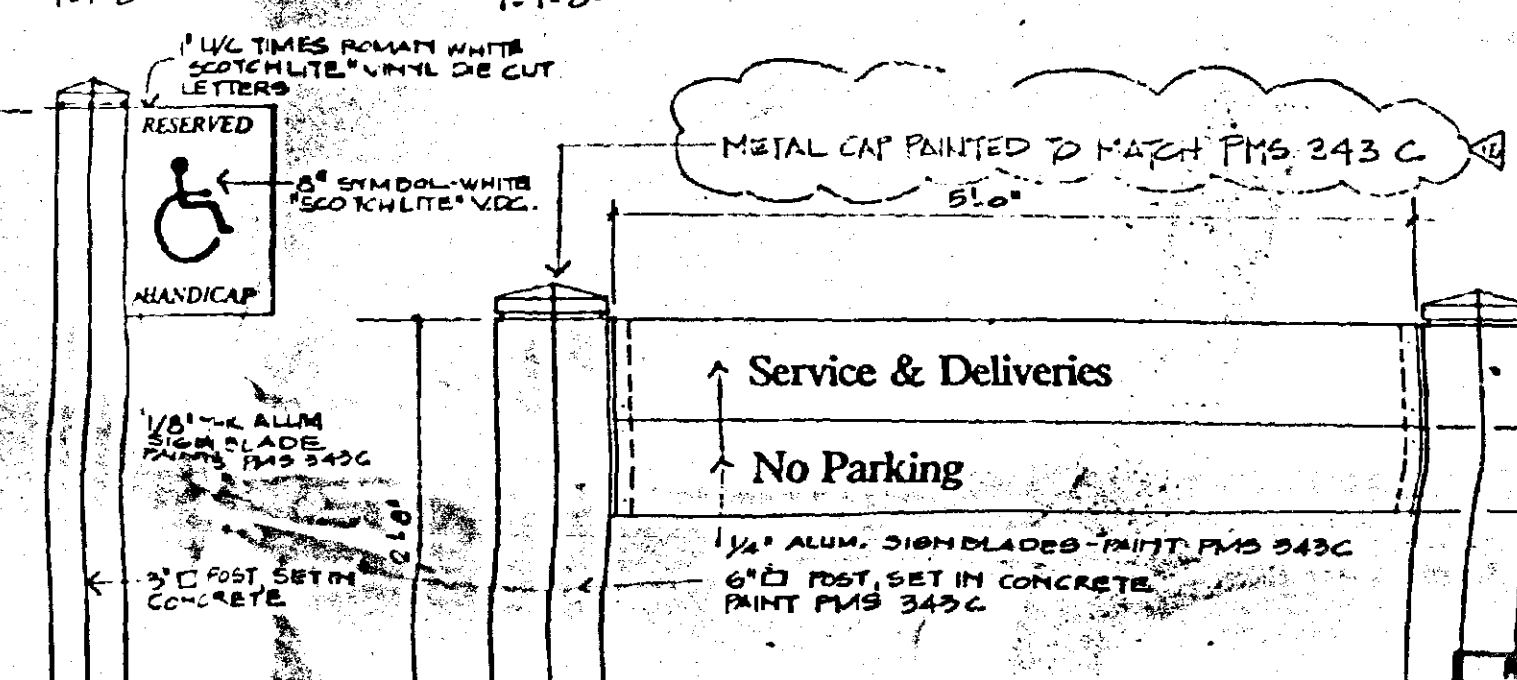
Plan View at E

1'-11'-0"



D SINGLE FACED
14 SQ. FT.
NON-ILLUMINATED

DIRECTIONAL / INFORMATIONAL



F

E

SIGN TYPES D, E, F
(TYPICAL)

REVISION	DATE	BY
1	11/17/17	W/S/17
2	11/17/17	W/S/17
3	11/17/17	W/S/17
4	11/17/17	W/S/17
5	11/17/17	W/S/17
6	11/17/17	W/S/17
7	11/17/17	W/S/17
8	11/17/17	W/S/17
9	11/17/17	W/S/17
10	11/17/17	W/S/17

- D.S. THALER & ASSOC. INC.

CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS & LAND PLANNERS

11 WARREN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-4100

OWNER/DEVELOPER

WOODHOLME PROPERTIES LIMITED PARTNERSHIP
WH-1 LAND LIMITED PARTNERSHIP
STEWART L. GREENBAUM & J. POPE WOODARD, TRUSTEES
DIRK P. D. MOSES, II (AGENT)
COMMERCENTRE EAST SUITE 275
1777 REISTERSTOWN ROAD BALTIMORE, MARYLAND 21208
(301) 400-8400

FESTIVAL AT WOODHOLME

3RD. ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

SHEET
30F. 3

as referenced on Exhibits 2 and 3 as A.3 in lieu of the 150 square feet permitted opposite commercially zoned property is hereby GRANTED;

(4) A variance to permit two business, double-faced signs, 78 square feet per face (for a total of 312 square feet of signage) in the B.M. zone, as referenced on Exhibits 2 and 3 as A.1, A.2 in lieu of the permitted three signs totalling an area of 100 square feet, pursuant to Section 413.2.f, is hereby GRANTED;

(5) A variance to permit seven double-faced signs for a total of 396 square feet of signage in lieu of the permitted three double-faced signs for a total of 150 square feet, pursuant to Section 205.3.C.2.b, on lot numbers 1, 4 and 5, referenced on Petitioner's Exhibits 2 and 3, as signs, A.4, C.1 and C.2 (lot 1), C.5 and C.6 (lot 4), C.3 and C.4 (lot 5), is hereby GRANTED;

(6) A variance to permit seven single-faced directional/informational signs referenced on Exhibits 2 and 3 as signs D.1, D.2, D.3, D.4, D.5, D.8 and D.9, each sign being no more than 14 square feet for a total of 98 square feet of signage, in lieu of the permitted 8 square feet per sign for a total of 56 square feet of signage, pursuant to Section 205.3.C.2.e is hereby GRANTED;

(7) A variance to permit two double-faced park identification signs of 78 square feet per face for a total of 312 square feet of signage, referenced on Exhibits 2 and 3 as

signs A.1, in lieu of the permitted 50 square feet for a total of 200 square feet of signage, pursuant to Section 205.3.C.2.h is hereby GRANTED.

The above relief is granted all in accordance with the Petitioners' Exhibits 2, 3, 4 and 5, subject however to the following restrictions which are conditions to the relief granted:

A. There will not be any additional signage other than that which is shown on the Petitioner's Exhibits pursuant to Sections 205.3.C.2.a, 2.b, 2.c, 2.h and 413.2.a, 2.b, 2.c, 2.e and 2.f unless specifically approved by the Zoning Commissioner's Office after public hearing pursuant to a Petition for Zoning Variance;

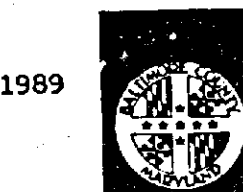
B. All restrictions and notations on Exhibits 2 and 3 apply; and

C. The Petitioners' may apply for their building and/or signage permit, if needed, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner of
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Tower, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

September 21, 1989



Dennis F. Kasmussen
County Executive

G. Scott Barhight, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING & ZONING VARIANCE
Woodholme Properties, et al- Petitioners
Case No. 90-15-SPH4

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing and Zoning Variance has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
cc: Peoples Counsel
cc: Henry F. Sadler, D.S. Thaler & Assoc., Inc., 11 Warren Road, 21208
Baltimore, Maryland 21208

Mr. Dirk P. Mosis, III, Trammel Crow Company, 7 St. Paul Street,
Baltimore, Maryland 21208

Mr. Carroll Bull, Trammel Crow Company

Mr. Gil Cruz, Trammel Crow Company

Mr. William M. Burwell, House Rehab Assoc. 1054 31st St., Washington,
D.C. 20007

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 the following sections in a BM zone: 413.2.e to permit a shopping ctr. I.D. sign (A.3) opposite residentially zoned property in lieu of the allowed opposite commercial zoned property; 413.2.f to permit 4 other business signs 21d/f (A.1,A.2) and 21s/f (D.6,D.7) total sq. ft. 342 all in lieu of the permitted 3 signs of 100 sq. ft.; IN AN O-2 ZONE: Section 205.3.C.2.b to permit 7 total signs, by lot, Lot #1-3 signs (A.4-78 sq. ft./face), (C.1,C.2) Lot #4-2 signs (C.5,C.6) Lot #5-2 signs (C.3, C.4) in lieu of the permitted 1 per lot of 25 sq. ft. per face; 205.3.C.2.e to permit 7 f/s directional signs (D.1-D.5,D.8,D.9) all of 15 sq. ft. surface area in lieu of the allowed 8 sq. ft. surface area; 205.3.C.2.h to permit 2 d/f park I.D. signs(A.1) of 78 sq. ft. per face in lieu of the allowed 50 sq. ft. per face; D.R. 3-5 ZONE: Section 413.1.a to permit 1 s/f premises name sign (D.10) on lot #5 of 15 sq. ft. in lieu of the allowed 1 sq. ft.

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

Evidence of practical difficulty or unreasonable hardship to be presented at the hearing.

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

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

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

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

Legal Owner(s): WH-I Land Limited Partnership
Woodholme Properties Limited Partnership
Stewart J. Greenbaum and J. Pope Woodard, Trustees
By: *Dirk P. Mosis, III*
Signature Dirk P. D. Mosis, III (Agent)
(Type or Print Name)

Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)
Signature
Address
City and State

Trammel Crow Company
7 Saint Paul Street
Address 962-8919
Phone No.
Baltimore, Maryland 21202
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
G. Scott Barhight
40 West Chesapeake Avenue
Towson, Maryland 21204
Address 832-2050
Phone No.

Attorney's Telephone No.: 832-2050

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of May, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27 day of July, 1989, at 9:30 o'clock

REVISED PLANS JUN 21 1989 #972

PETITION FOR ZONING VARIANCE ADDENDUM

The Petitioner hereby petitions for a variance from the following sections in a BM zone:

(a) 413.2.e to permit a shopping center identification d/f sign (A.3) opposite residentially zoned property of 156 sq. ft. in lieu of the 150 sq. ft. permitted opposite commercially zoned property;

(b) 413.2.f to permit 5 business signs 3 d/f (A.1, A.2, A.3) and 2 s/f (D.6, D.7) with a cumulative area of 496 sq. ft. in lieu of the permitted 3 signs of 100 sq. ft. The variance regarding sign A.3 is in the alternative to Variance (a);

in an O-2 zone:

(c) 205.3.C.2.b to permit 7 signs, by lot, Lot 1: 1 d/f 78 sq. ft. per face (A.4), 2 d/f 20 sq. ft. per face (C.1, C.2), Lot 4: 2 d/f 20 sq. ft. per face (C.5, C.6), Lot 5: 2 d/f, 20 sq. ft. per face (C.3, C.4) in lieu of the permitted 1 per lot of 25 sq. ft. per face;

(d) 205.3.C.2.e. to permit 7 s/f directional signs (D.1-D.5, D.8, D.9) all of 14 sq. ft. in lieu of the permitted 8 sq. ft.;

(e) 205.3.C.2.h to permit 2 d/f park identification signs (A.1) of 78 sq. ft. per face in lieu of the permitted 50 sq. ft. per face;

in a D.R.3.5 zone:

(f) 413.1.a to permit 1 s/f directional/informational sign (D.10) on Lot 5 of 14 sq. ft. in lieu of the permitted 1 sq. ft.

LAW OFFICES WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 301-347-4700

300 LAFAYETTE BUILDING
40 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
FAX: 301-832-2015

SUITE 400
444 FIFTH STREET, NW
WASHINGTON, D.C. 20006
TELEPHONE 202-537-0000

G. SCOTT BARHIGHT
DIRECT NUMBER
301-832-2050

June 1, 1989

HAND DELIVERY

Mr. W. Carl Richards, Jr.
Zoning Coordinator
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petitions for Special Hearing and Zoning Variances
Petitioner: Woodholme Properties Limited Partnership, et al.
Item No. 472

Dear Carl:

Enclosed are twelve (12) copies of Sheet 2 of 3 of the plat to accompany zoning petitions. As the added note indicates, all D-type signs will have four panels, be single faced and 14 square feet in size. Not all panels or messages are listed on the message schedule shown on Sheet 2 of 3. The Petitioner has not yet determined the message to be shown on all four panels on each D-type sign. Some flexibility is still required at this stage in the development.

Also enclosed are four copies of a retyped Petition for Zoning Variance Addendum. The substance of this Addendum is identical to that which was previously filed. The only difference is that the entire Addendum has been presented on one page.

Please review these documents, and if you have any questions or comments, please feel free to contact me. If these documents are satisfactory, it is my understanding that a hearing will be scheduled at the earliest convenience of the Zoning Commissioner.

Thank you for your continued cooperation in this case.

Sincerely,
J. Robert Haines

PETITION FOR SPECIAL HEARING

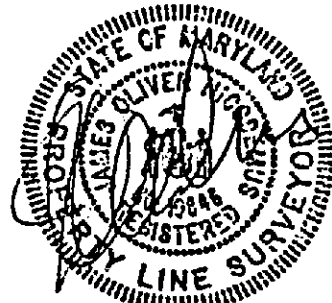
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) 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3. 749.89 feet by a curve to the left having a radius of 700.00 feet and a chord bearing South 08 14'36" West, 714.539 feet to a point;

thence, running with and binding upon line of Hooks Lane and said outline, 0.49 feet by a curve to the right having a radius of 7570.00 feet and a chord bearing South 48 07'32" West, 0.49 feet (described as South 48 09'11" West, 0.49 feet on the aforementioned recorded plat) to a point; and South 48 07'39" West, 24.38 feet to a point; thence, leaving line of Hooks Lane and continuing with said outline;

1. North 43 48'08" West, 103.49 feet to a point;
 2. South 48 36'55" West, 177.03 feet to a point;
 3. South 42 49'55" West, 260.20 feet to the point of beginning.
- Containing 24.848 acres of land, more or less.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-2663

June 14, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 116 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on the following:

Petitions for Special Hearing & Zoning Variance
CASE NUMBER: 90-15-SPHA
NE/S Reisterstown Road, 114' NW of c/l of Hooks Lane
3rd Election District - 2nd Councilmanic
Petitioner(s): WH-I Land Limited Partnership, et al
HEARING SCHEDULED: THURSDAY, JULY 27, 1989 at 9:30 a.m.

Special Hearings to approve three directional/information signs, two in the D.M. zone and one in the D.R.-3.5 zone.
Variance in a D.M. zone to permit a shopping center I.D. sign opposite residential zoned property in lieu of the allowed opposite commercial zoned property to permit four other business signs - two double-faced and two single-faced, total square feet 342 sq. ft. in lieu of the permitted three signs of 100 sq. ft.

Variance in a D.R.-3.5 zone to permit seven total signs, by lot. Lot #1 - three signs, Lot #2 - two signs, Lot #3 - two signs in lieu of the permitted one per lot of 25 sq. ft. per face to permit seven single-faced directional signs, all of 15 sq. ft. surface area in lieu of the allowed 8 sq. ft. surface to permit two double-faced peak I.D. signs of 78 sq. ft. per face in lieu of the allowed 50 sq. ft. per face.

Variance in a D.R.-3.5 zone to permit one single-faced freestanding sign on Lot #3 of 15 sq. ft. in lieu of the allowed 1 square foot.

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

J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: Dirk P.D. Mosis, III
G. Scott Barnight, Esq.
File

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: July 3-89
Petitioner: WH-I Land Limited Partnership et al
Location of property: NE side of Reisterstown Road, 114' NW of c/l of Hooks Lane
Location of Signs: NE side of Reisterstown Road approx 325'
Remarks: None
Posted by: A.J. Smith Date of return: July 7-89
Number of Signs: 4

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 28, 1989

THE JEFFERSONIAN,

S. Zeke Olsen

Publisher

PO 13629
ny M30989
ca 90-15-SPHA
price \$61.07

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

300 LAFAYETTE BUILDING
40 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 832-2000
FAX: 301 832-2015

SUITE 400
886 17TH STREET, NW
WASHINGTON, D.C. 20004
TELEPHONE 301-415-0006

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 301-341-8700

G. SCOTT BARNIGHT
DIRECT NUMBER
301-832-2059

May 12, 1989

Mr. W. Carl Richards, Jr.
Zoning Coordinator
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petitions for Special Hearing and Zoning Variances
Petitioner: Woodholme Properties Limited Partnership, et al.
Item No. 472

Dear Carl:

Enclosed are the revised petitions and plans to be filed in the above matter. Also enclosed is a check made payable to Baltimore County in the amount of \$35.00 to cover the filing fee for these revised plans.

Please review these plans, and if you have any questions or comments, please feel free to contact me. On behalf of the Petitioner and this office I wish to thank you for your cooperation and efforts in this matter.

If these petitions and plans are satisfactory, please schedule a hearing at the earliest convenience of the Zoning Commissioner. Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barnight

GSB:sb
Enclosures
cc: Mr. Dirk P.D. Mosis, III
Mr. Gilbert R. Cruz
Mr. David S. Thaler, P.E.
Mr. William M. Burwell, AIA

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 837-3353

J. Robert Haines

Zoning Commissioner

Dirk P. D. Mosis, III
Trammell Crow Company
7 Saint Paul Street
Baltimore, Maryland 21202

Re: Petitions for Special Hearing & Zoning Variance
CASE NUMBER: 90-15-SPHA
NE/S Reisterstown Road, 114' NW of c/l of Hooks Lane
3rd Election District - 2nd Councilmanic
Petitioner(s): WH-I Land Limited Partnership, et al
HEARING SCHEDULED: THURSDAY, JULY 27, 1989 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$147.07 is due for advertising and posting of the above referenced property.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DATE OF THE HEARING.

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

DATE: 7/27/89 ACCOUNT: R-01-615-000 No. 068385
AMOUNT: \$ 147.07
RECEIVED BY: WH-I LAND LTD PART/WOODHOLME PROPT LTD
FROM: P&A for 7/27/89 HEARING 90-15-SPHA
B B C72*****14707:a 276F
VALIDATION ON SIGNATURE OF CASHIER
FILE

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 301-341-8700

G. SCOTT BARNIGHT
DIRECT NUMBER
301-832-2059

300 LAFAYETTE BUILDING
40 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 832-2000
FAX: 301 832-2015

August 9, 1989

The Honorable J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance
Case No. 90-15-SPHA
Woodholme Properties, et al.

Dear Mr. Haines:

Enclosed is a draft Findings of Fact and Conclusions of Law for your review. The Petitioner and I both appreciate the attention to detail and cooperation shown by you and your office. If the Petitioner or I can be of any further service, please feel free to contact me.

Thank you for your kind attention to this matter.

Sincerely,
G. Scott Barnight

GSB:sb
Enclosure
cc: Mr. Dirk P. D. Mosis, III (w/encl.)
Mr. Gilbert R. Cruz
Ms. A. Carroll Bull
Mr. William M. Burwell
Mr. Henry F. Sadler
Mr. David S. Thaler

For Classified Information

LEGAL NOTICE

NOTICE OF HEARING

The Zoning Commission of Baltimore County

Office of Planning & Zoning

Towson, Maryland 21204

(301) 837-3353

J. Robert Haines

Zoning Commissioner

Re: Petitions for Special Hearing & Zoning Variance

CASE NUMBER: 90-15-SPHA

NE/S Reisterstown Road, 114' NW of c/l of Hooks Lane

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Petitioner(s): WH-I Land Limited Partnership, et al

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B B C72*****14707:a 276F

VALIDATION ON SIGNATURE OF CASHIER

FILE

G. SCOTT BARNIGHT

DIRECT NUMBER

301-832-2059

300 LAFAYETTE BUILDING

40 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

301 832-2000

FAX: 301 832-2015

August 9, 1989

The Honorable J. Robert Haines

Zoning Commissioner of Baltimore County

Office of Planning and Zoning

Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance

Case No. 90-15-SPHA

Woodholme Properties, et al.

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Sincerely,

G. Scott Barnight

GSB:sb

Enclosure

cc: Mr. Dirk P. D. Mosis, III (w/encl.)

Mr. Gilbert R. Cruz

Ms. A. Carroll Bull

Mr. William M. Burwell

Mr. Henry F. Sadler

Mr. David S. Thaler

LEGAL NOTICE

NOTICE OF HEARING

The Zoning Commission of Baltimore County

Office of Planning & Zoning

Towson, Maryland 21204

(301) 837-3353

J. Robert Haines

Zoning Commissioner

Re: Petitions for Special Hearing & Zoning Variance

CASE NUMBER: 90-15-SPHA

NE/S Reisterstown Road, 114' NW of c/l of Hooks Lane

3rd Election District - 2nd Councilmanic

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August 9, 1989

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Zoning Commissioner of Baltimore County

Office of Planning and Zoning

Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance

Case No. 90-15-SPHA

Woodholme Properties, et al.

Dear Mr. Haines:

Enclosed is a draft Findings of Fact and Conclusions of Law for your review. The Petitioner and I both appreciate the attention to detail and cooperation shown by you and your office. If the Petitioner or I can be of any further service, please feel free to contact me.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barnight

GSB:sb

Enclosure

cc: Mr. Dirk P. D. Mosis, III (w/encl.)

Mr. Gilbert R. Cruz

Ms. A. Carroll Bull

Mr. William M. Burwell

Mr. Henry F. Sadler

Mr. David S. Thaler

LEGAL NOTICE

NOTICE OF HEARING

The Zoning Commission of Baltimore County

Office of Planning & Zoning

Towson, Maryland 21204

(301) 837-3353

J. Robert Haines

Zoning Commissioner

Re: Petitions for Special Hearing & Zoning Variance

CASE NUMBER: 90-15-SPHA

NE/S Reisterstown Road, 114' NW of c/l of Hooks Lane

3rd Election District - 2nd Councilmanic

Petitioner(s): WH-I Land Limited Partnership, et al

HEARING SCHEDULED: THURSDAY, JULY 27, 1989 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$147.07 is due for advertising and posting of the above referenced property.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DATE OF THE HEARING.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 7/27/89 ACCOUNT: R-01-615-000 No. 068385AMOUNT: \$ 147.07RECEIVED BY: WH-I LAND LTD PART/WOODHOLME PROPT LTDFROM: P&A for 7/27/89 HEARING 90-15-SPHA

B B C72*****14707:a 276F

VALIDATION ON SIGNATURE OF CASHIER

FILE

G. SCOTT BARNIGHT

DIRECT NUMBER

301-832-2059

300 LAFAYETTE BUILDING

40 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

301 832-2000

FAX: 301 832-2015

August 9, 1989

The Honorable J. Robert Haines

Zoning Commissioner of Baltimore County

Office of Planning and Zoning

Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance

Case No. 90-15-SPHA

Woodholme Properties, et al.

Dear Mr. Haines:

Enclosed is a draft Findings of Fact and Conclusions of Law for your review. The Petitioner and I both appreciate the attention to detail and cooperation shown by you and your office. If the Petitioner or I can be of any further service, please feel free to contact me.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barnight

GSB:sb

Enclosure

cc: Mr. Dirk P. D. Mosis, III (w/encl.)

Mr. Gilbert R. Cruz

Ms. A. Carroll Bull

Mr. William M. Burwell

Mr. Henry F. Sadler

Mr. David S. Thaler

HOUSE REPRESENTATIVE, 1054

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: July 25, 1989
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: WH-I Land Limited Partnership, Item 472
Zoning Petition No. 90-15-SPHA

The petitioners request a special hearing to approve two directional/informational signs in a BM zone and one directional/informational sign in a PD-5 zone and a variance to allow for increased number and area of shopping center identification signs, other freestanding business signs, directional/informational signs, and park identification signs and to permit a shopping center identification sign to be located opposite residentially zoned land in lieu of the required commercially zoned land. In reference to this request, staff offers the following comments:

- The subject site is known as "Festival at Woodholme" and contains a mixed use of retail, office and hotel. The site obtained CDS approval on October 6, 1986 (File No. III-298).
- The Office of Planning and Zoning has been working with the petitioners to develop a comprehensive sign package for this project. The requested variances are the result of this endeavor, and this office believes that it reflects the type of signage that is appropriate to reflect the image that the Reisterstown Road Corridor Study was attempting to create. This office supports the proposed petition as depicted on the site plans. The aesthetic considerations as displayed through this comprehensive sign program utilizing standard letter, color, and size, is superior to actual zoning requirements.

pk/sf

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 100
301 EAST PINE STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 301-541-8108

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-432-2000
FAX 301-432-2015

SUITE 100
1811 17TH STREET, NW
WASHINGTON, D.C. 20036
TEL. (202) 462-4000

G. SCOTT BARNHART
DIRECT NUMBER
301-432-2000

September 18, 1989

The Honorable J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance
Case No. 90-15-SPHA
Woodholme Properties, et al.

Dear Mr. Haines:

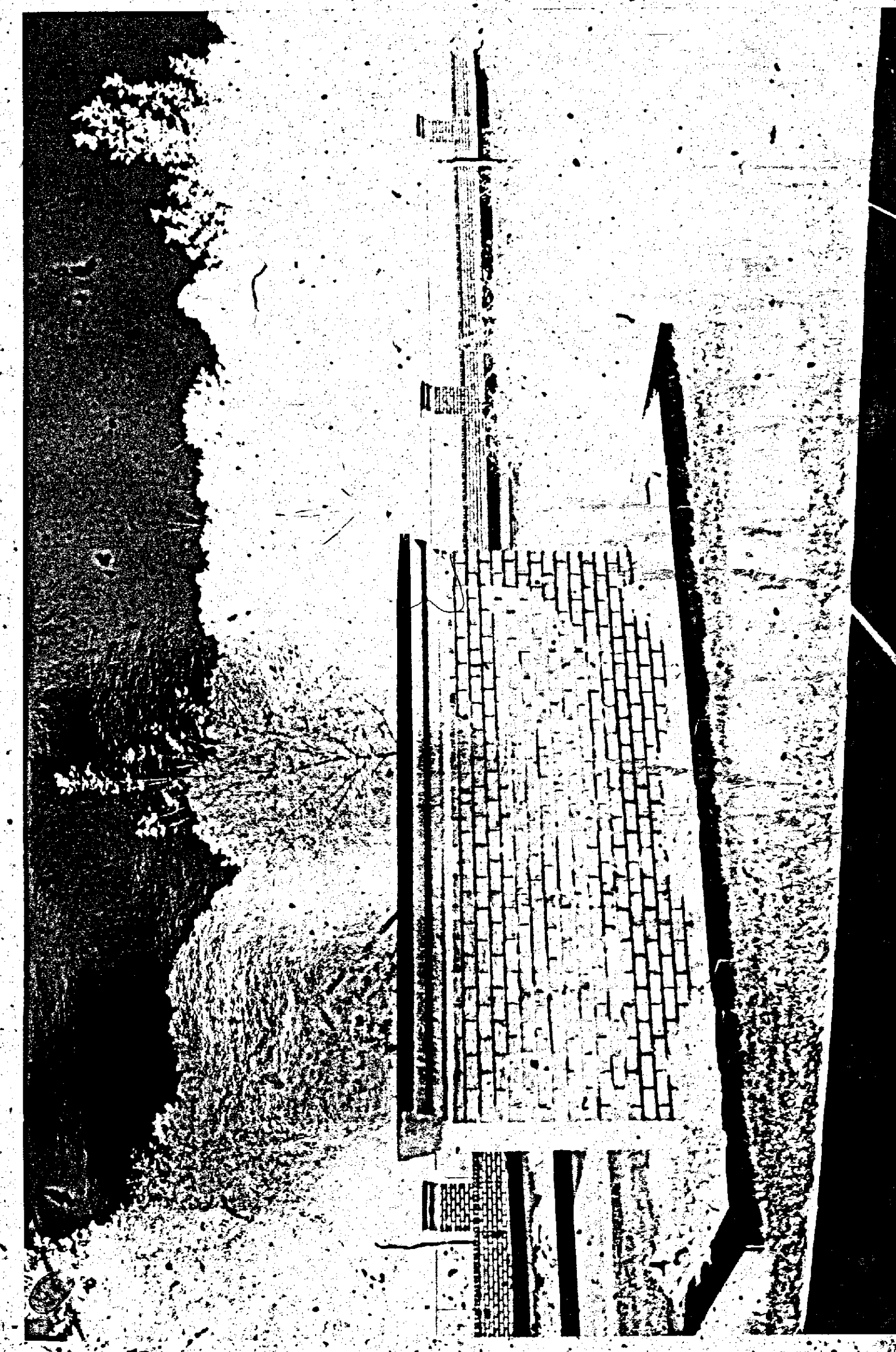
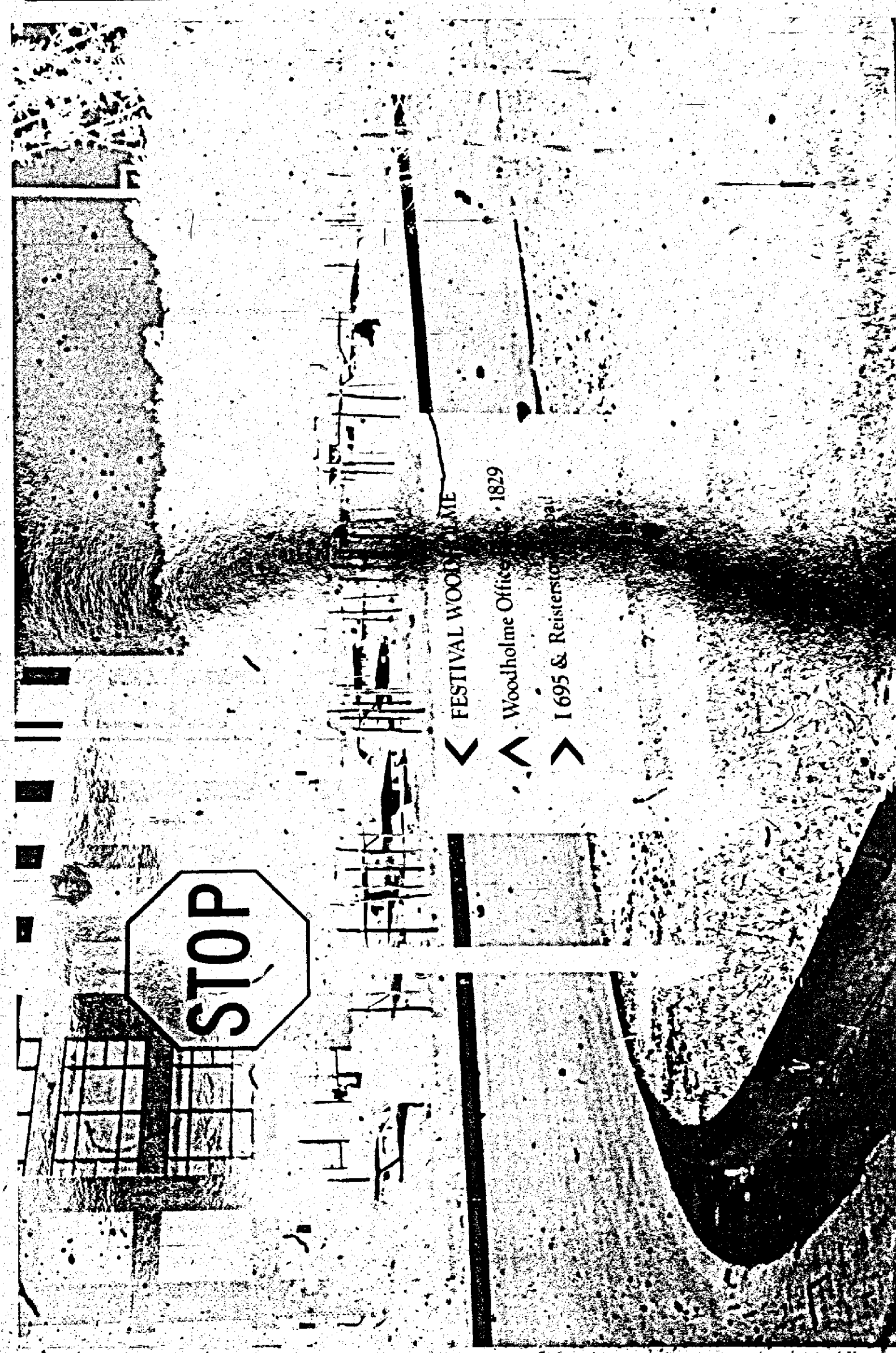
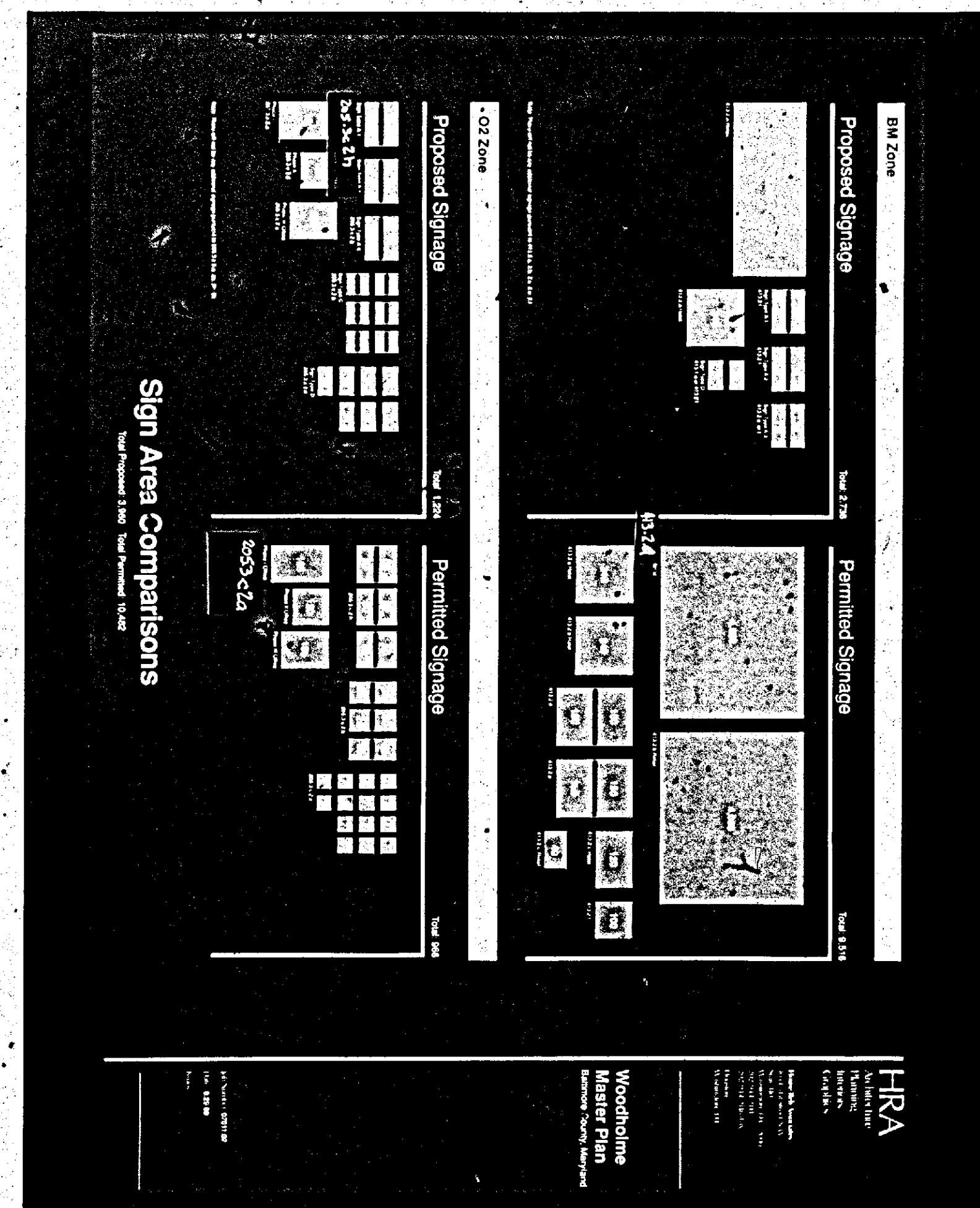
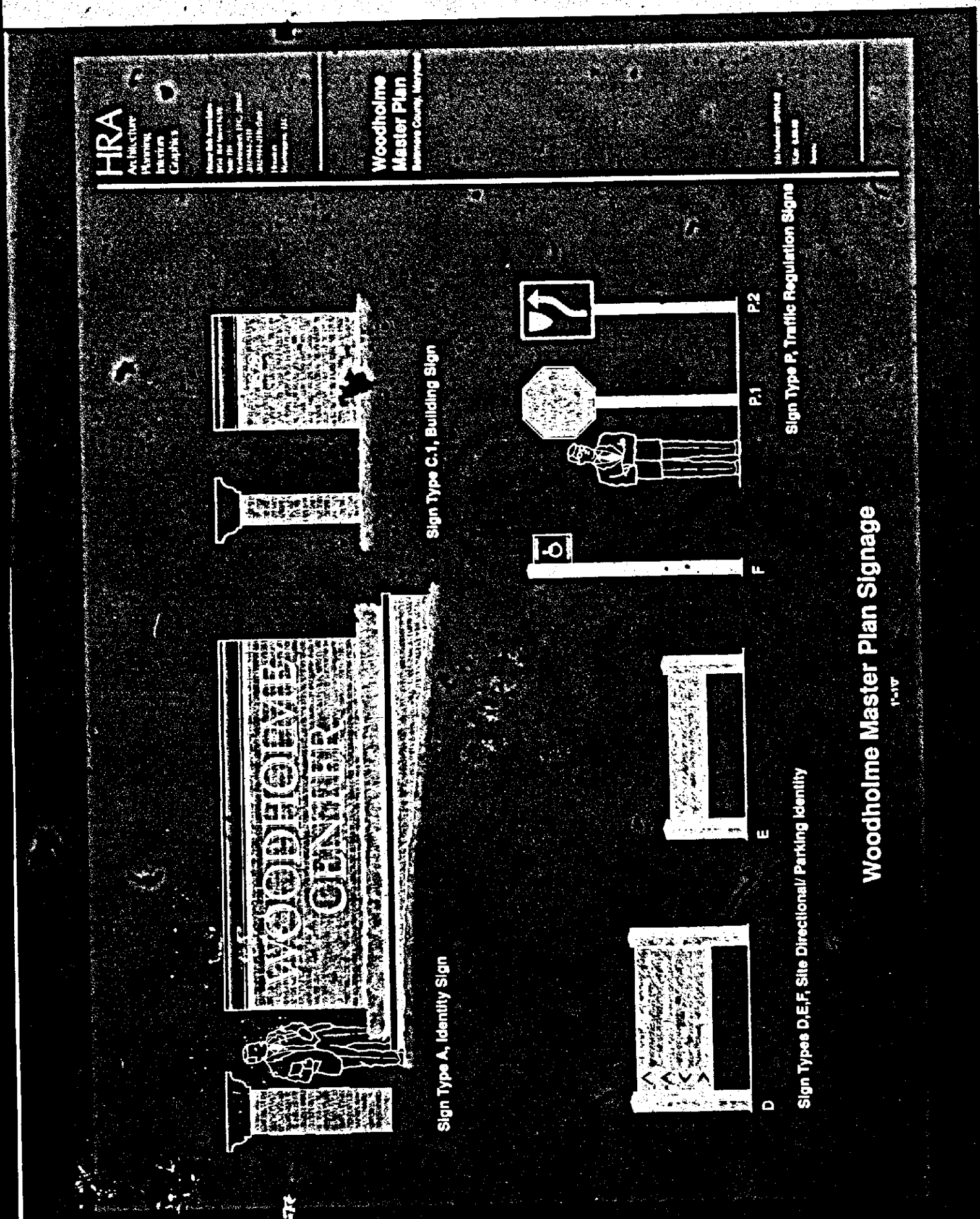
Enclosed is a Findings of Fact and Conclusions of Law for your review and execution. I have made the changes suggested in your recent correspondence.

If I can be of any additional service, please feel free to contact me. Thank you for your kind attention to this matter.

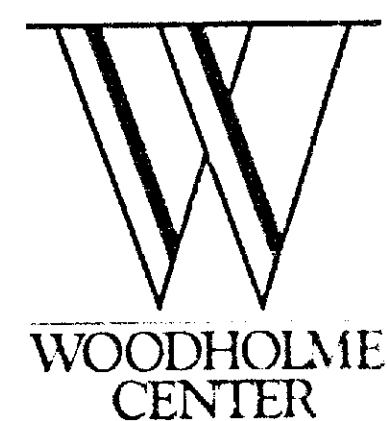
Sincerely,
G. Scott Barnhart

GSB:ab
Enclosure
cc: Mr. Dirk P. D. Mosis, III (w/encl.)
Mr. Gilbert R. Cruz
Ms. A. Carroll Bull
Mr. William M. Burwell
Mr. Henry P. Sadler
Mr. David S. Thaler

RECEIVED
SEP 20 1989
ZONING OFFICE



■ The aim of art is to represent not the outward appearance of things but their inward significance. ■
- Aristotle



**PETITIONER'S
EXHIBIT 1**

90-15-672A
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
17th day of May, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: WM-I Land Ltd. et al Received by: James E. Dyer
Petitioner's Attorney: C. Scott Barhight Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

June 6, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1989

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

G. Scott Barhight, Esquire
40 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No. 472, Case No. 90-15-SPHA
Petitioner: Woodholme Properties, et al
Petition for Special Hearing and
Zoning Variance

Dear Mr. Barhight:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINKLASKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Trammell Crow Company
7 Saint Paul Street
Baltimore, MD 21202

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 15, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Festival at Woodholme
Zoning Meeting of 5-16-89
N/S Reisterstown Road
(MD 140) 114' West of
Hooks Lane
(Item #472)

Dear Mr. Haines:

After reviewing the submittal for the following sign variances, we have forwarded this plan to our Highway Beautification Section, c/o Mary Benner (333-1642) for all comments relative to zoning.

Special Hearing to approve three directional/information signs, two in the B.M. zone and one in the D.R.-3.5 zone. Variance in a B.M. zone: to permit a shopping center T.D. sign opposite residential zoned property in lieu of the allowed opposite commercial zoned property; to permit four other business signs - two double-faced and two single-faced, total square feet 342 all in lieu of the permitted three signs of 100 square feet. Variance in an O-2 zone: to permit seven total signs, by lot, Lot #1 - three signs, Lot #4 - two signs, Lot #5 - two signs in lieu of the permitted one per lot of 25 square feet per face; to permit seven single-faced directional signs, all of 15 square feet surface area in lieu of the allowed 8 square feet surface area; to permit two double-faced park I.D. signs of 78 square feet per face in lieu of the allowed 50 square feet per face. Variance in D.R.-3.5 zone: to permit one single faced premises name sign on lot #5 of 15 square feet in lieu of the allowed 1 square foot.

RECEIVED
MAY 18 1989
ZONING OFFICE

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
333-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. Robert Haines
Page -2-
May 15, 1989

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,
Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw

cc: D.S. Thaler & Assoc., Inc.
Ms. Mary Benner (w-attachment)
Mr. J. Ogle

RECEIVED
MAY 18 1989
ZONING OFFICE

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

MAY 26, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: James Dryer

Re: Sign: Item #472
Festival at Woodholme Sign

Dear Mr. Haines:

This letter is in answer to the letter from Mr. Creston J. Mills, Jr., Chief, Bureau of Engineering Access Permits dated March 23, 1989, to you concerning the above.

A representative from the Office of Highway Beautification Section, Mr. George Dawson, has inspected the location for the proposed sign and found that it will be an on-premise sign. This office does not control an on-premise sign except if a determination is made that it is a traffic hazard. The sign cannot project into the State's Right-of-Way.

If there is any further information needed, please do not hesitate to contact this office.

Sincerely,
Mary J. Benner
Mary J. Benner
Acting Chief
Highway Beautification
Section

MJB:jsk
cc: Mr. Creston J. Mills, Jr.

Mr. George Dawson
Inspector - Dist. #4
Brooklandville

My telephone number is (301) 333-1641

Teleprinter for Impaired Hearing or Speech
333-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Fire Department
Towson, Maryland 21204-2596
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: WM-I Land Limited Partnership
Woodholme Properties Limited Partnership
Location: NE/S Reisterstown Road, 114' NW of centerline of Hooks Lane
Item No.: 472
Zoning Agenda: May 16, 1989

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 of _____ 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.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *C. J. Mills* Noted and Approved: *Robert W. Bowling*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 16, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 466, 468, 469, 470, 471, 474, 475, 476, 478, 480, 481, 482, 485, and 486.

For Item 253 the previous County Review Group Comments still apply.

For Item 313 contact the State Highway Administration for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments for Festival at Woodholme still apply.

For Item 473 the building being in a revertible slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments still apply.

For Item 479 the previous County Review Group Comments still apply.

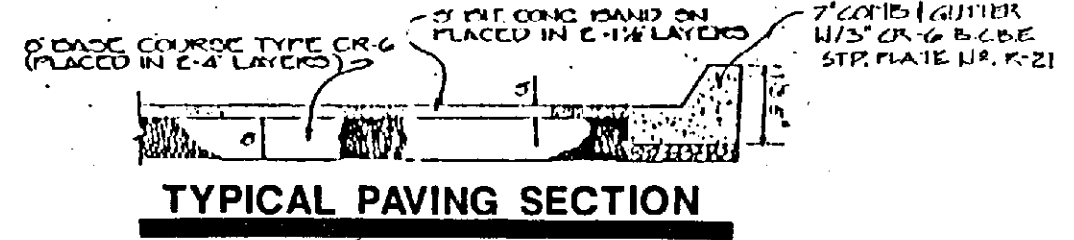
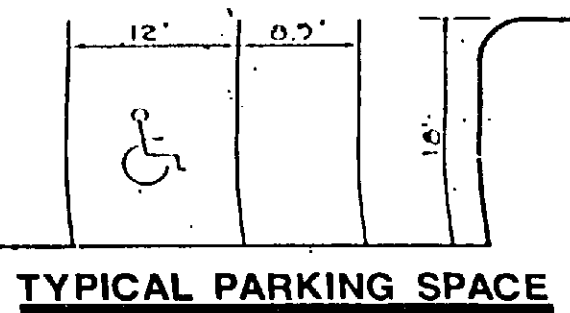
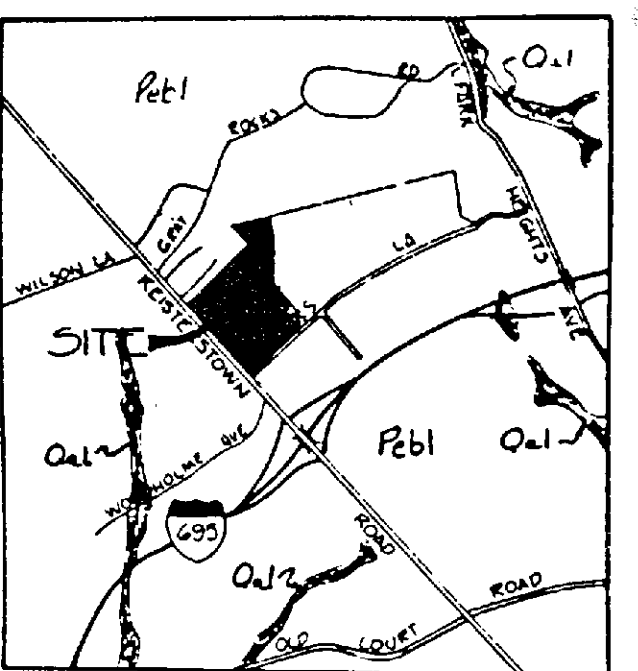
For Item 483 contact the State Highway Administration for right-of-way requirements on Park Heights Avenue.

For Item 484 the previous County Review Group Comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:u

DENSITY TABULATIONS							
FESTIVAL AT WOODHOLME	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	TOTAL SITE
ACREAGE GROSS	4.979	2.067	3.094	4.906	3.049	N/A	20.727
ACREAGE NET	4.060	2.541	7.071	4.247	3.064	0.314	23.297
ZONED D.M.	4.979	2.067	3.094	4.906	3.049	0.314	20.727
ZONED D.M.	4.979	2.067	3.094	4.906	3.049	0.314	20.727



PARKING DATA			
BLDG. NO.	USE	AREA	PARKING SPACES
1	OFFICE	2,500 SQ. FT.	30
2	OFFICE	2,500 SQ. FT.	30
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99	OFFICE	2,500 SQ. FT.	30
100	OFFICE	2,500 SQ. FT.	30

GENERAL NOTES:

PROJECT SIGNAGE

Sign Type	Quantity	Description	B.C.Z.R. Reference
A.1	1	Primary Project Identification, Freestanding, 78 sq. ft. Each Face	Variance (b), 413.2.1
A.2	1	Hotel, Freestanding, 78 sq. ft. Each Face	Variance (b), 413.2.1
A.3	1	Retail Center Identification, Freestanding, 78 sq. ft. Each Face	Variance (b), 413.2.1
B	2	Directional/Informational, 14 sq. ft.	413.2.2
C	2	Directional/Informational, 14 sq. ft.	413.2.2
D	2	Directional/Informational, 14 sq. ft.	413.2.2
E	2	Directional/Informational, 14 sq. ft.	413.2.2
F	2	Handicap, 14 sq. ft. Each	413.2.2
H	1	Hotel, Building-mounted, 14 sq. ft. TSD	413.2.2
P	5	Traffic, 14 sq. ft. varies	413.2.2
R	Varies	Retail, Building-mounted, 14 sq. ft. varies	413.2.2

SIGNAGE NOTES

- There may be additional P and R type signs placed in the DM and O-2 Zones.
- There may be one additional building sign on each office building in the O-2 Zones pursuant to 205.3.C.2.b.
- There may be temporary signs placed on the property.
- Note screening as shown on approved CMO plans.
- SP denotes single-faced, DF denotes double-faced, TSD denotes to be determined.

PETITION FOR SPECIAL HEARING

The Petitioner hereby petitions for a Special Hearing to approve 2 directional/informational signs in a BM zone (D.6, D.7) pursuant to Section 413.1.e; and to approve 1 directional/informational sign in a D.R.3.5 zone (D.10) pursuant to Section 413.1.a, or in the alternative pursuant to Section 413.1.e.

OWNER/DEVELOPER

WOODHOLME PROPERTIES LIMITED PARTNERSHIP
WH-1 LAND LIMITED PARTNERSHIP
STEWART L. GREENBAUM & J. POPE WOODARD, TRUSTEES
DINK P. D. MOSIS, III (AGENT)
COMMERCENTRE EAST SUITE 275
BALTIMORE, MARYLAND 21208
(301) 484-8400

REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/89	INITIAL DESIGN, INCLUDING VARIANCE PETITION, SPECIAL HEARING PETITION, AND CMO PLAN.
2	05/01/89	REVISED CMO PLAN, INCLUDING VARIANCE PETITION, SPECIAL HEARING PETITION, AND CMO PLAN.

PLAT TO ACCOMPANY VARIANCE PETITION & SPECIAL HEARING

FESTIVAL AT WOODHOLME

3RD. ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

DATE: APRIL 28, 1989

SHEET
1 OF 3

A.1 SIGN LOCATION DETAIL



LEGEND

- TRACT BOUNDARY
- LOT LINE
- ZONING LINE
- SAN. SEWER
- STORM DRAIN
- WATER
- FIRE HYDRANT
- LIGHTING
- STORM WATER MANAGEMENT AREA
- RETAIL SIGNS
- HOTEL SIGN

D.S. THALER & ASSOC. INC.

CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS & LAND PLANNERS

11 WARREN ROAD

BALTIMORE, MARYLAND 21208

(301) 484-4100