

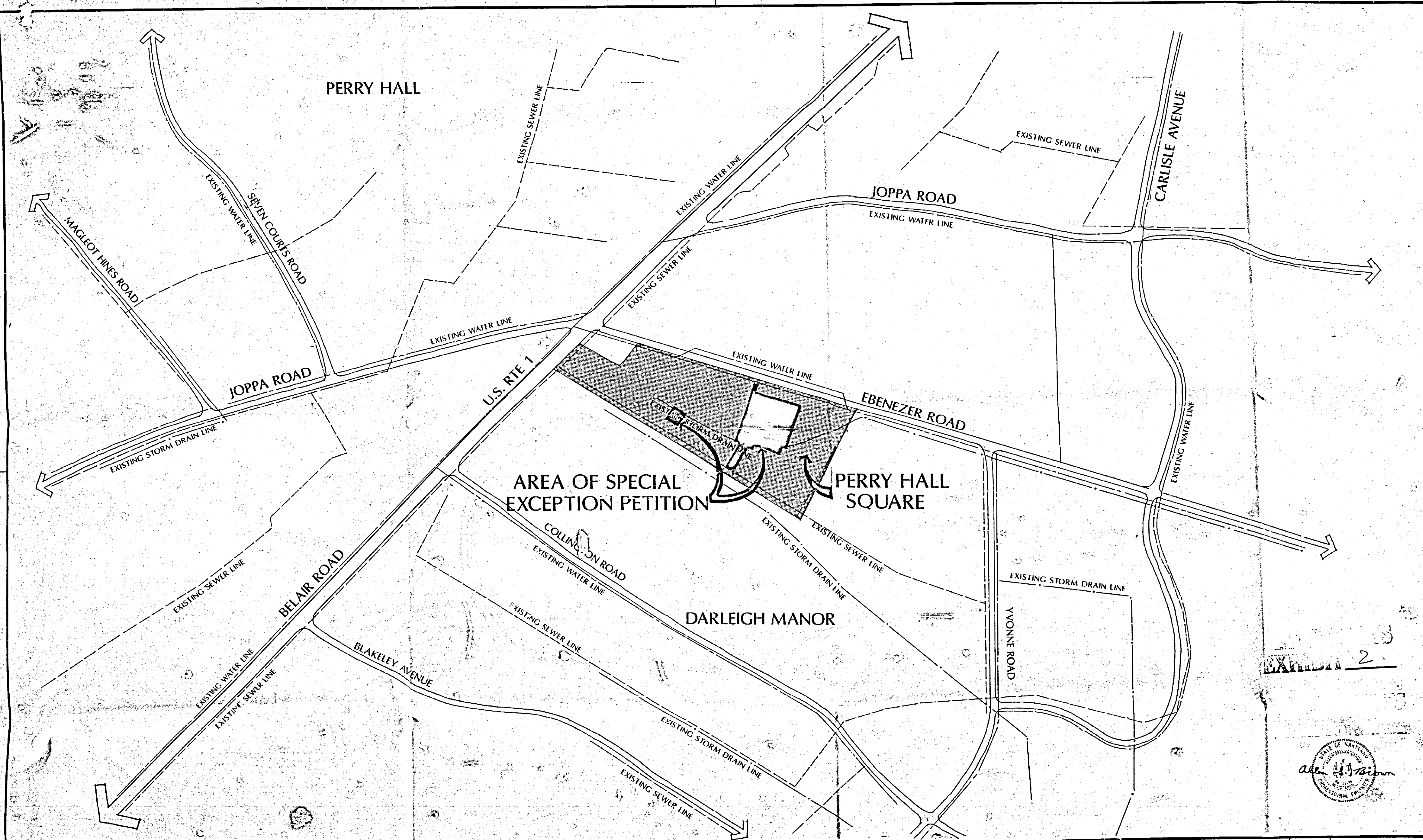


EXHIBIT 2



PETITIONER:
JHP DEVELOPMENT COMPANY, INC.
40 YORK ROAD
SECOND FLOOR
TOWSON, MARYLAND 21204
(301) 823-5151

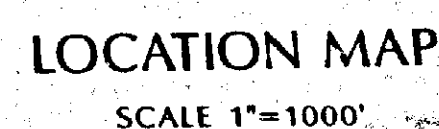
No.	REVISION	DATE	BY



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETHISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CULPEPER, VA • DULUTH, GA • EXPORT, PA • FAIRFAX, VA • GREENBELT, MD
LEESBURG, VA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

**SITE LOCATION MAP
PERRY HALL SQUARE**
COUNCILMANIC DISTRICT NO. 5
ELECTION DISTRICT NO. 11
ADDRESS: 4301 EBENEZER ROAD
PERRY HALL, MD 21128
BALTIMORE COUNTY, MARYLAND

LLH DESIGN	SCALE 1" = 200'
LLH DRAWN	2 OF 2
DLM CHECKED	SHEET
11/13/89 DATE	JOB No. FILE No.



<u>USES</u>	<u>FOOT-UP FOOTAGE</u>	<u>REQUIRED PARKING</u>	
RETAIL	Building Permit Service	1,140 sq. ft.	5.7 spaces
RETAIL	Spec Print	3,110 sq. ft.	15.6 spaces
RESTAURANT	Steak	5,175 sq. ft.	109.8 spaces
RETAIL	Golden Bowl (CARRY OUT)	1,200 sq. ft.	6.3 spaces
RETAIL	Village Sub Shop (CARRY OUT)	2,000 sq. ft.	10.0 spaces
RETAIL	B.J.'s Limited (CARRY OUT)	1,470 sq. ft.	7.4 spaces
RETAIL	Maryland National Bank	3,200 sq. ft.	16.0 spaces
RETAIL	American National Bank	2,520 sq. ft.	12.6 spaces
RETAIL	M & R Block	3,200 sq. ft.	17.3 spaces
MEDICAL	Dr. Glasser - Optometrist	1,200 sq. ft.	6.00 spaces
MEDICAL	Dr. Buchanan - Dentist	1,750 sq. ft.	9.00 spaces
MISCELLANEOUS	Rolling Alley	40,000 sq. ft.	144.00 spaces
			<u>215.00 SPACES</u>
*Movie Theater (400 Seats)			
NOTE: PARKING COUNT AS PER NEW REGULATIONS	TOTAL	196,384 sq. ft.	
*NOTE: AS PER SECTION 409.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS THE PROPOSED MOVIE THEATRE IS CONSIDERED AS A SEPARATE USE FOR PARKING CALCULATIONS.			
		GRAND TOTAL	1166 SPACES
		TOTAL PARKING REQUIRED	1166 SPACES
		TOTAL PARKING PROVIDED	1069 SPACES
			<u>97 SPACE DEFICIT</u>
<u>PARKING REQUIREMENTS</u>			
EXISTING SHOPPING CENTER: (100 REGULATIONS)			
RETAIL	5 SPACES / 1000 SF.		
RESTAURANT	1 SPACE / 500 SF.		
MEDICAL	1 SPACE / 200 SF.		
OFFICE	1 SPACE / 200 SF.		
RECREATION	5 SPACES / 100 SF.		
(PARKING ALLEY)			
PROPOSED USE: THEATER (NEW REGULATIONS)			
THEATER (500 SEATS)	1 SPACE / 4 SEATS		

NOTE: TOTAL PARKING PROVIDED CONSISTS OF THE PARKING SPACES WHICH EXIST ON THE PROPERTY. NO ADDITIONAL SPACES HAVE BEEN ADDED.

KEY

LIGHT POST

EXISTING SEWER LINE

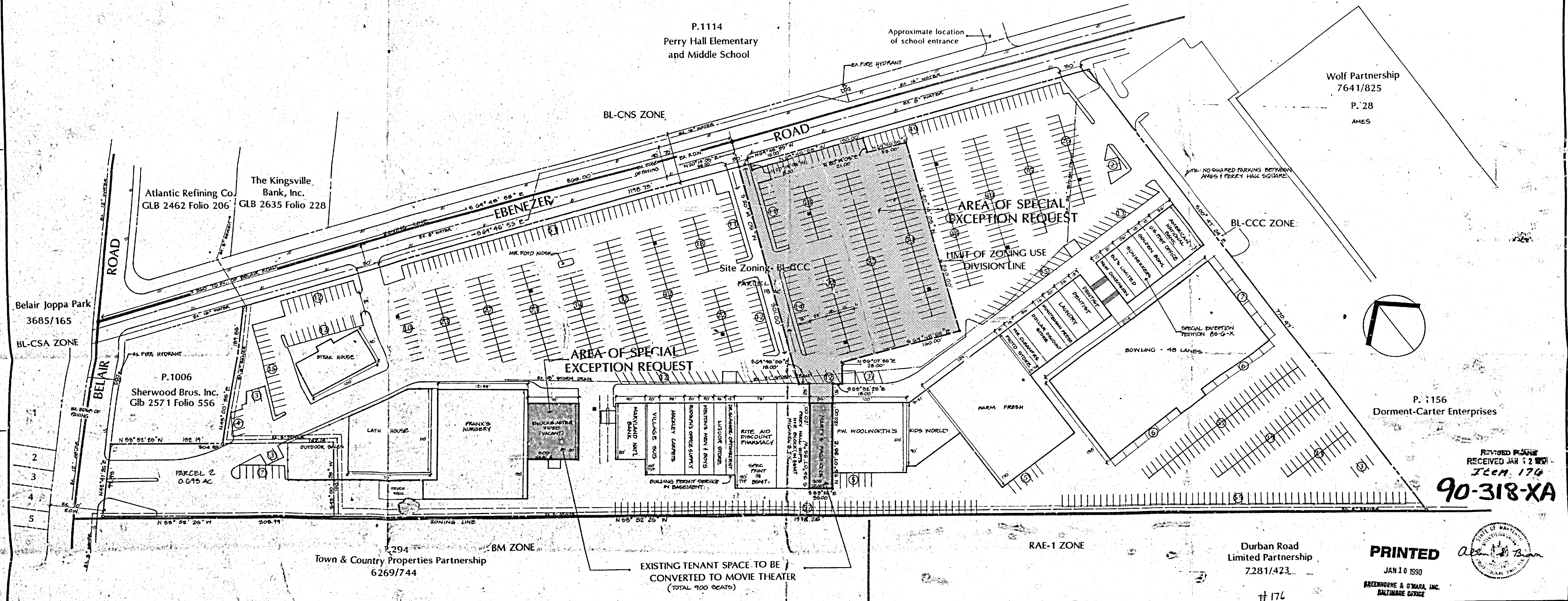
EXISTING WATER LINE

EXISTING STORM DRAIN LINE

EDGE OF EXISTING PAVING

EXISTING FIRE HYDRANT

ZONING LINE



REVISED PAGE
RECEIVED JAN 12 1971
ITEM 176
90-318-XA

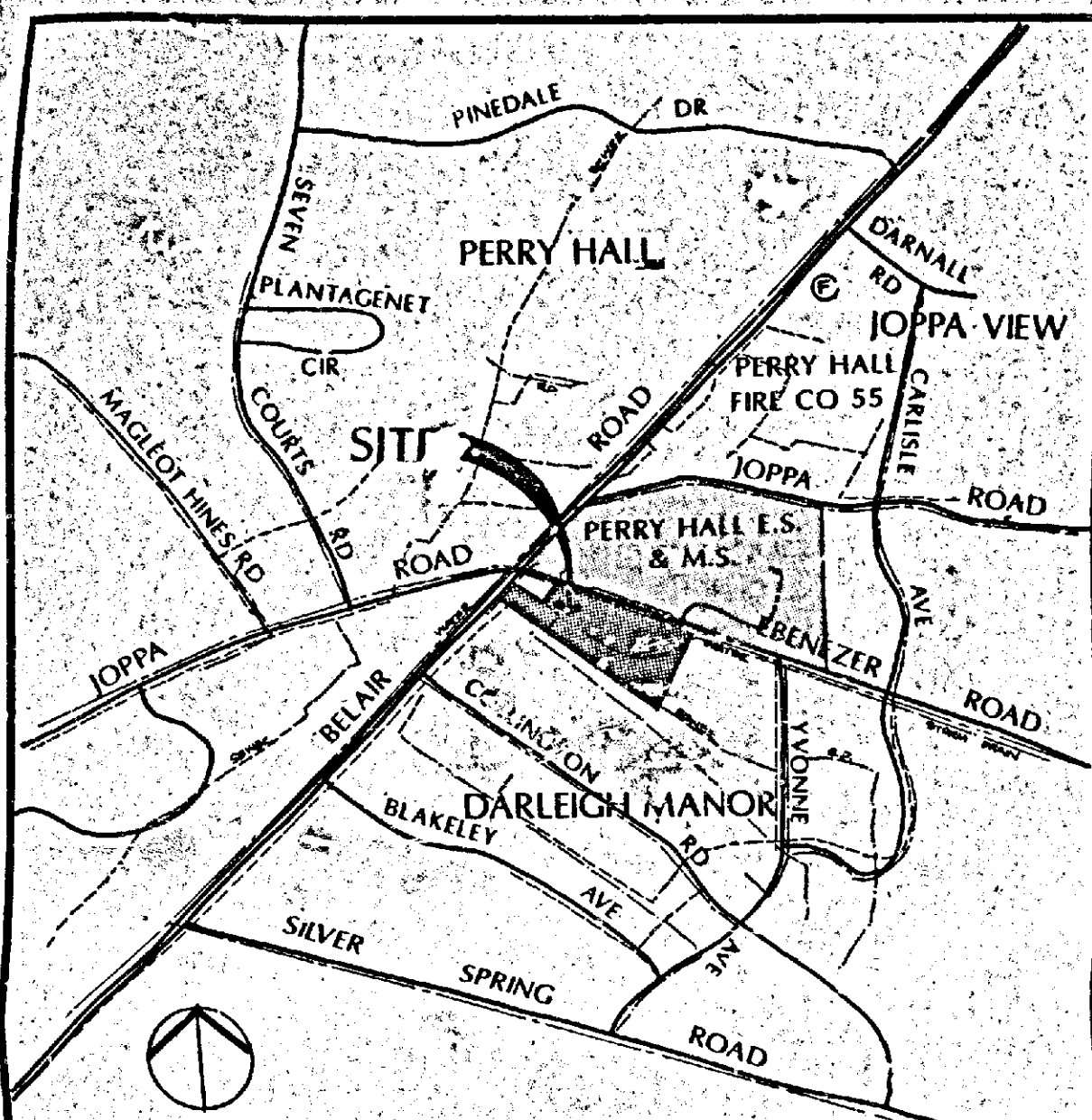
PRINTED
JAN 10 1990
GREENHORNE & O'MARA, INC.
BALTIMORE OFFICE

PETITIONER:
JHP DEVELOPMENT COMPANY, INC.
40 YORK ROAD,
SECOND FLOOR
TOWSON, MARYLAND 21204
(301) 823-5151

[illegible][illegible]

SPECIAL EXCEPTION EXHIBIT
PERRY HALL SQUARE - COUNCILMANIC DISTRICT NO. 5
ELECTION DISTRICT NO. II
BALTIMORE COUNTY, MARYLAND
ADDRESS: 4301 BENEFIZER ROAD
PERRY HALL, MD. 21128

LLH DESIGN	SCALE 1"=50'	
LLH DRAWN	1 OF 2	
DLM - CHECKED	SHEET	
9/26/89 DATE	1043 No.	FILE No.



LOCATION MAP
SCALE 1"=1000'

SEWER LINES
WATER LINES
STORM DRAIN LINES

SITE SUMMARY
S.L.C.C.C. (Business, Local - Commercial Community Core)

EXISTING USE
Perry Hall Fire Co 55
Perry Hall E.S. & M.S.

PROPOSED USE
Movie Theater

PARKING REQUIREMENTS

Description	Parking Required
Shopping Center (100,000 S.F. or more of gross leasable space)	3 spaces per 1000 S.F.
Movie Theater	1 space per 4 seats

Building Square Footage and Required Parking:

USE	SQUARE FOOTAGE	REQUIRED PARKING
RETAIL Photo, Kiosk	800 sq. ft.	1.0 space
RETAIL Franks Nursery	39,236 sq. ft.	186.2 spaces
RETAIL Blockbuster Video	5,400 sq. ft.	28.0 spaces
RETAIL Mackley Carpets	3,700 sq. ft.	18.5 spaces
RETAIL Buldolphs Office Supply	2,000 sq. ft.	10.0 spaces
RETAIL Helton's Men & Boys	2,000 sq. ft.	10.0 spaces
RETAIL L & L Liquors	1,400 sq. ft.	8.0 spaces
RETAIL Rite Aid	6,740 sq. ft.	33.8 spaces
RETAIL Michaels T.V.	1,081 sq. ft.	5.4 spaces
RETAIL Woolworth's	20,000 sq. ft.	100.0 spaces
RETAIL Kids World	4,937 sq. ft.	24.7 spaces
RETAIL Farm Fresh	21,230 sq. ft.	106.1 spaces
RETAIL R & L Photo	1,050 sq. ft.	5.3 spaces
RETAIL Mr. Cleaners	1,050 sq. ft.	5.3 spaces
RETAIL Dollar Discount	2,500 sq. ft.	12.5 spaces
RETAIL Minuteman Press	1,120 sq. ft.	5.6 spaces
RETAIL Perry Hall Bank	4,400 sq. ft.	22.0 spaces
RETAIL New Dimensions	1,050 sq. ft.	5.3 spaces
RETAIL Sun Seekers	1,820 sq. ft.	9.1 spaces
RETAIL Post Office	1,100 sq. ft.	5.5 spaces
RETAIL Perry Hall Gifts	3,523 sq. ft.	17.6 spaces

EXISTING BUILDING PERMIT SERVICE

NAME	SQUARE FOOTAGE	REQUIRED PARKING
Building Permit Service	1,140 sq. ft.	5.7 spaces
Spec Print	3,110 sq. ft.	15.6 spaces
Similar	3,175 sq. ft.	15.9 spaces
Golden Bowl (CARRY OUT)	1,260 sq. ft.	6.3 spaces
Village Sub Shop (CARRY OUT)	2,000 sq. ft.	10.0 spaces
R.J.'s Limited (CARRY OUT)	1,470 sq. ft.	7.4 spaces
Maryland National Bank	3,200 sq. ft.	16.0 spaces
American National Bank	2,520 sq. ft.	12.6 spaces
N & B Block	3,500 sq. ft.	17.5 spaces
Dr. Glasser - Optometrist	1,200 sq. ft.	6.0 spaces
Dr. Buchanan - Dentist	1,750 sq. ft.	8.8 spaces
Bowling Alley	40,000 sq. ft.	140.0 spaces
Movie Theater (300 Seats)	4,200 sq. ft.	75.0 spaces
TOTAL	150,084 sq. ft.	750.0 spaces

NOTE: AS PER SECTION 409.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS THE PROPOSED MOVIE THEATER IS CONSIDERED AS A SEPARATE USE FOR PARKING CALCULATIONS.

GRAND TOTAL 1045 SPACES

TOTAL PARKING REQUIRED 1045 SPACES

TOTAL PARKING PROVIDED 1045 SPACES

PARKING REQUIREMENTS

EXISTING SHOPPING CENTER: (OLD REGULATIONS)

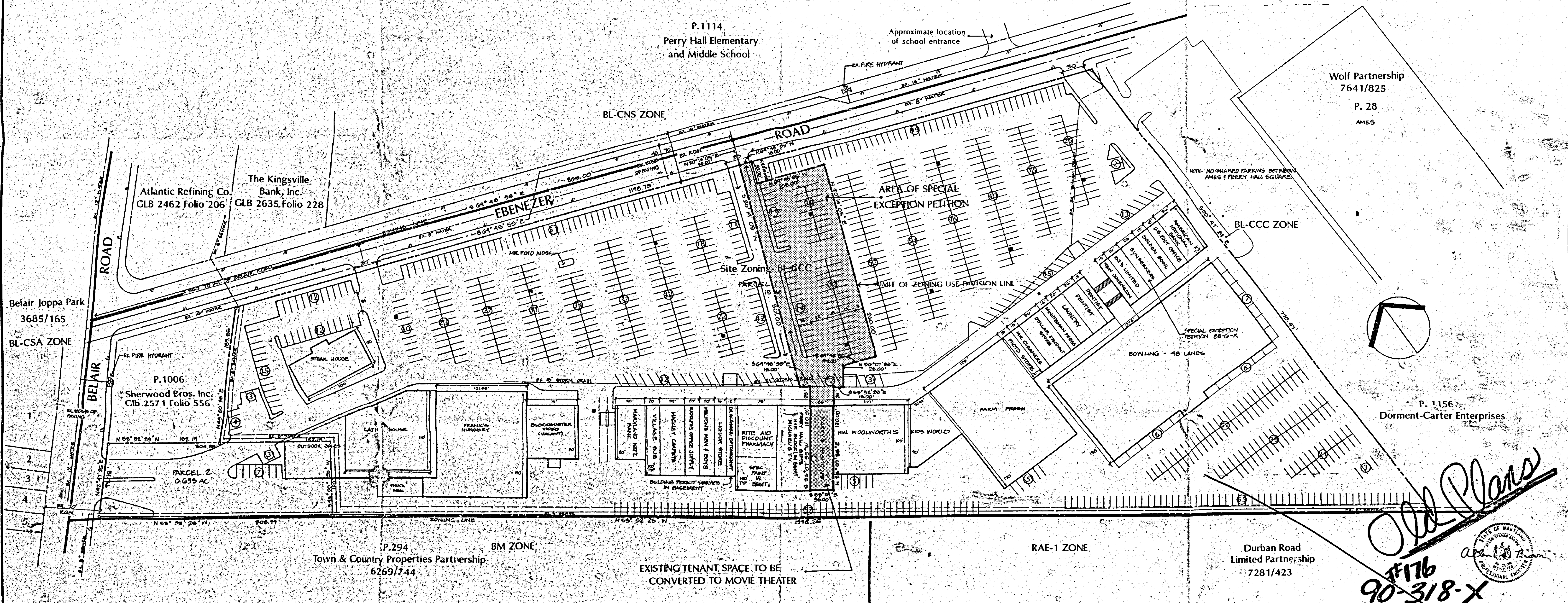
RETAIL	5 SPACES/1000 SF
RESTAURANT	1 SPACE/50 SF
MEDICAL	1 SPACE/500 SF
OFFICE	1 SPACE/1000 SF
PROFESSIONAL (OFFICE/ALLEY)	5 SPACES/1000 SF

PROPOSED USE: THEATER (NEW REGULATIONS)

THEATER (300 SEATS) 1 SPACE/4 SEATS

NOTE: TOTAL PARKING PROVIDED CONSISTS OF THE PARKING SPACES WHICH EXIST ON THE PROPERTY. NO ADDITIONAL SPACES HAVE BEEN ADDED.

- KEY**
- LIGHT POST
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - EDGE OF EXISTING PAVING
 - EXISTING FIRE HYDRANT
 - ZONING LINE



PETITIONER:
JHP DEVELOPMENT COMPANY, INC.
40 YORK ROAD
SECOND FLOOR
TOWSON, MARYLAND 21204
(301) 823-5151

No.	REVISION	DATE	BY



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100
AMARICUS, VA • ATLANTA, GA • AURORA, CO • CHICAGO, IL • DALLAS, TX • DENVER, CO • FAIRFAX, VA • GREENBELT, MD
LEESBURG, VA • MARLBOROUGH, MA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

SPECIAL EXCEPTION EXHIBIT
PERRY HALL SQUARE
ELECTION DISTRICT NO. II
BALTIMORE COUNTY, MARYLAND
ADDRESS: 4301 EBENEZER ROAD
PERRY HALL, MD 21120

LLH DESIGN	SCALE	1"=50'
LLH DRAWN	1	OF 2
LLH CHECKED		
DATE	9/26/89	
JOB No.		FILE No.

Old Plans
#176
90-318-X

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Marvin A. Peckler	40 Yak Rd 04
Robert A. Hoffman	216 A. Highway Ave 04
Dan Martin Cummings	113 12th St Rd 04
Franky Capelin	40 West Chesapeake 04
Bob Wamboldt	9205 Ramblebrook Rd 21236
Ching Stratton	3803 JUNIPER ROAD, 21218
RONALD K. GAYTON	2508 N. CALVEAT ST. 21218

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Mrs. Sophie Raab	4202 Raab Ave 21236

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Perry Hall Square Partnership
c/o JHP Development
40 Rock Road, 2nd Floor
Towson, Maryland 21204



Dennis F. Rasmussen
County Executive

Re:

Petition for Special Exception
CASE NUMBER: 90-318-X
S/S of Ebenezer Road, 870' SE of c/l of Belair Road
(8911 Belair Road)
11th Election District - 5th Councilmanic
Petitioner(s): Perry Hall Square Partnership
HEARING: FRIDAY, FEBRUARY 9, 1990 at 11:00 a.m.

Gentlemen:

Please be advised that \$252.04 is due for advertising and posting of the above captioned property.

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

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 9, 1990

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 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception
CASE NUMBER: 90-318-X
S/S of Ebenezer Road, 870' SE of c/l of Belair Road
(8911 Belair Road)
11th Election District - 5th Councilmanic
Petitioner(s): Perry Hall Square Partnership
HEARING: FRIDAY, FEBRUARY 9, 1990 at 11:00 a.m.

Special Exception: For a theatre.

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

JRH:gs



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 25, 1990

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 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-318-XA
S/S of Ebenezer Road, 870' SE of c/l of Belair Road
(8911 Belair Road)
11th Election District - 5th Councilmanic
Petitioner(s): Perry Hall Square Partnership
HEARING: MONDAY, MARCH 12, 1990 at 9:30 a.m.

Special Exceptions: For a theatre.
Variances: To permit a total of 1,050 spaces provided in lieu of the required 1,160, with the addition of the proposed theatre space.

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.

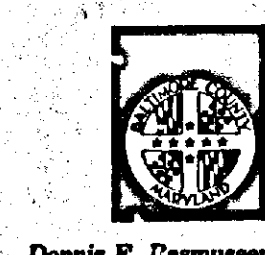
NOTE:
(If "PHASE II" of the "NEW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3331 to confirm hearing date.)

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Perry Hall Square Partnership
John B. Howard, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 19, 1990



Dennis F. Rasmussen
County Executive

John B. Howard, Esq.
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21285-5517

ATTN: BARBARA WHITE

Re: Perry Hall Square Partnership
Case Number: 90-318-XA

Gentlemen:

This office is in receipt of the additional petition filed with reference to the above matter and, must inform you that the mandatory advertising of same cannot take place before the presently scheduled hearing date of February 9, 1990.

Notification of the new hearing date will be forwarded to you shortly.

Very truly yours,

G. G. Stephens
(301) 887-3391

CERTIFICATE OF PUBLICATION

February 15, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 15, 1990.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zebe Orlin
Publisher

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 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Exception and Zoning Variance
CASE NUMBER: 90-318-XA
S/S of Ebenezer Road, 870' SE of c/l of Belair Road
(8911 Belair Road)
11th Election District - 5th Councilmanic
Petitioner(s): Perry Hall Square Partnership
HEARING: MONDAY, MARCH 12, 1990 at 9:30 a.m.
Special Exceptions: For a theatre.
Variances: To permit a total of 1,050 spaces provided in lieu of the required 1,160, with the addition of the proposed theatre space.
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.
NOTE:
(If "PHASE II" of the "NEW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3331 to confirm hearing date.)
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
MUSCIE Feb. 15

CERTIFICATE OF PUBLICATION

January 18, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 17, 1990.

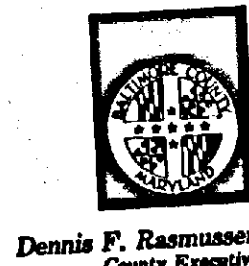
NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zebe Orlin
Publisher

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 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Exception
CASE NUMBER: 90-318-X
S/S of Ebenezer Road, 870' SE of c/l of Belair Road
(8911 Belair Road)
11th Election District - 5th Councilmanic
Petitioner(s): Perry Hall Square Partnership
HEARING: FRIDAY, FEBRUARY 9, 1990 at 11:00 a.m.
Special Exception: For a theatre.
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.
NOTE:
(If "PHASE II" of the "NEW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3331 to confirm hearing date.)
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
MUSCIE Jan. 18

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

2/27/90



Dennis F. Rasmussen
County Executive

Navy Ball Square Partnership
c/o JIS Development
40 York Road, 2nd Floor
Towson, Maryland 21204

Re:

Petition for Special Exception
CASE NUMBER: 90-318-1
5/2 of Lancaster Road, 870' SE 1/4 of Belair Road
(8911 Belair Road)
11th Election District - 5th Councilmanic
District (Petitioner): Navy Ball Square Partnership
HEARING: FRIDAY, FEBRUARY 9, 1990 at 11:00 a.m.

Enclosure:

Please be advised that \$ 252.04 is due for advertising and posting of the above
captioned property.

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

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post
set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson,
Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

GREENHORNE & O'MARA, INC.

REGIME David L. Martin
Department Head
Planning/Landscape Architecture

EDUCATION
B.S.L.A. 1971 Landscape Architecture, Pennsylvania State University

Short Courses:
1972 C.S.I. Sponsored specification writing
Allegheny Community College, Pennsylvania

PROFESSIONAL REGISTRATION
Professional Landscape Architect: Maryland (#776), 1988
Pennsylvania (#5732), 1976

PROFESSIONAL AFFILIATIONS
American Society of Landscape Architects, Member

HONORS AND AWARDS
N.I.R.M. Silver Award for Landscape Architecture for a 50 Home Exclusive
Subdivision, National Home Builders Convention, Houston, Texas, 1985
Honorable Mention - Flagler Boulevard National Competition, West Palm Beach,
Florida

CAPABILITIES
Mr. Martin is responsible for Site Feasibility Studies, Zoning Studies, Concept
Development, Site Planning, Grading, Landscape Architectural Design, Planting
Design and construction documents for each.
Mr. Martin has 18 years of extensive experience in all phases of Master Planning,
Zoning, Site Planning and Landscape Architectural Design in Pennsylvania,
Florida, Massachusetts and Maryland.
Representative projects are briefly described on the following pages.

PETITIONER
EXHIBIT 4

GREENHORNE & O'MARA, INC.

David L. Martin

SITE FEASIBILITY

Liske Property, Anne Arundel County, Maryland
Site Feasibility Study for a 180,000 Square Foot Office Complex for a private
developer.

Dorsey Business Center, Howard County, Maryland
Site Feasibility Study for a 40,000 Square Foot Office Building.
NJR Real Estate, Lake County, Florida

Detailed Site Investigation, zoning potential, infrastructure examination and
Development Feasibility report for a private California Trust Management Firm.

CONCEPT DEVELOPMENT

Port Capitol Center, Howard County, Maryland
Industrial Park site land use plan study with suggested parcelization and
marketing recommendations for private developer.

Roca Del Mar Regional Mass & Business Center, Palm Beach County, Florida
Established a master plan concept for a 50 acre retail mall and office park for a
private developer.

Harbor Town, Commonwealth of the Bahamas
Responsible for the concept and master planning of a unique resort and industrial
park complex which interacted to provide employment and business opportunities
for the Bahamian people and foreign investors.

Doral Office Park, Miami, Florida
Developed initial concept studies linking a "High Image" office park with the
Doral Country Club and Resort Facility; and provided Zoning Testimony.

Woodfield, Pinellas County, Florida
Concept feasibility study of a 600 unit residential development on an
environmentally restricted 700 acre site for Amerifirst Development Inc.

GREENHORNE & O'MARA, INC.

David L. Martin

Design Center of the Americas, Hollywood, Florida

Responsible for site plan concept of multi-use Hotel and Trade Center for the
design industry. Landscape Architectural responsibilities included Mediterranean
style pool and restaurant facility and lush tropical plantings for the entire
complex.

DETAILED SITE PLANNING

Dorsey Business Center, Howard County, Maryland
Responsible for building siting, parking layouts, roadway alignments, pedestrian
walkways and related grading.

Palm Coast Shopping Center, Palm Coast, Florida
Responsible for arrangement of retail shops relating to existing commercial space
to affect an open air mall. Supplemental parking, pedestrian walks and court
spaces were included in this site planning program

Wharfside, Palm Beach County, Florida
Responsible for retail and office building clustering relating to a boardwalk and
lake. Also included were parking and pedestrian walks and courts.

Westinghouse Electric Corporation, Harnersville, Pennsylvania
Responsible for building site, parking and roadway layout, pedestrian walkways
and site grading.

Corapolis Senior High School, Corapolis, Pennsylvania
Responsible for building siting, parking, roadway layout, bus facility, playing
fields and running track and related grading on a very difficult site.

GREENHORNE & O'MARA, INC.

David L. Martin

MASTER PLANNING

"Roca Grove", Palm Beach County, Florida
Responsible for gold course routing and related residential development to
maximize the market value of the development - private developer.

"Roca Pointe", Palm Beach County, Florida
Responsible for golf course routing and arrangement of multi-family development
tracts to maximize the real estate values of the development and provide
flexibility to respond to market place shifts - Marlborough Properties. Provided
zoning expertise.

"White Cliffs", Plymouth, Massachusetts
Responsible for golf course routing and the arrangement of residential
development for a resort development. Security and exclusivity were important
design parameters.

"Country Lakes", Miramar, Florida
Responsible for re-master planning of a water oriented residential community
consisting of 5,500 dwelling units - Centrust Savings. Provided zoning
expertise.

"Parkwalk", Palm Beach County, Florida
Responsible for golf course routing, layout of development tracts, open space,
lakes and amenity facilities for a 2,000 acre planned unit development -
Universal Development Corporation. Provided zoning expertise.

LANDSCAPE ARCHITECTURAL DESIGN

"Huntington Entrance & Model Center", Safety Harbor, Florida
Responsible for the design of entrance fountains, plantings, gatehouse, decorative
sides and pavement design, as well as model center walkways and pool deck. Also
responsible for detailing and material selections for the items above. (1985
M.I.R.M. Silver Award for Landscape Architecture).

"Shadowood Square", Palm Beach County, Florida
Responsible for the design of "High Image" private resort restaurant, pool and
outdoor dining space.

GREENHORNE & O'MARA, INC.

David L. Martin

Rolling Hills Hotel, Davie, Florida

Responsible for the design of a simulated "rock and water" resort hotel pool
complex, including waterfalls, fountains, grotto bars, swimming pools, spa pool,
gazebo pool bar structures, decorative pavements and landscape lighting.

Herman Fisher Plaza, Pennsylvania State University, Pennsylvania
Responsible for design of a large memorial plaza space linking academic classroom
facilities with residence halls.

PLANTING DESIGN

Coconut Creek Government Center, Coconut Creek, Florida
Responsible for the design and arrangement of all plant materials installed
around a new municipal office and public safety facility (\$150,000 plant material
contract).

School of Law Facility, University of Pittsburgh, Pennsylvania
Responsible for the design and use of urban tolerant plant material around a new
academic facility (\$30,000 plant material contract).

Zimmer Office Building, Palm Beach County
Responsible for overall site planting design and a detailed interior courtyard
space used for product display (\$200,000 plant material contract).

Roca Grove Golf Clubhouse, Palm Beach County, Florida
Responsible for foundation planting design and 9th and 18th green accent planting
for an exclusive golf and dining facility (\$170,000 plant material contract).

Sanctuary Center Office Building, Boca Raton, Florida
Responsible for foundation planting, plaza planting and overall site planting
design for a large mid-rise office facility (\$250,000 plant material contract).

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

January 29, 1990



Dennis F. Rasmussen
County Executive

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 231, Case No. 90-318-X
Petitioner: Perry Hall Square Partnership
Petition for Zoning Variance

Dear Mr. Howard:

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. If you 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 WNIARSKI. 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: Mr. Jack Pechter
Perry Hall Square Partnership
40 York Road, 2nd Floor
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
12th day of December, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: Perry Hall Square Partnership
Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 30, 1990

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Perry Hall Square Partnership, Item 176

The Petitioner requests a Special Exception for a theatre, under Section 230.13 of the Baltimore County Zoning Regulations.

In reference to the Petitioner's request, staff offers the following comments:

- The proposed movie theatre would result in the need for an additional 75 parking spaces which are currently provided on site. The existing number of parking spaces exceed the requirement for this site by 26 spaces.
- Based upon the information provided, staff has no objection to the subject request.

Should the Petitioner's request be granted, staff offers the following conditions:

- No additional signage shall be permitted beyond what is currently provided for in the Baltimore County Zoning Regulations.
- No temporary signs or seasonal banners shall be permitted on site.
- The Petitioner shall submit for approval a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

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



January 11, 1990

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 170, 175, 176, 179, 180 and 181.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer Assoc. II

MSF/lab

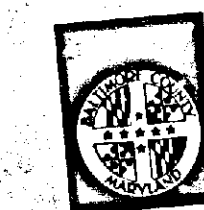
RECEIVED
JAN 26 1990

ZONING OFFICE

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

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

DECEMBER 8, 1989



Dennis F. Rasmussen
County Executive

RE: Property Owner:
Location:

PERRY HALL SQUARE PARTNERSHIP
S/S OF EBENEZER ROAD, .870' SE OF
CENTERLINE OF BELAIR ROAD
Zoning Agenda: DECEMBER 12, 1989

Item No.: 176
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: *John J. Jones*
Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 12, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 170, 175, 176, 179 and 180.

For Items 181 the CRG comments remain valid.

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

RWB:s

DEC 27 1989

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 8, 1990

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: PERRY HALL SQUARE PARTNERSHIP
ZONING PETITION NO. 90-318-XA

The Petitioner requests a Variance to permit a total of 1,069 spaces provided in lieu of the required 1,166, with the addition of the proposed theatre space.

In reference to the Petitioner's request, staff offers the following comments:

- Staff submitted comments regarding a previous request on January 30, 1990. (See attached.)
- Staff is familiar with several other shopping center sites throughout the County, owned or managed by the Petitioner. These locations, prior to being managed by J.H.P. Development, were generally neglected and poorly maintained. For example, the Hillendale and Pleasant Plains Shopping Centers' renovation resulted in a positive impact on other businesses and adjoining residential communities. Staff is hopeful that some degree of revitalization will be realized at the subject site.
- A site inspection revealed a discrepancy between the actual site layout and the Petitioner's plot. Parking spaces are shown in an existing travel ways. Additional stripping will be required in order for the site layout to be consistent with the plan.

Should the Petitioner's request be granted, staff offers the following conditions:

- The Petitioner shall submit a landscape plan to the Baltimore County Landscape Planner and the Deputy Director of the Office of Planning and Zoning.

MAR 12 1990

- The Petitioner's plot indicates an area set aside for parking purposes as part of the Special Exception request. While it would not be practical to require that the designated area comply with the Landscape Manual, staff recommends additional planting should be installed in the locations as shown on the overlay (see attached).
- The Petitioner shall prevent Town and Country Motors from parking vehicles on the shopping center property.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:ggl
PERRYHAL/TXTGGL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Perry Hall Square Partnership, Item 176

DATE: January 30, 1990

The Petitioner requests a Special Exception for a theatre, under Section 230.13 of the Baltimore County Zoning Regulations.

In reference to the Petitioner's request, staff offers the following comments:

- The proposed theatre would result in the need for an additional 75 parking spaces which are currently provided on site. The existing number of parking spaces exceed the requirement for this site by 26 spaces.
- Based upon the information provided, staff has no objection to the subject request.

Should the Petitioner's request be granted, staff offers the following conditions:

- No additional signage shall be permitted beyond what is currently provided for in the Baltimore County Zoning Regulations.
- No temporary signs or seasonal banners shall be permitted on site.
- The Petitioner shall submit for approval a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Perry Hall Square Partnership, Item 231,
part of Item 176
Zoning Petition No. 90-318-XA

DATE: March 2, 1990

Since the Petitioner has submitted subsequent plans and an additional request for a parking variance, staff finds it necessary to revise our comments of January 30, 1990. (These comments will be forwarded to the Zoning Office prior to March 8, 1990.)

PK/JL/cmm

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204-5517
(301) 887-3333
FAX (301) 887-3333

January 23, 1990

WRITER'S DIRECT NUMBER IS
301-494-9166

HAND DELIVERY

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
County Office Building, 1st Floor
Towson, Maryland 21204

Re: Perry Hall Square Partnership
Case No.: 90-318-XA

Dear Mr. Haines:

Today, I received a copy of the attached letter from Gwen Stephens indicating that a hearing which was scheduled for February 9, 1990 must be continued.

On behalf of my client, it is respectfully requested that a new hearing date be scheduled as soon as possible to accommodate the proposed theatre tenant.

Thank you for our consideration.

Yours truly,

Robert A. Hoffman

RAH:ons
Enclosure
cc: G. G. Stephens

RECEIVED
JAN 24 1990
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

January 19, 1990

John B. Howard, Esq.
210 Allegany Avenue
P.O. Box 5517
Towson, Maryland 21204-5517

ATTN: BARBARA WHITE

Re: Perry Hall Square Partnership
Case Number: 90-318-XA

Gentlemen:

This office is in receipt of the additional petition filed with reference to the above matter and, must inform you that the mandatory advertising of same cannot take place before the presently scheduled hearing date of February 9, 1990.

Notification of the new hearing date will be forwarded to you shortly.

Very truly yours,

G. G. Stephens
(301) 887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

March 19, 1990

Perry Hall Square Partnership
JHP Development/Tristar Management, Inc.
40 York Road - 2nd Floor
Towson, Maryland 21204

Re: Petitions for Special Exception & Zoning Variance
Case Number: 90-318-X
Petitioner(s) Perry Hall Square Partnership

Gentlemen:

Please be advised that your attorney paid the posting and advertising fees associated with the above captioned case on the date of the hearing.

Therefore, enclosed please find your check #02116 in the amount of \$252.04, which represents duplicate payment.

Very truly yours,

G. G. Stephens
(301) 887-3391

THE TRAFFIC GROUP INC.

PERRY HALL SQUARE
PARKING STUDY
Friday - March 9, 1990
6:00pm - 9:00pm

TIME	AREA 1 56	AREA 2 329	AREA 3 235	AREA 4 177	AREA 5 194	AREA 6 68	TOTAL 1059
06:00 PM	28	506	108	336	42	182	55
06:45	29	526	109	336	81	348	115
07:30	29	526	109	336	61	266	118
08:15	15	276	66	206	53	236	102
09:00 PM	15	236	56	166	46	206	94
3 HOUR AVERAGE	23	416	87	276	57	246	96
3 HOUR MAXIMUM	29	526	109	336	81	348	115

Number of Parking Spaces Available: Area 1 - 56 Spaces
Area 2 - 329 Spaces
Area 3 - 235 Spaces
Area 4 - 177 Spaces
Area 5 - 194 Spaces
Area 6 - 68 Spaces
Total - 1059 Spaces

PETITIONER'S
EXHIBIT 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11/74 Date of Posting: 1/19/90

Posted for: Special Exception

Petitioner: Perry Hall Square Partnership

Location of property: 40 York Road, 2nd Floor, Towson, Md. 21204

Location of Sign: 40 York Road, 2nd Floor, Towson, Md. 21204

Remarks: 1/19/90

Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11/74 Date of Posting: 1/19/90

Posted for: Special Exception & Variance

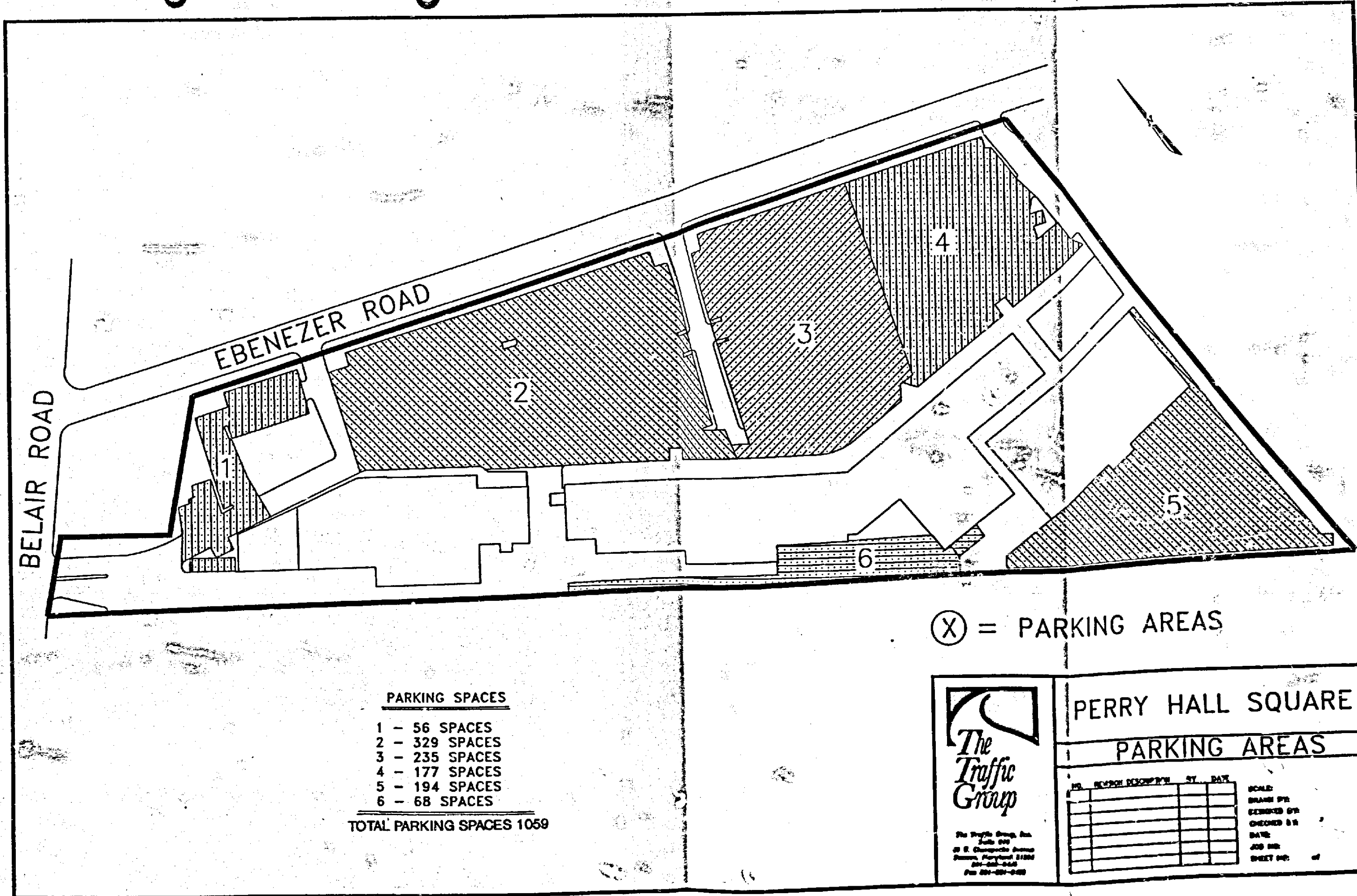
Petitioner: Perry Hall Square Partnership

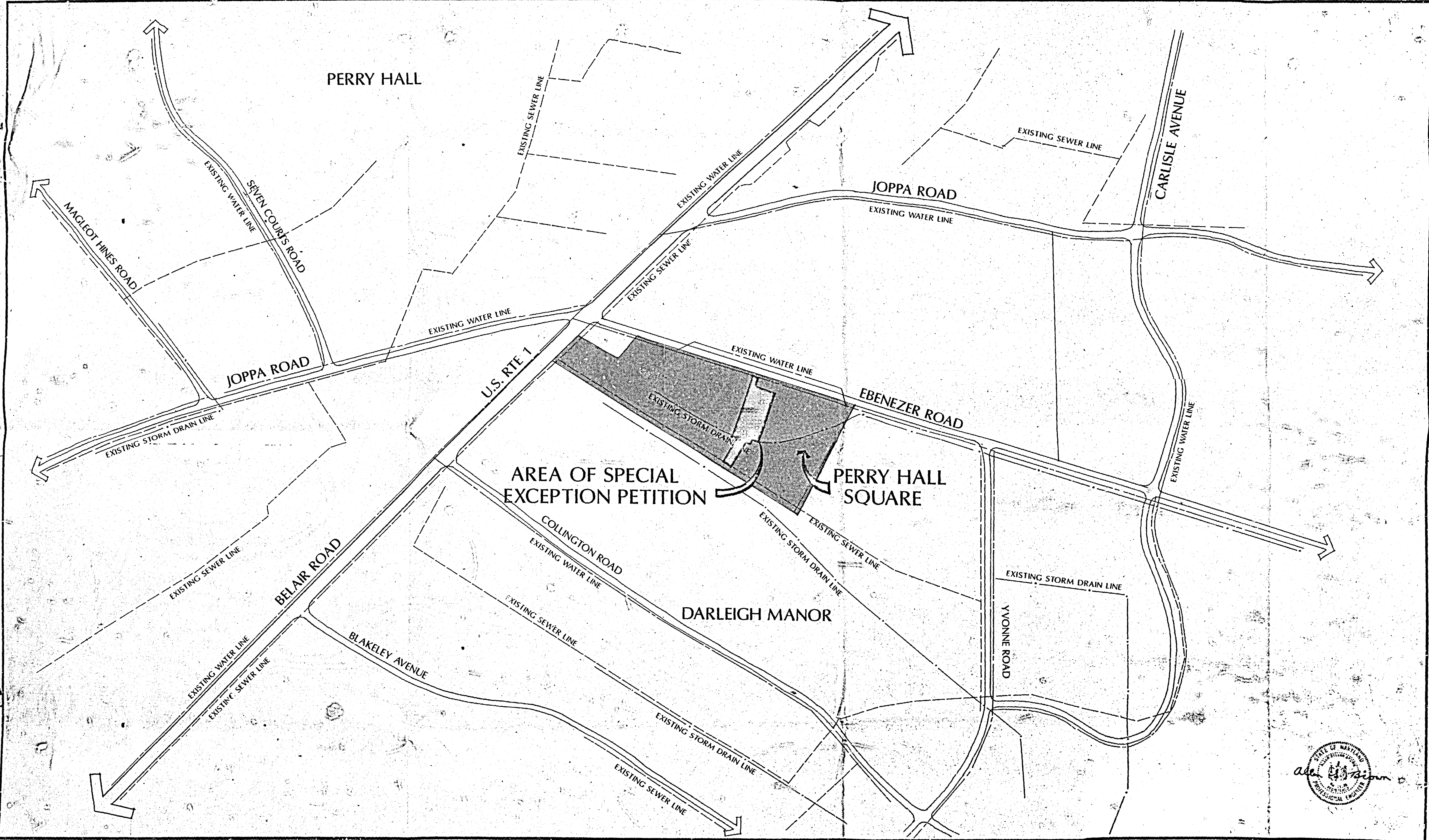
Location of property: 40 York Road, 2nd Floor, Towson, Md. 21204

Location of Sign: 40 York Road, 2nd Floor, Towson, Md. 21204

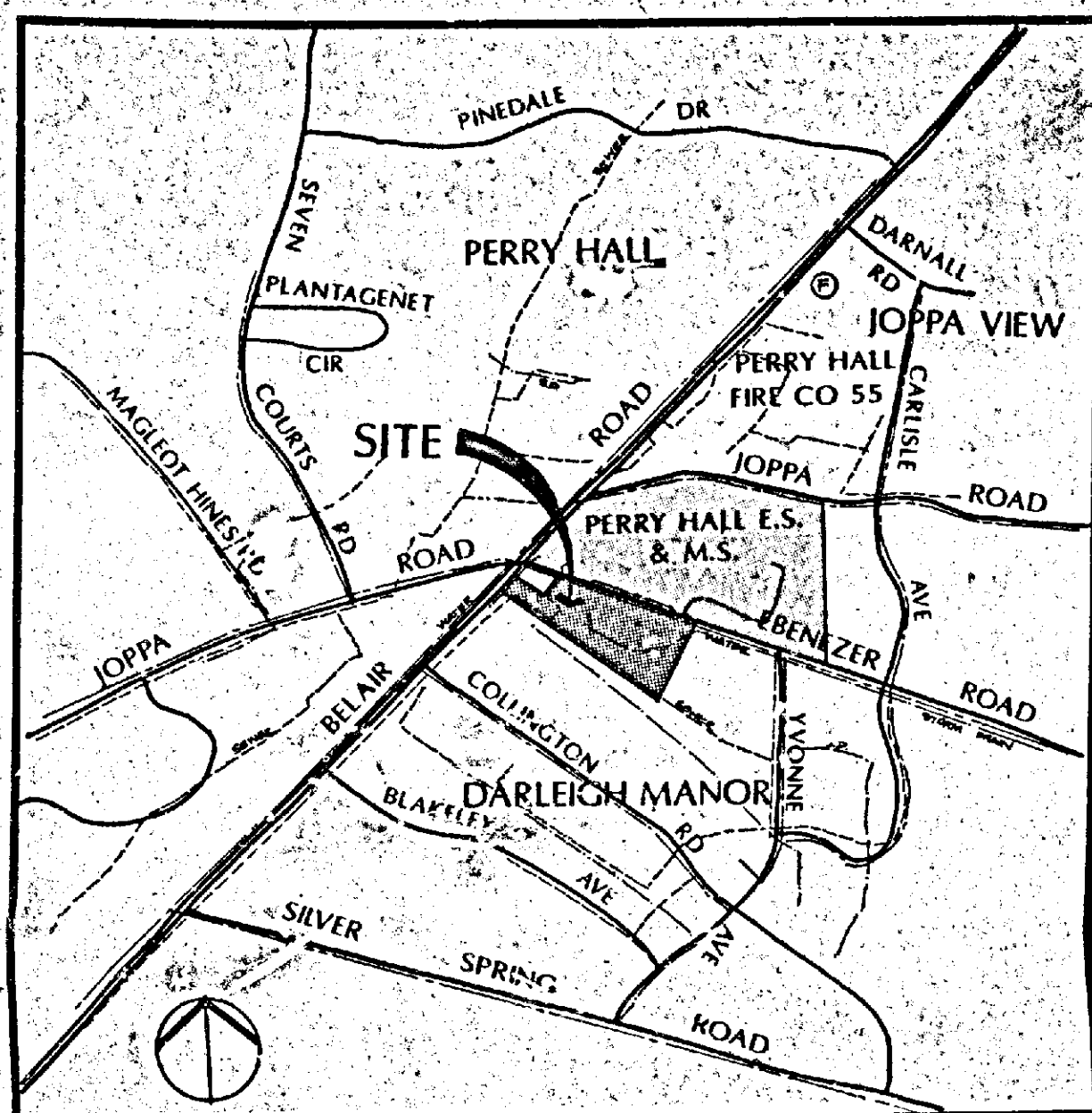
Remarks: 1/19/90

Number of Signs: 1





PETITIONER: JHP DEVELOPMENT COMPANY, INC. 40 YORK ROAD SECOND FLOOR TOWSON, MARYLAND 21204 (301) 823-5151	No.	REVISION	DATE	BY	 ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS GREENHORNE & O'MARA, INC. 113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204 (301) 296-4100 ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CHLPEPER, VA • DULUTH, GA • EXPORT, PA • FAIRFAX, VA • GREENBELT, MD LEESBURG, VA • MARGASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL	SITE LOCATION MAP PERRY HALL SQUARE COUNCILMANIC DISTRICT NO. 5 ELECTION DISTRICT NO. 11 ADDRESS: 4301 EBENEZER ROAD PERRY HALL, MD 21128 BALTIMORE COUNTY, MARYLAND			LLH DESIGN LLH DRAWN DLM CHECKED 11/15/09 DATE	SCALE 1" = 200' 2 OF 2 SHEET JDS ML FILE NO.



LOCATION MAP

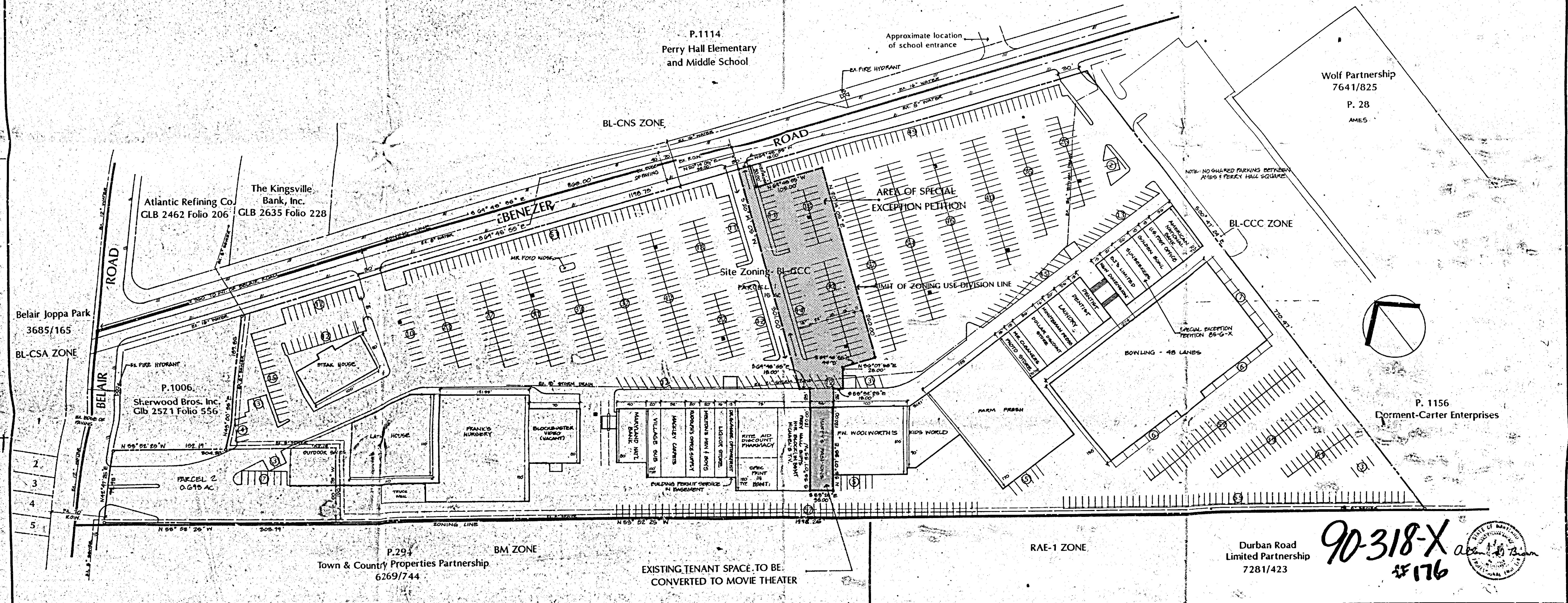
SCALE 1"=1000'

SITE SUMMARY		
<u>SITE ZONING:</u>	B.L.C.C.C. (Business, Local - Commercial Community Core)	
<u>BUILDING SQUA RE EVALUATION (FORMERLY PERRY HALL SQUARE):</u>		
Existing Use -	Commercial	
Proposed Use -	Movie Theater	
<u>PARKING EVALUATION:</u>		
<u>REQUIREMENTS</u>		
<u>Description</u>		<u>Parking Required</u>
Shopping Center (100,000, S.F. or more of gross leasable space)		5 spaces per 1000 S.F.
Movie Theater		1 space per 4 seats
<u>Building Square Footage and Required Parking:</u>		
<u>USE</u>	<u>SQUARE FOOTAGE</u>	<u>REQUIRED PARKING</u>
Photo, Kiosk	200 sq. ft.	1.0 space
Franks Nursery	30,236 sq. ft.	196.2 spaces
Blockbuster Video	5,600 sq. ft.	28.0 spaces
Hackley Carpets	3,700 sq. ft.	18.5 spaces
Rudolphs Office Supply	2,000 sq. ft.	10.0 spaces
Helton's Men & Boys	2,000 sq. ft.	10.0 spaces
L & L Liquors	1,400 sq. ft.	8.0 spaces
Rite Aid	6,760 sq. ft.	33.8 spaces
Michael's T.V.	1,881 sq. ft.	9.4 spaces
Woolworths	20,000 sq. ft.	100.0 spaces
Kids World	4,937 sq. ft.	24.7 spaces
Yam Fresh	21,150 sq. ft.	105.3 spaces
B & L Photo	1,050 sq. ft.	5.3 spaces
Mr. Cleaners	1,050 sq. ft.	5.3 spaces
Dollar Discount	2,500 sq. ft.	12.5 spaces
Minuteman Press	1,120 sq. ft.	5.6 spaces
Perry Hall Wash	1,400 sq. ft.	7.0 spaces
New Dimensions	1,650 sq. ft.	8.3 spaces
Sam Sutters	1,820 sq. ft.	9.1 spaces
Post Office	1,180 sq. ft.	5.9 spaces
Perry Hall Gifts	3,325 sq. ft.	17.6 spaces

USE	SQUARE FOOTAGE	REQUIRED PARKING	
RETAIL	Building Permit Service	1,140 sq. ft.	5.7 spaces
RETAIL	Spec Print	3,118 sq. ft.	15.6 spaces
RETAIL	Sisler	5,175 sq. ft.	25.9 spaces
RETAIL	Golden Bowl (CARRY OUT)	1,260 sq. ft.	6.3 spaces
RETAIL	Village Sub Shop (CARRY OUT)	2,000 sq. ft.	10.0 spaces
RETAIL	B.J.'s Limited (CARRY OUT)	1,470 sq. ft.	7.4 spaces
RETAIL	Maryland National Bank	3,200 sq. ft.	16.0 spaces
RETAIL	American National Bank	2,520 sq. ft.	12.6 spaces
RETAIL	H & B Block	3,500 sq. ft.	17.5 spaces
MEDICAL	Dr. Gleaser - Optometrist	1,200 sq. ft.	6.0 spaces
RETAIL	Dr. Buchanan - Dentist	1,750 sq. ft.	8.8 spaces
RETAIL	Bowling Alley	40,000 sq. ft.	140.0 spaces
*Movie Theater (300 Seats) = 1,200 sq. ft.		75.0 spaces	
NOTE: PARKING COUNT AFTER EXISTING REGULATIONS			
TOTAL		196,384 sq. ft.	
*NOTE: AS PER SECTION 409.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS THE PROPOSED MOVIE THEATRE IS CONSIDERED AS A SEPARATE USE FOR PARKING CALCULATIONS.			
GRAND TOTAL		1049 SPACES	
TOTAL PARKING REQUIRED		1043 SPACES	
TOTAL PARKING PROVIDED		1069 SPACES	
PARKING REQUIREMENTS			
EXISTING SHOPPING CENTER: (100 REGULATIONS)			
RETAIL	5 SPACES / 1000 S.F.		
RESTAURANT	1 SPACE / 50 S.F.		
MEDICAL	1 SPACE / 500 S.F.		
OFFICE	1 SPACE / 200 S.F.		
RECREATION	5 SPACES / 100 S.F.		
(BOWLING ALLEY)			
PROPOSED USE: THEATRE (NEW REGULATIONS)			
THEATRE (300 SEATS)	1 SPACE / 4 SEATS		

NOTE: TOTAL PARKING PROVIDED CONSISTS OF THE PARKING SPACES WHICH EXIST ON THE PROPERTY. NO ADDITIONAL SPACES HAVE BEEN ADDED.

- KEY
- LIGHT POST
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - EDGE OF EXISTING PAVING
 - EXISTING FIRE HYDRANT
 - ZONING LINE



PETITIONER:
JHP DEVELOPMENT COMPANY, INC.
40 YORK ROAD
SECOND FLOOR
TOWSON, MARYLAND 21204
(301) 823-5151

No.	REVISION	DATE	BY



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CHICAGO, IL • DALLAS, TX • FORT LAUDERDALE, FL • GREENBELT, MD
LEESBURG, VA • MANASSAS, VA • OLANO, HI • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

SPECIAL EXCEPTION EXHIBIT
PERRY HALL SQUARE - COUNCILMANIC DISTRICT NO. 5
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND
ADDRESS: 4201 EBENEZER ROAD
PERRY HALL, MD 21122

1111 DESIGN	SCALE 1"=50'
1111 DRAWN	1 OF 2
DLM CHECKED	SHEET
9/26/89 DATE	JOB NO. FILE NO.