



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 9, 1997

Ms. Barbara W. Ormord
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

RE: Zoning Verification
5780 Baltimore National Pike
Westview Mall
1st Election District

Dear Ms. Ormord:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site is Business, major - Town-center, as shown on the 1 inch = 200 feet scale zoning map #SW-1F, which you submitted. Per the approved submitted CRG plan, recent approved site plans in zoning case #91-426-XA, #91-336-A, #90-435-A, etc. and the latest approved site plan which accompanied building permit #C-1943-91, this site enjoys legal conforming use. In the event a structure is damaged to any extent or destroyed by fire or other casualty the building(s) may be rebuilt to its current square footage.

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,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a light-colored background.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

c: zoning cases 91-426-XA, 91-336-A & 90-435-A

Enclosure



90-435-SPHA
Item #294

NW/C Baltimore National Pike & Ingleside Avenue
(#5780 Baltimore National Pike)

1st

3/6/90 \$350.00 filing fee - Westview Mall Associates

3/8/90 \$75.00 revised filing fee

3/28/90 Hearing scheduled for May 8, 1990 at 2:00 p.m.

6/8/90 ORDERED BY ZONING COMMISSIONER HAINES that the Petition for Zoning Variances and Special Hearing to amend the Zoning Order in Case No. 73-291-A to permit 3163 parking spaces in lieu of the required 4099 spaces and the variances to permit a minimum 2 foot distance to the right of way line of a public street in lieu of the required 10 feet and to permit direct access to existing parking spaces from existing driveway and to permit dead-end aisle without turnarounds along the western property line and adjacent to Building L and to permit drive through to aisle to cross the principal pedestrian access for Bank Building D all as more particularly described on Petitioner's Exhibit 1 be and are hereby GRANTED, from and after the date of this Order, subject to restrictions.

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES
NMC BALTIMORE NATIONAL PIKE AND INGLESIDE AVENUE
5760 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT
1ST CONGRESSIONAL DISTRICT
WESTVIEW MALL ASSOCIATES
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 90-435PHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to amend the Zoning Order previously issued in Case No. 73-291-A and Variances from Section 409.8.A.4 to permit a minimum 2 foot distance to the right of way line of a public street in lieu of the required 10 feet and from Section 409.4 to allow direct access to existing parking spaces from an existing driveway and from Section 409.6 to allow for 3163 parking spaces in lieu of the 4099 required and from Section 409.8.A.5 to allow dead-end aisle without turn-arounds along the western property line and adjacent to Building L and from Section 409.10.B to allow the drive through to aisle to cross the principal pedestrian access for Bank Building D, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared, by James A. Schlesinger, Partner, testified and was represented by Julius F. Lichter, Esquire. Mr. Jack Stams, Registered Civil Engineer, and Wes Guckert, Traffic Engineer, testified on behalf of the Petitioner. Arnold F.

Weller, III, Deputy Planning Director, testified in support of the Petitioner's requests for variances. There were no protestants.

Testimony indicated that the subject property, zoned BM-CR located on Baltimore National Pike and Ingleisle Avenue, has been improved with a shopping center constructed sometime in the 1950's and that the shopping center expanded over the years and in 1973 the Zoning Commissioner granted a variance of 300 parking spaces for the shopping center as it existed at that time. The Petitioner proposes to rehabilitate, renovate and expand the center to be a fully enclosed shopping mall which will primarily provide space for retail tenants who will provide value shopping to the public at one location inclusive of an eight screen theatre facility. Presently there are 3766 parking spaces, and the Petitioner will have 3,163 parking spaces after the renovations are completed.

Mr. Guckert testified that he surveyed the parking requirement of the existing shopping center known as Westview Mall from 10:00 a.m. to 10:00 p.m. on six business days on Fridays and Saturdays, which included the Saturday after Thanksgiving and the first Saturday in December which are traditionally the busiest of shopping days prior to Christmas. He also testified that the business activity generated by the existing tenants represented substantially comparable traffic and parking from shopping centers of similarly occupied and

operating retail space. He further testified that he conducted a more extensive examination and evaluation of shopping center parking space requirements than any other evaluation that he has performed in his professional career. The Parking study dated April 16, 1990 prepared by the Traffic Group of which Mr. Guckert is President was introduced as Petitioner's Exhibit 3.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Solow, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 18 (1974).

It is clear on the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence

presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of June, 1990, that the Petition for Zoning Variances and Special Hearing to amend the Zoning Order in Case No. 73-291-A to permit 3163 parking spaces in lieu of the required 4099 spaces and the variances to permit a minimum 2 foot distance to the right of way line of a public street in lieu of the required 10 foot and to permit direct access to existing parking spaces from existing driveway and to permit dead-end aisle without turnarounds along the western property line and adjacent to Building L and to permit drive through to aisle to cross the principal pedestrian access for Bank Building D all as more particularly described on Petitioner's Exhibit 1 be and are hereby GRANTED, from and after the date of this Order, subject to the following:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however,

ORDER RECEIVED FOR FILING
Date
By

ORDER RECEIVED FOR FILING
Date
By

ORDER RECEIVED FOR FILING
Date
By

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
90-435-SPHA

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 before the Zoning Commissioner of Baltimore County to consider and act upon the petition for a variance from the Zoning Ordinance and/or Zoning Order previously in Case No. 73-291-A.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and we are 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

Attorney for Petitioner:
Julius F. Lichter
(Type or Print Name)
Signature

Address
City and State

Attorney's Telephone No.: 321-0600

NAME, ADDRESS AND PHONE NUMBER OF LEGAL OWNER, CONTRACT PURCHASER OR REPRESENTATIVE TO BE CONTACTED

Julius F. Lichter, Esq.
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

City and State

Attorney's Telephone No.: 321-0600

NAME, ADDRESS AND PHONE NUMBER OF LEGAL OWNER, CONTRACT PURCHASER OR REPRESENTATIVE TO BE CONTACTED

Julius F. Lichter, Esq.
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

City and State

RECEIVED MAR 8 1990
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
90-435-SPHA

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 Zoning Ordinance and/or Zoning Order previously in Case No. 73-291-A to permit a minimum two (2) foot distance to the right of way line of a public street in lieu of the required 10 foot distance from Section 409.8.A.4 to allow for 3163 parking spaces in lieu of the required 4099 spaces and the variances to permit a minimum 2 foot distance to the right of way line of a public street in lieu of the required 10 foot and to permit direct access to existing parking spaces from existing driveway and to permit dead-end aisle without turnarounds along the western property line and adjacent to Building L and to permit drive through to aisle to cross the principal pedestrian access for Bank Building D all as more particularly described on Petitioner's Exhibit 1 be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The existing site shape and configuration prohibit installation of the required parking spaces imposed by the recently enacted parking regulations.

2. Strict compliance with present requirements would be unnecessarily burdensome on the subject site; the relief requested can be granted within the spirit and intent of the BCZR.

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 we are 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

Attorney for Petitioner:
Julius F. Lichter
(Type or Print Name)
Signature

Address
City and State

Attorney's Telephone No.: 321-0600

NAME, ADDRESS AND PHONE NUMBER OF LEGAL OWNER, CONTRACT PURCHASER OR REPRESENTATIVE TO BE CONTACTED

Julius F. Lichter, Esq.
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

City and State

Attorney's Telephone No.: 321-0600

NAME, ADDRESS AND PHONE NUMBER OF LEGAL OWNER, CONTRACT PURCHASER OR REPRESENTATIVE TO BE CONTACTED

Julius F. Lichter, Esq.
305 W. Chesapeake Ave., Suite 113
Towson, Maryland 21204

City and State

294

WESTVIEW MALL
Preliminary Petition Filing Comments
90-435-SPHA

Location: W/ Security Boulevard between I-695 and Ingleisle Avenue

Plan Date: 12/18/89
Comments:

Include in the zoning history notes all restrictions from each public hearing and show compliance on the plan.

In order to use the shared parking adjustment all current parking standards per Section 409, B.C.Z.R., must be met or variances where noncompliance exists. If restaurant, office or industrial or night club or tavern uses exist or are proposed on site, include them in the shared parking chart, 409.6.B.3, B.C.Z.R.

Show on the plan the following information:

The shared parking adjustment chart as it applies to the site with the number of reserved or otherwise restricted spaces shown and subtracted (B-409.6.B.3.1). Parking Chart May Be Reviewed Only Subject to Proposed Use

Show for Building "P" previously approved handloading space. State what the proposed use is to be in basement of Building "M" marked "not to be leased".

Required public hearings include, but are not necessarily limited to, the following:

1. For less than a 10 foot distance to the right-of-way line of a public street (B-409.8.A.4). Dismiss the parking space setback from street right-of-way along Ingleisle Avenue, North of Bank Building "M" and for the entire site. Row a typical detail of curb or sidewalk stops with street right-of-way setback indicated and note a typical 8-1/2' x 10' parking space dimension on the plan.
2. As stated on the plan for 3,197 parking spaces in lieu of the required 3,971 (B-409.6). This figure may require adjustment. Where screening and planting are required and not shown, an amendment to previous zoning hearings and variances from B-409.8.B.1.
3. Where turnarounds are not provided on dead end aisles along the North property line and adjacent to Building "L" from B-409.8.A.5.

ORDER RECEIVED FOR FILING
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By

294

WESTVIEW HALL
Zoning and Planning Commission
Page 2

5. To allow the drive-through aisle to cross the main pedestrian access for bank Building "B" (S.409.10.8).
6. To allow the loading area for Building "P" to be located where it impedes the use of the 12 parking spaces on the north side of Building "P" (Shopy District - Check stamp)

A.O.B. -- Clearly dimension, shade, designate and sub-total in square feet. ONLY the qualifying A.O.B. on the site (0-1 and 0-02 ratios) on the plan and show all calculations in square feet in the notes in compliance with Section 235.4.4 and Section 101 (S.C.R.R.) A.O.B. between 7 and 10 feet wide in parking areas must be planted. Also comply with the following: The A.O.B. note must be deleted and the .02 calculation for the above-grade floor space must be shown in the calculations.

Signs: Include a color elevation detail of all existing and proposed free-standing signs keyed to the sign location on site. The detail must include height, square feet, single or double-faced, illumination and all dimensions. If signs will not be addressed on the plan, then conspicuously note on the plan "permits for any new signs, alterations or changes of any existing signs and alteration, use change or addition permits will not be approved by this office until an overall sign plan is completed indicating compliance with the S.C.R.R. and zoning sign policies."

Zoning approval is subject to the outcome of any required public (zoning) hearings and commercial (blue) checklist information is required for building permit application.

Revised Description

Indy Public Hearing
A public hearing was held on the above-described property on the date indicated on the report.

Indy Public Hearing
A public hearing was held on the above-described property on the date indicated on the report.

JLE:ecj

Baltimore County
Zoning Commission
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-01-4150
Number: 2399

90-435

Date: 5/27/90
PUBLIC HEARING FEES / QTY / PRICE
180 - POSTING STENCILS / ADVERTISING / L / X / \$329.94
TOTAL: \$109.54
LAST NAME OF OWNER: WESTVIEW HALL ASS

B 8124*****1202416 30861
Please make checks payable to Baltimore County
County Validation

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

90-435-SPHA

Date of Posting: 4-16-90
Posted for: *Special Hearing & Zoning Variance*
Postmaster: *H. Robert Hayes, Jr.*
Location of property: *111 W. Chesapeake Avenue, Towson, Maryland 21204*
Address: *111 W. Chesapeake Avenue, Towson, Maryland 21204*
Location of sign: *111 W. Chesapeake Avenue, Towson, Maryland 21204*
Signage: *111 W. Chesapeake Avenue, Towson, Maryland 21204*
Number of signs: *1*
Date of return: 4-19-90
Number of signs: *1*

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(410) 887-5353

Westview Hall Associates
5700 Baltimore National Pike
Baltimore, Maryland 21208
ATTN: JAMES A. SCHLESINGER

Re: Petition for Special Hearing and Zoning Variance
CASE NUMBER: 90-435-SPHA
MC Baltimore National Pike and Ingleside Avenue
5700 Baltimore National Pike
1st Election District - 1st Councilman
Petitioner(s): Westview Hall Associates
HEARING: TUESDAY, MAY 6, 1990 at 2:00 p.m.

Notice: Plans be advised that \$ 37.94 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 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 115, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Very truly yours,
J. Robert Hayes, Jr.
J. ROBERT HAYES, JR.
ZONING COMMISSIONER

THW:ga
cc: Julian W. Litcher, Esq.

RECEIVED MAY 10 1990
GEORGE WILLIAM WESTVIEW, JR. & ASSOCIATES, INC.
RECEIVED
111 WESTVIEW HALL, TOWSON, MARYLAND 21204

RECEIVED MAY 10 1990
RECEIVED
111 WESTVIEW HALL, TOWSON, MARYLAND 21204

Description to accompany Zoning Petition,
Westview Hall.

February 1, 1990
Page 2

Beginning for the same at a point on the north side of Edmondson Avenue (180 feet wide) said point being North 74 degrees 32 minutes 42 seconds West 137.23 feet from the intersection formed by centerline of said Edmondson Avenue and the centerline of Ingleside Avenue (102 feet wide), running thence leaving said place of beginning binding on the north side of said Edmondson Avenue, 1) South 72 degrees 19 minutes 34 seconds West 209.88 feet to the Baltimore Beltway, running thence binding thereon, 2) South 78 degrees 01 minutes 19 seconds West 30.13 feet, 3) South 73 degrees 2 minutes 11 seconds West 98.17 feet, 4) South 82 degrees 07 minutes 55 seconds West 41.74 feet, 5) North 87 degrees 00 minutes 23 seconds West 48.41 feet, 6) North 80 degrees 38 minutes 48 seconds West 48.34 feet, 7) North 73 degrees 04 minutes 11 seconds West 48.22 feet, 8) North 83 degrees 48 minutes 40 seconds West 48.08 feet, 9) North 81 degrees 48 minutes 43 seconds West 48.08 feet, 10) North 88 degrees 27 minutes 59 seconds West 286.97 feet, 11) North 89 degrees 27 minutes 23 seconds West 286.24 feet, 12) North 89 degrees 00 minutes 24 seconds West 183.97 feet, 13) North 83 degrees 45 minutes 14 seconds West 56.68 feet, 14) North 85 degrees 50 minutes 31 seconds West 35.84 feet and 15) North 46 degrees 20 minutes 42 seconds West 56.57 feet, running thence leaving said Baltimore Beltway, 16) North 66 degrees 30 minutes 39 seconds East 108.28 feet to the southeast side of Moorehead Road (50 feet wide), running thence binding thereon, 17) southeasterly by a curve to the left having a radius of 181.88 feet for a distance of 22.47 feet, said curve being subtended by a chord bearing South 38 degrees 45 minutes 43 seconds East 22.48 feet, running thence crossing said Moorehead Road, 18) North 49 degrees 16 minutes 11 seconds East 108.93 feet, 20) North 72 degrees 19 minutes 34 seconds East 331.82 feet and 21) northeasterly by a curve to the left having a radius of 3381.00 feet for a distance of 888.28 feet, said curve being subtended by a chord bearing North 84 degrees 38 minutes 36 seconds East 893.81 feet to the southwestern side of Craigmont Road (80 feet wide), running thence binding thereon, 22) South 33 degrees 33 minutes 07 seconds East 74.88 feet and 23) southeasterly by a curve to the left having a radius of 430.00 feet for a distance of 84.40 feet, said curve being subtended by a chord bearing South 38 degrees 10 minutes 30 seconds East 84.28 feet, running thence leaving said Craigmont Road, 24) southeasterly by a curve to the left having a radius of 18.00 feet for a distance of 6.11 feet, said curve being subtended by a chord bearing South 89 degrees 18 minutes 37 seconds West 8.08 feet, 25) South 89 degrees 17 minutes 23 seconds West 1.88 feet, 26) southeasterly by a curve to the right having a radius of 243.00 feet for a distance of 84.83 feet, said curve being subtended by a chord bearing South 58 degrees 43 minutes 08 seconds West 84.42 feet, 27) southeasterly by a curve to the left having a radius of 24.90 feet for a distance of 27.92 feet, said curve

Description to accompany Zoning Petition,
Westview Hall.

February 1, 1990
Page 2

being subtended by a chord bearing South 30 degrees 30 minutes 36 seconds West 26.43 feet, 28) South 48 degrees 28 minutes 11 seconds East 24.82 feet and 29) North 41 degrees 30 minutes 48 seconds East 54.48 feet to the southeastern side of said Craigmont Road, running thence binding thereon, 30) southeasterly by a curve to the left having a radius of 430.00 feet for a distance of 249.04 feet, said curve being subtended by a chord bearing South 77 degrees 08 minutes 08 seconds East 247.87 feet and 31) North 88 degrees 16 minutes 23 seconds East side of said Ingleside Avenue, 32) southeasterly by a curve to the right having a radius of 20.00 feet for a distance of 21.42 feet, said curve being subtended by a chord bearing South 48 degrees 43 minutes 37 seconds East 28.28 feet to the west side of said Ingleside Avenue, running thence binding thereon, 33) South 03 degrees 43 minutes 37 to the north side of said Edmondson Avenue, 34) South 33 degrees 54 minutes 53 seconds West 127.90 feet to the place of beginning.

Containing 41.983 acres of land more or less.

(NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 11, 1990.

CATONSVILLE TIMES

S. Zake Olson
Publisher

Notice: Plans be advised that \$ 37.94 is due for advertising and posting of the above captioned property.

Notice: Plans be advised that \$ 37.94 is due for advertising and posting of the above captioned property.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1990
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 April 12, 1990.

THE JEFFERSONIAN

S. Zake Olson
Publisher

receipt
No. 4662
Baltimore County
Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Case: 90-435-SPHA
Date: 5/27/90
REVISED PUBLIC HEARING FEES / QTY / PRICE
110 - REVISIONS (ALL OTHERS) / 1 / \$75.00
TOTAL: \$75.00
LAST NAME OF OWNER: WESTVIEW HALL ASS
B 8150*****7550161 30896
Please make checks payable to Baltimore County
County Validation

294
90-435-SPHA
H.O.
Applicants (Indy Public Hearing) do not file the petition as is and understand that all required plans, petition and description revisions must be filed as a single person and order is cannot delay in the day my process. \$75.00 revision fee required.
Item # 294. 3/5/90

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(410) 887-5353

NOTICE OF HEARING

The Zoning Commission 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 at as follows:

Petition for Special Hearing and Zoning Variance
CASE NUMBER: 90-435-SPHA
MC Baltimore National Pike and Ingleside Avenue
5700 Baltimore National Pike
1st Election District - 1st Councilman
Petitioner(s): Westview Hall Associates
HEARING: TUESDAY, MAY 6, 1990 at 2:00 p.m.

Special Hearings An amendment to the Zoning Order issued previously in Case No. 73-201-A. Variance: To permit a minimum two (2) foot distance to the RSM line of a public street in lieu of the ten (10) foot required to allow direct access to existing parking spaces from an existing driveway; to allow for 363 parking spaces in 1 1/4 of the 4009 required; to allow dead-end aisle without turn-out along the western property line and adjacent to Building L; to allow the drive through to aisle to cross the principal pedestrian access for Bank Bldg. G.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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 Hayes, Jr.
J. ROBERT HAYES, JR.
Zoning Commissioner of Baltimore County

cc: Westview Hall Associates
Julian W. Litcher, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
(301) 887-5555
J. Robert Haines
Zoning Commissioner

June 6, 1990



Julius W. Lichter, Esquire
Levin and Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance
Case No. 90-435-SPHA
Westview Mall Associates

Dear Mr. Lichter:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mn
att:
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
(301) 887-5555
J. Robert Haines
Zoning Commissioner

April 24, 1990



Julius W. Lichter, Esquire
Levin and Gann, P. A.
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21205

RE: Item No. 294, Case No. 90-435-SPHA
Petitioner: Westview Mall Associates
Petition for Zoning Variance and
Special Hearing

Dear Mr. Lichter:

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 WHITMARR. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. James A. Schlesinger
Westview Mall Associates
5780 Baltimore National Pike
Baltimore, MD 21228

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
(301) 887-5555
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
21st day of March, 1990.

J. Robert Haines
Zoning Commissioner

Received by:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Ernest E. Sligh

Petitioner's Attorney:

SHA
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

April 9, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Westview Mall
Zoning meeting 3/27/90
N/W/C Baltimore National
Pike
US 40-W at Ingleside
Avenue
Item 294

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amendment to the zoning order issued previously in case # 73-291-W, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/ss

cc: G.W. Stephens, Jr. and Associates Inc.
Mr. J. Cyle

RECEIVED
APR 11 1990
ZONING OFFICE

My telephone number is (301) 333-1350

Telephones for impaired hearing or speech
302-7555 Baltimore Metro - 444-9441 DC Metro - 1-800-481-2322 Relayline Toll Free
707 North Calvert St., Baltimore, Maryland 21201-3077

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 7, 1990
Zoning Commissioner
FROM: Pat Kellor, Deputy Director
Office of Planning and Zoning
SUBJECT: ZONING ADVISORY COMMENTS
No. 273 - R. Cross
No. 292 - Carmel B. Whetsel
No. 291 - Richard M. Wright and
No. 274 - Richard D. Sinclair

In reference to the above referenced item numbers, staff offers no comment.

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

PKJ:LH:dl
VARIOUS/TEXTU

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-5554

RECEIVED
MAY 9 1990
ZONING OFFICE



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

Dear Mr. Haines:

Item No. 294 - ZAC Meeting of March 27, 1990

Property Owner: Westview Mall Associates
Location: NMC Baltimore National Pike & Ingleside
Avenue (R5780 Baltimore National Pike)

Existing Zoning: B.M., C-17
Proposed Zoning: Special Zoning to approve an amendment to the zoning order issued previously in Case 773-291-W. Variance to permit a minimum 2 foot distance to the right-of-way line of a public street in lieu of the ten feet required; to allow direct access to existing parking spaces from an existing driveway; to allow for 1,100 parking spaces in lieu of the 4,000 required; to allow dead-end aisle without turnaround along the western property line and adjacent to Building L; and to allow the drive-through to aisle to cross the principal pedestrian access for Bank Building D.

Area: 41,983 (+/-) acres
District: 1st Election District
1st Councilmanic District

This office has reviewed the parking study prepared by The Traffic Group and find it to be satisfactory. We therefore have no objection to the proposed variance request for parking.

Very truly yours,
C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering

CRM:bzs

cc/No Called Jules Lichter to pickup late comments.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-5554

March 23, 1990



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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, and 306.

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

MSF/lvw

Baltimore County
Fire Department
Town, Maryland 21204-5586
894-6500
Paul H. Retzke
Chief

March 21, 1990

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

RE: Property Owners: WESTVIEW MALL ASSOCIATES
Location: 5780 BALTIMORE NATIONAL PIKE
Item No.: 294 Zoning Agenda: MARCH 27, 1990
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: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KEE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 3, 1990
FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 27, 1990

The Developers Engineering Division has reviewed the subject zoning issue and has no comments for Items 295, 296, 298, 299, 301, 303, 304, 305 and 306.

For Item 293, a County Review Group Meeting may be required.

For Item 294, the previous County Review Group comments apply and a Public Works Agreement may be required.

For Item 297, a County Review Group Meeting and Public Works Agreement may be required.

For Item 302, the previous County Review Group comments apply.

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

RWB:s

EMMANUEL LUTHERAN CHURCH
and
CHRISTIAN DAY SCHOOL

CHURCH: 305 Ingleside Avenue • Baltimore, MD 21204
TELEPHONE: (301) 744-0918

SCHOOL: (301) 744-0915

December 13, 1989

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

Dear Mr. Haines,

As a founding member of the umbrella civic association called Gateway West and as Pastor of the church that is directly opposite Westview Mall, I am writing in support of the variance on signage relevant to the main pylon sign being sought by Westview Mall. I am writing in support of the variance on signage in conjunction with their renovation of Westview Mall. I am writing in support of the variance on signage in conjunction with their renovation of Westview Mall. I am writing in support of the variance on signage in conjunction with their renovation of Westview Mall.

I support the variance proposal in keeping with my overall support of the revitalization of the Forty West business corridor from the City Line to the Beltway. It is my conviction that the revitalization of this business corridor is essential to the vitality of the surrounding residential areas. The overall goal of Gateway West is to build a sense of community in our area, and we feel the revitalization effort along Route 40 is essential to achieving this goal. Westview Mall Associates appear to be supportive of our goal for the area and have, I think, demonstrated this in the signage plan they propose.

Thank you for your positive consideration of this request.

Sincerely yours,

Robert L. Mordhorst, Pastor

cc: Westview Mall Associates

COUNTY COUNCIL OF BALTIMORE COUNTY
COUNT HOUSE, TOWSON, MARYLAND 21204

RONALD B. HICKERNELL
COUNSELLOR, PORT DISTRICT

COUNCIL OFFICE: 897-3555
CATOWNEVILLE DISTRICT OFFICE: 897-0888
12A FREDERICK AVE.
CATOWNEVILLE, MD 21204

April 27, 1991

Mr. J. Robert Haines
Zoning Commissioner, Baltimore County
County Office Bldg.
Towson, MD 21204

Dear Mr. Haines,

I am aware that Westview Mall Associates has applied for a parking variance for the Westview Mall. I am aware that the zoning hearing on this matter is scheduled for May 8th.

I am writing to express my strong support for approval of this variance. Westview Mall Associates has undertaken an extensive renovation project for the mall and this variance is important to the success of that project.

I have been informed by the engineer on the project that approximately 65,000 square feet of the total proposed 740,000 square feet of the renovated mall is not going to be utilized for any commercial or retail operations.

It is anticipated that once completed, the renovation effort will return Westview Mall to the regional status it once had. Moreover, the success of this project is fundamental to the greater goal of the revitalization of the entire Route 40 corridor, and this is very important to both the business and residential communities in that area. I have been working for a good bit of time with community associations, the State Highway Administration, Tri-Land Properties, MD Development, and others, towards the aforementioned goal. The State Highway Administration has prepared an extensive design plan for beautification of the Route 40 corridor, as well.

To date, these efforts have been successful, as evidenced by the resurgence of business in the area and the amount of reinvestment that has either taken place or is proposed. I am hopeful that the renovation that Westview Mall is receiving will continue this pattern.

It is for these reasons that I would like to request that you approve the variance request of Westview Mall Associates in its entirety. Thank you for your consideration.

Ronald B. Hickernell
Counsellor, 1st District

RBH:PHP
cc: James Schlesinger



920 INGLESIDE AVE., BALTIMORE, MD 21204
CHURCH - 744-0910 • SCHOOL - 744-0915

May 1, 1990

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

Dear Mr. Haines,

As a founding member of the umbrella civic association called Gateway West, I am writing in support of the parking variance being sought by Westview Mall Associates in conjunction with their renovation of Westview Mall. I have examined the facts regarding space usage as presented by Westview Mall Associates and have concluded that such a variance will not adversely affect the surrounding residential area of which my church is an immediate part.

I support the variance proposal in keeping with my overall support of the revitalization of the Forty West business corridor from the City Line to the Beltway. It is my conviction that the revitalization of this business corridor is essential to the vitality of the surrounding residential areas. The overall goal of Gateway West is to build a sense of community in our area, and we feel the revitalization effort along Route 40 is essential to achieving this goal.

Thank you for your positive consideration of this request.

Sincerely yours,

Robert L. Mordhorst, Pastor

cc: Counsellor Ronald B. Hickernell
James A. Schlesinger

LAW OFFICES
LEVIN & GANN

BALTIMORE OFFICE
1100 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE: 301-255-0000

JULIUS W. LICHTER

May 22, 1990

HAND DELIVERED

Mr. J. Robert Haines
Zoning Commissioner of
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Hearing and Zoning Variance
CASE NO. 89-435-DPM
RMC Baltimore National Pike and Ingleside Avenue
5700 Baltimore National Pike
1st Election District - 1st Councilmanic
Petitioner: Westview Mall Associates

Dear Mr. Haines:

Enclosed herewith you will find a copy of the Draft Order in the above captioned matter. After you have reviewed same, please call me.

Sincerely,

Julius W. Lichter

JWL:lsp

Enclosure

RECEIVED
MAY 23 1990
ZONING OFFICE

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
300 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-255-0000
FAX 301-255-0000

March 19, 1990

HAND DELIVERED
J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
County Office Building
401 Rowley Avenue
Towson, Maryland 21204

Re: Westview Mall
Case 294
Variance Hearing Date
May 8, 1990

Dear Mr. Haines:

I had requested an expedited hearing date and I know that you have followed up on arranging same. Even at that time, had Now, given advises me it may be mid May.

The CRC in about to be signed, building permits have been approved or not and the threshold on the success and initiating the expansion of this tired facility is the determination of the Variance request. Please have the hearing date set for the earliest date in April, if at all possible.

Sincerely,

Julius W. Lichter

JWL:ls

90-435
RECEIVED
MAY 20 1990
ZONING OFFICE

WESTVIEW MALL
8-09-173

Revised Plan Date: 8/1/91
Comments Date: 8/27/91
Comments Completed: 8/28/91

Up-date the plan to be identical to the last approved zoning public hearing plan and incorporate all zoning information as to history and plan print detail.

Provide a zoning history including the date of the Orders and listing and indicating compliance with any restrictions. The owner must submit a red-lined public hearing plan to the Zoning Commissioner to request a determination of whether or not a public hearing would be required to amend the approved hearing plan to allow for the proposed changes. Verify this response on the plan.

Compliance with the above comments is required in light of the following:

1. An amended Order in Zoning Case 89-435-A, which is not in effect on the plan. (Also correct "VA" to "MA" in Zoning notes.)
2. Show label and dimension the special exception area around Building "B" and submit the required red-lined plan to the Zoning Commissioner with all plan changes shown, particularly in light of the changes to Petitioner's Exhibit "A" referenced in the Amended Order listed above.
3. Include the sign details from the approved plan in Zoning Case 89-435-A and list and show compliance with all restrictions in Zoning Case 89-435-DPM.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the Building permit site plan.

Any requests for further information from the Zoning Office must include a reference to the waiver file 89-09-173 and written correspondence or revised plans must be accompanied by a copy of these comments.

JWL:ocj

cc: Current Planning
Zoning Files - 89-435-A, 89-436-A, 89-435-DPM
Waiver File

JOHN J. LEWIS
PLANNER II

Revised red-line plan for 777
No cover sheet or attachments received
Received from Public Services week of 7/8/91
Plan Date: 1/30/90
Comments For: 777
Comments Date: 7/15/91
Comments Completed: 7/16/91

Clarify what type of approval is requested on the plan. This site has been the subject of three zoning hearings since last reviewed. Up-date the plan to be identical to the last approved zoning public hearing plans and incorporate all zoning information as to history and plan print detail.

Provide a zoning history; by case number on the plan including the date of the Ordinance, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case numbers 90-435-SPHA, 91-336-A and 91-426-BA. The owner must submit a red-lined public hearing plan to the Zoning Commissioner to request a determination of whether or not a public hearing would be required to amend the approved hearing plan to allow for the proposed changes. Verify this response on the plan.

Note the required landscaping for the qualifying A.O.S. between 7-10 feet. (See Definitions, Section 101 for Amended Open Space.)

Show a minimum typical parking space on the plan and clearly show adequate parking bay length to fit the number of spaces shown on the plan. (For example, 60 red-lined spaces are shown where 54 were approved or a 455 foot bay 455 - 8.5 = 53,029 spaces, each 8-1/2 feet wide. If spaces smaller than 8.5 feet are proposed for retail use, an additional variance is required.)

Final zoning approval is contingent first, upon all plan comments being addressed on the C.B.D. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the bliv commercial checklist information being included on the building permit site plan.

Any requests for further information from the Zoning Office must include a reference to the waiver file M-89-173 and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN L. LAY, JR.
PLANNER II

JLL:scj

cc: Current Planning
Zoning Files - 890-435-SPHA, 89-336-A, 89-426-BA
Waiver File

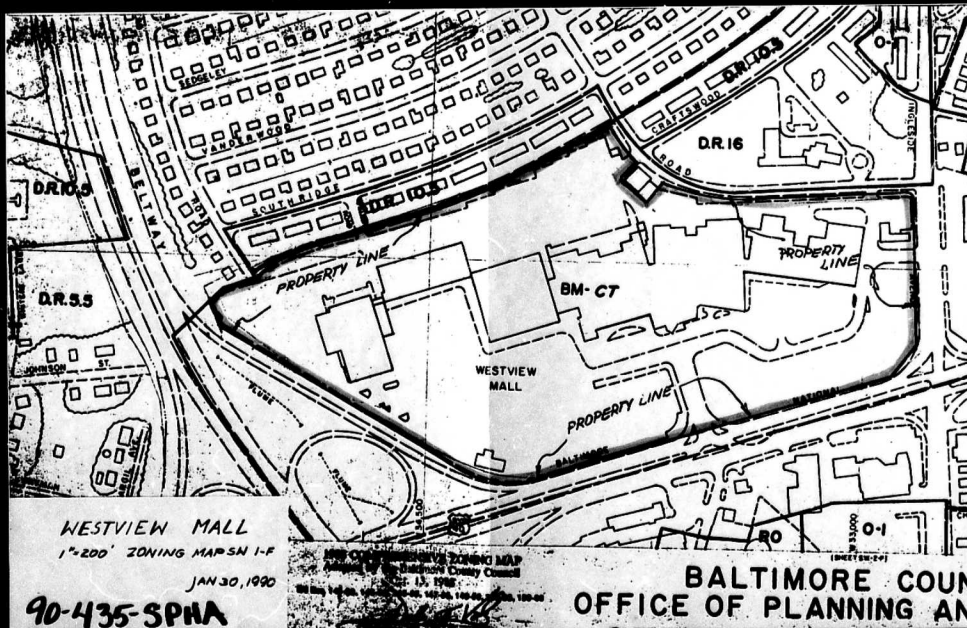
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

90-435
SPHA

James R. Leavitt
WES GUCKER
John J. Stamm
William S. Oas
Alan Musick
Michele Guehr
AL DINE

ADDRESS
4501 GARDEN BLVD
MIAMI
Interco
4501 GARDEN BLVD, TOWNSHIP 2104
G.W. Stinson, Jr. & Assoc. Town 2104
BENEFICIAL CO. INC.
JAMES W. EASLEY, JR. MIAMI 33144
7141 SEVEN LIVES OF GARDEN RD 71445
BRIDGE 4444 GARDEN RD, MIAMI FL 33147
GALCON 4444 GARDEN RD, MIAMI FL 33147



This is 73-291

(File w/90-435)



*The
Traffic
Group*

*Parking Study
for*

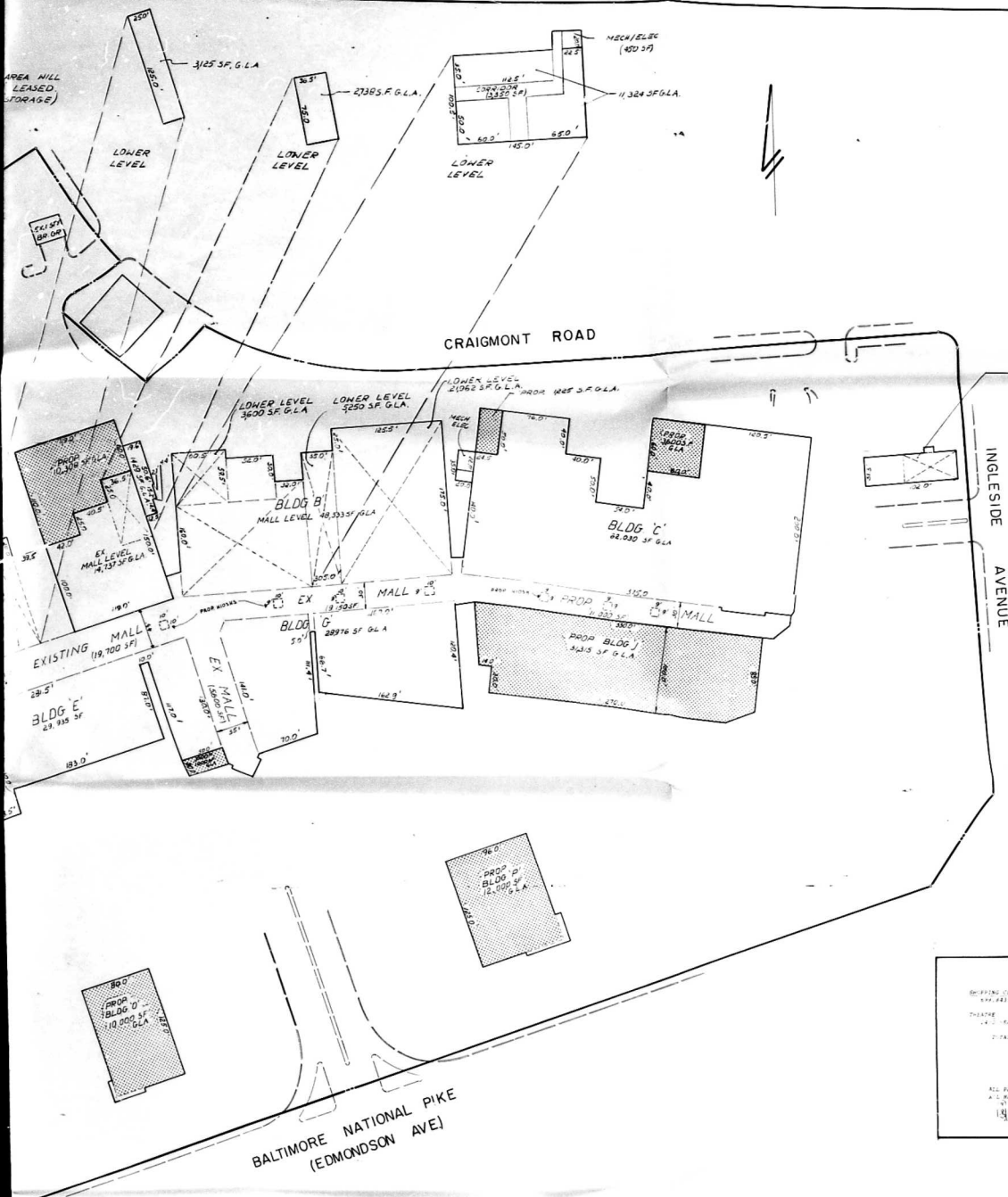
*PROPOSED EXPANSION
of
WESTVIEW SHOPPING CENTER
Baltimore County, Maryland*

*Prepared for
MIDWAY CONSTRUCTION CORPORATION*

April 16, 1990

**PETITIONER'S
EXHIBIT 3**

90-435 SPAA



BLDG D
(BANK)
LOWER LEVEL 5,775 SF G.L.A.
UPPER LEVEL 1,125 SF G.L.A.

PARKING CALCULATION

SHIPPING CENTER 1,111,443 S.F. * 1 P. @ 1,000 S.F. =	1,111 P.S.
THEATRE 14,100 S.F. * 1 P. @ 1,000 S.F. =	14 P.S.
TOTAL PARKING REQUIRED BASED ON	1,125 P.S.

ALL PARKING SPACES ARE "STANDARD" 9'0" X 18'0" MIN.
 1. UNOCCUPIED PARKING SPACES, SHOWN THUS:
 () PAVING
 () DRIVEWAYS
 () DRIVE EQUIVALENT 11' X 18'

**PETITIONER'S
EXHIBIT 2**

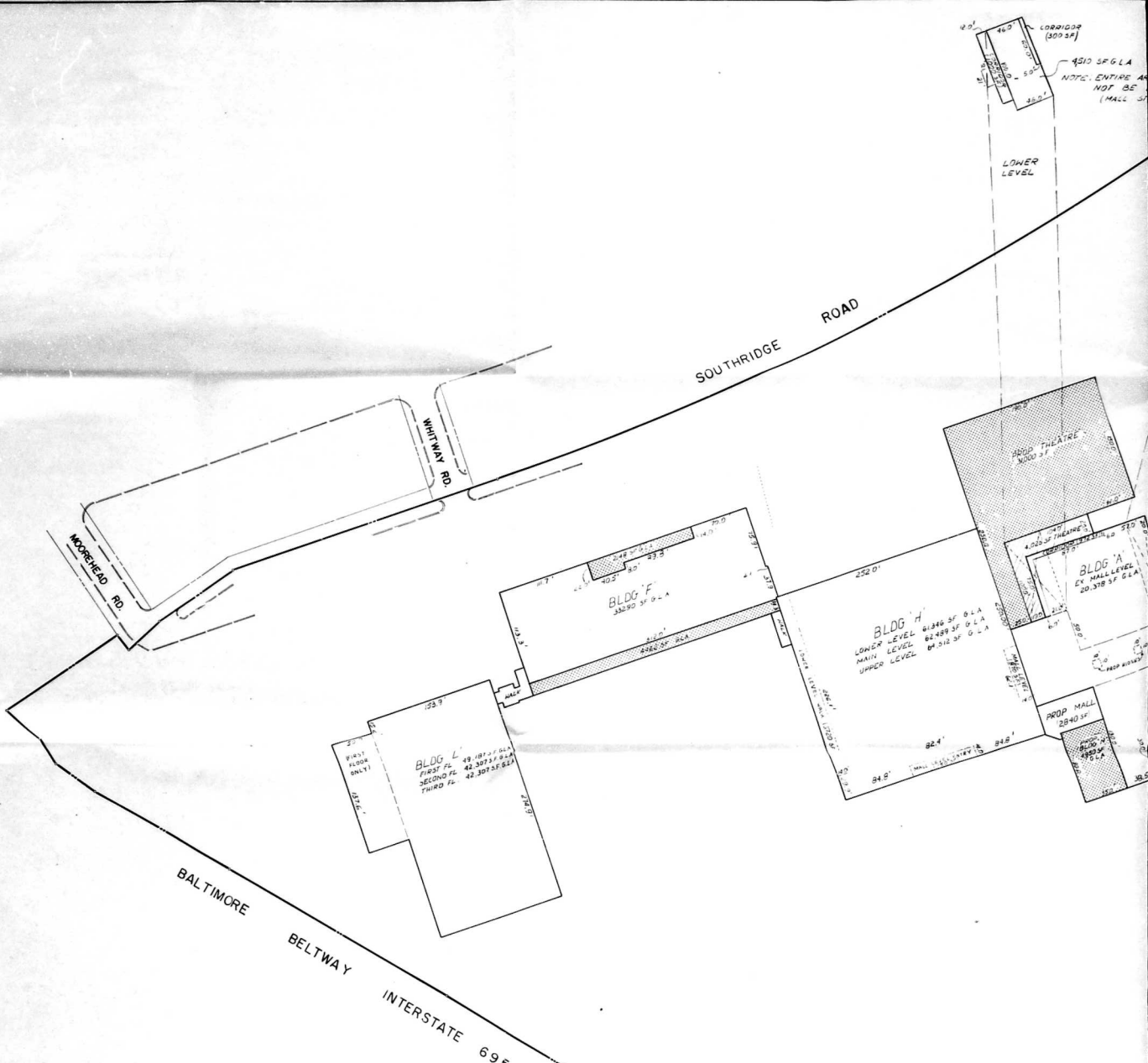
DATE: 11/24/99
BY: [Signature]

John J. [Signature]
11/24/99



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8100

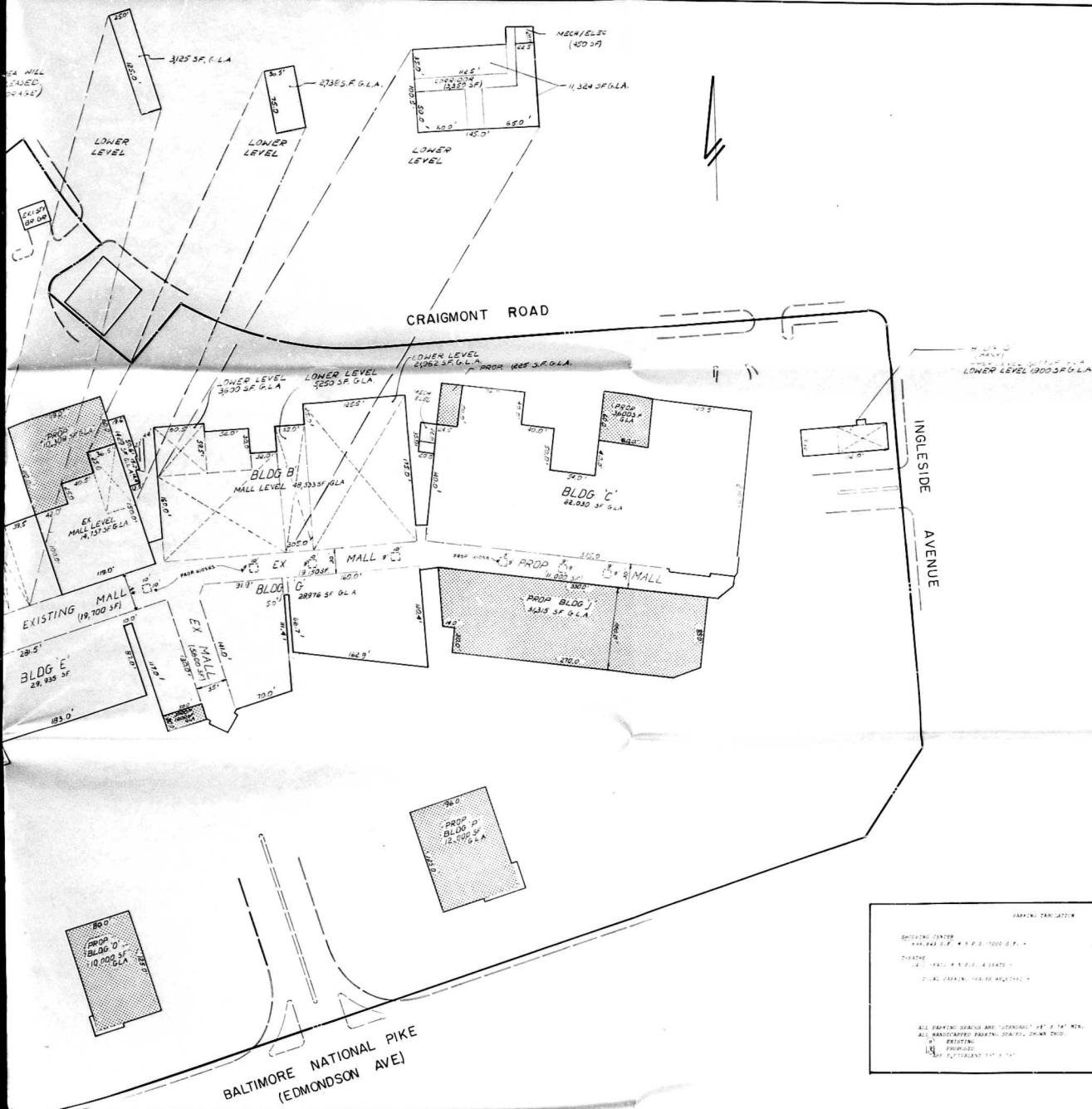
CRG PLAN
AND
PLAN TO ACCOMPANY PETITION
WESTVIEW MALL
FLOOD AREA PLAN
ELECTION DIST #1 BALTIMORE CO. MD
SCALE 1"=10' DATE JAN 30 1999
FLOOD AREA PLAN SHEET 2 OF 2



BLDG L		BLDG F	
EXISTING	49,107 S.F.	EXISTING	43,890 S.F.
PROPOSED	41,307 S.F.	PROPOSED	42,307 S.F.
TOTAL	90,414 S.F.	TOTAL	86,197 S.F.
BLDG H		BLDG A	
EXISTING	61,340 S.F.	EXISTING	20,378 S.F.
PROPOSED	61,489 S.F.	PROPOSED	20,378 S.F.
TOTAL	122,829 S.F.	TOTAL	40,756 S.F.
BLDG S		TOTAL	
EXISTING	410 S.F.	EXISTING	127,273 S.F.
PROPOSED	410 S.F.	PROPOSED	127,273 S.F.
TOTAL	820 S.F.	TOTAL	254,546 S.F.

PARKING AREAS	
EXISTING	4,250 S.F.
PROPOSED	4,250 S.F.
TOTAL	8,500 S.F.





PARKING DIMENSIONS

SHOWING CENTER	11,324 S.F. + 5,500 S.F. = 16,824 S.F.	1,000 P.S.
STANDARD	11,324 S.F. + 5,500 S.F. = 16,824 S.F.	1,000 P.S.
ALL PARKING SPACES ARE "STANDARD" 8'6" x 18' MIN.		
ALL MANICURED PARKING SPACES 10' x 18' MIN.		
EXISTING		
PROPOSED		
PROPOSED PLANTING 1' x 1' MIN.		

EXISTING ASPHALT PAVEMENT
NEW ASPHALT PAVEMENT



John J. Stephens

GW&S

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
608 MEDLAND DRIVE, SUITE 100
CARSON, MARYLAND 21204
(301) 825-8120

CRG PLAN
AND
PLAN TO ACCOMPANY PETITION
WESTVIEW MALL
FLOOR AREA PLAN
ELECTION DIST. # BALTIMORE CO. MD
SCALE 1"=30' DATE JAN 30 1989
FLOOD AREA PLAN SHEET 2 OF 2

Diagram showing a cross-section of the building (Section A-A) with a ramp and parking areas. The ramp is labeled "LONG RAMP LOADING". The parking areas are labeled "PARKING". The scale is indicated as "SCALE: 1"=10'-2".

EX 2

10' MIN

18' TYPICAL PARKING SPACE

EX CONC C&G

EX CONC C&G

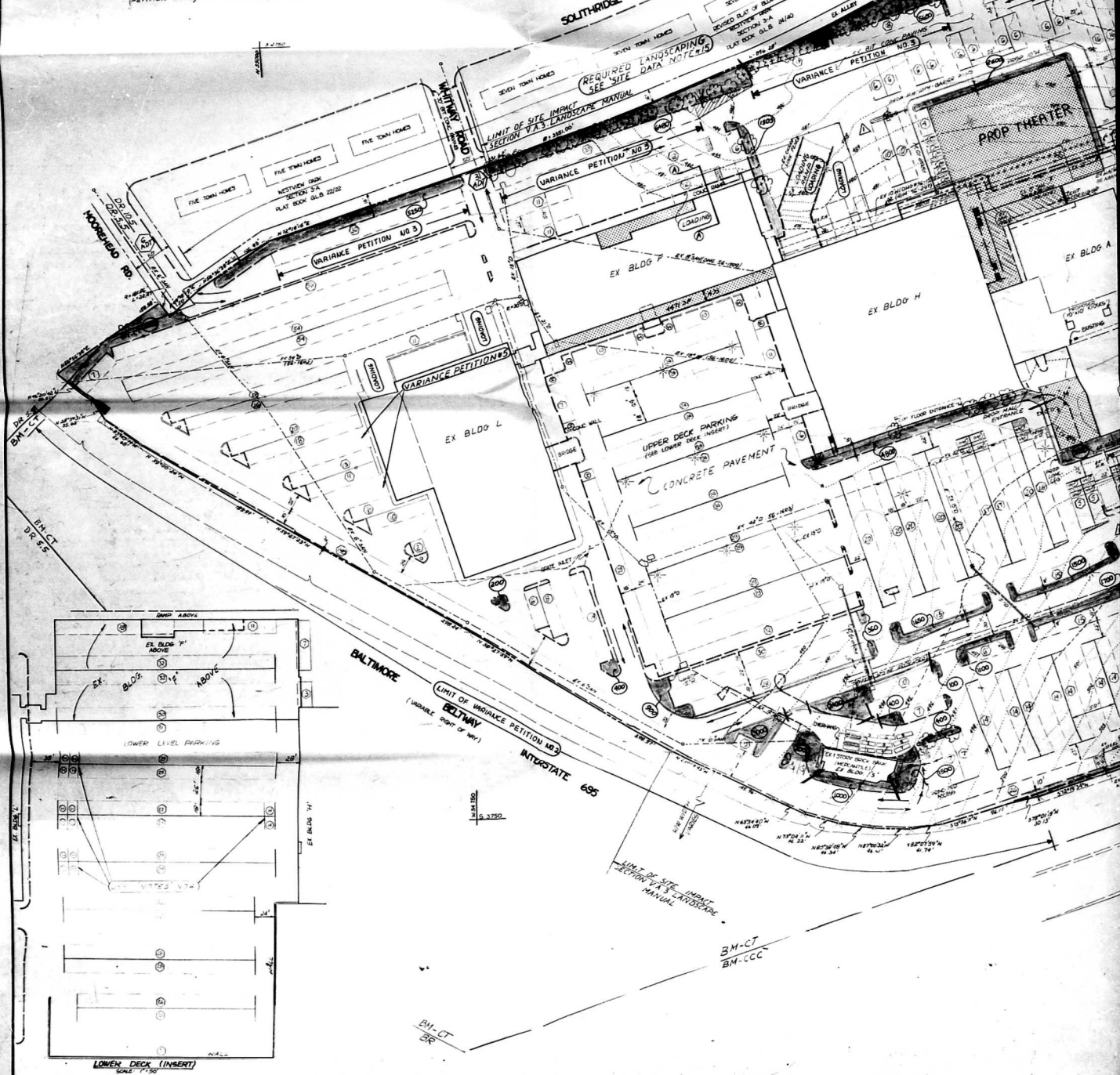
10' MIN

18' TYPICAL PARKING SPACE

EX CONC C&G

6' LONG WHEEL STOP

TYPICAL PARKING SPACE
ALONG BOUNDARY
(EXCEPT WHERE VARIANCE REQUEST)
(PETITION NO. 2)



EXISTING HISTORY

1140 Petition for Reclassification from an "A" Residence Zone to a "C" Residence Zone, Granted June 6, 1950
No Restrictions

1638 Petition for Reclassification from an RA Zone to a BR Zone, Dated October 25, 1955 but Reclassification from a "C" Residence Zone to a "B" Zone was granted.
No Restrictions

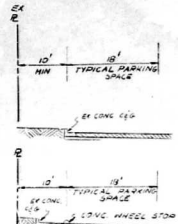
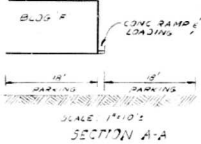
4850-E Petition for Special Exception for Dry Cleaning Plant, Granted July 25, 1959
No Restrictions

4491-V Petition to Permit a Sign to Extend Above the Roof of the Building 22' Instead of 50' Required 15', Withdrawn December 15, 1958

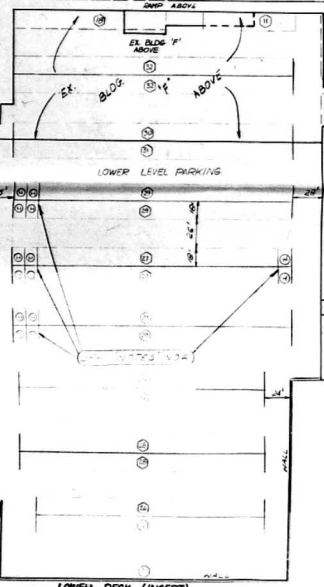
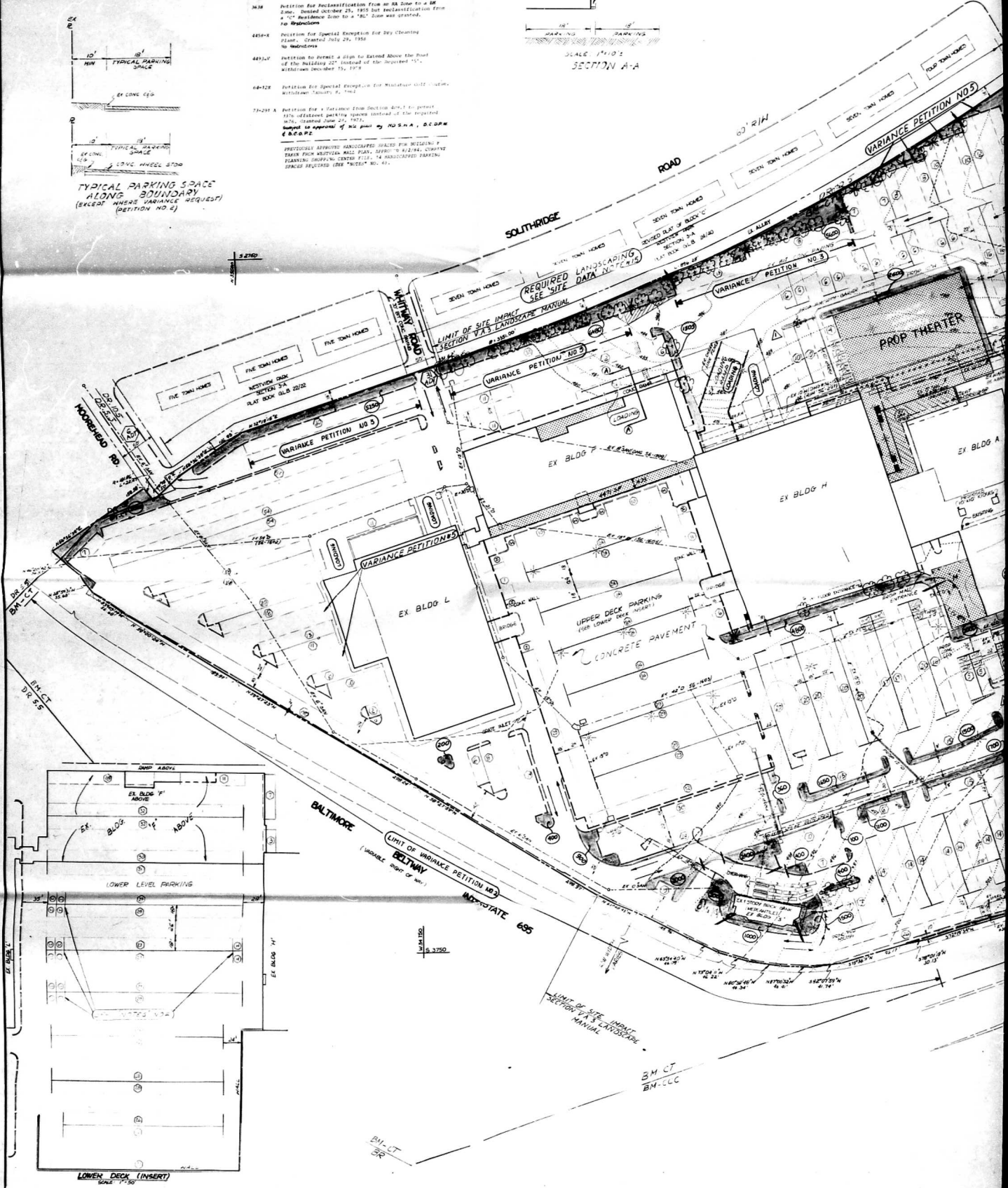
44-128 Petition for Special Exception for Warehouse with Office, Withdrawn January 8, 1962

72-291-A Petition for a Temporary Sign Section 404.1 to permit 15% offstreet parking spaces instead of the required 20%, Granted June 24, 1971.
Issued in approval of No part by N.G.S.H.A., D.C.D.M. (SCOPE)

PREVIOUSLY APPROVED RECAPITULATED SIGNED FOR WILLIAM J. DAVIS FROM BOSTONIAN REAL ESTATE, 3000 N. BOSTON, COMPANY PLANNING GROUP INC. CENTER FILE 74 RECAPITULATED PARKING SPACES REQUIRED UNDER "BOSTON" NO. 41.



TYPICAL PARKING SPACE
ALONG BOUNDARY
(EXCEPT WHERE VARIANCE REQUEST)
(PETITION NO. 6)



BM CT
BM-CCC

BM CT
BR

