

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 90-542-SPHA
1ST ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

ORDER OF DISMISSAL

This matter comes to the Board as an appeal from the decision of the Zoning Commissioner dated September 14, 1990 which granted the Petition for Special Hearing and the Petition for Variances with restrictions on the subject property located in the 1st Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Notice of Dismissal of Appeal filed December 4, 1990 (a copy of which is attached hereto and made a part hereof) from People's Counsel for Baltimore County, Appellants in the above-entitled case; and

WHEREAS, said Counsel requests that the appeal filed by them be dismissed and withdrawn as of December 4, 1990,

IT IS HEREBY ORDERED this 5th day of December, 1990 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Michael B. Sauer
Michael B. Sauer

Harry H. Buchheister, Jr.
Harry H. Buchheister, Jr.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
AND ZONING VARIANCE : OF BALTIMORE COUNTY
N/S Security Blvd., 239' W of :
Woodlawn Drive :
W. Bell Plaza Shopping Center : Zoning Case No. 90-542-SPHA
1st Election District :
2nd Councilmanic District :
MEADOWS PARK LIMITED :
PARTNERSHIP, Petitioner

NOTICE OF DISMISSAL OF APPEAL

After further review of this matter, the People's Counsel for Baltimore County has determined that maintenance of this appeal is not in the public interest.

WHEREFORE, People's Counsel dismisses its appeal in the above-captioned matter, and prays that the County Board of Appeals enter an order to this effect.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 4th day of December, 1990, a copy of the foregoing Notice of Dismissal of Appeal was mailed to Benjamin Bronstein, Esquire, Susquehanna Bldg., Suite 205, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE * ZONING COMMISSIONER
N/S SECURITY BLVD., 239' * OF
W OF WOODLAWN DRIVE * BALTIMORE COUNTY
W BELL PLAZA SHOPPING CENTER *
1st ELECTION DISTRICT *
2nd COUNCILMANIC DISTRICT *
PETITIONER(S): MEADOWS PARK *
LIMITED PARTNERSHIP * CASE NO.: 90-542SPHA
HOWARD FLAX, GENERAL PARTNER *

FINDS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to determine the method of parking calculation (shared parking adjustment), to allow shared parking between three (3) separate lots, to amend site plans in Case Nos. 81-45A and 80-1A to allow relocation of identification sign and "other sign" previously granted and to allow one (1) additional "other sign"; and variances to permit a standard parking space width of eight feet (8') in lieu of the minimum required eight and half feet (8.5'); to permit parking with direct vehicle access to travelways, to permit aisle width of twelve feet (12') in lieu of the minimum required twenty feet (20') (60 degree parking), to permit aisle width of seventeen feet (17') in lieu of the minimum required twenty-two feet (22') (90 degree parking), to permit a distance of six feet (6') from the right of way of a public street in lieu of the required minimum of ten feet (10'), to permit parking in dead end way without back up area for end space, to allow A.O.S. to be calculated and provided on the over all property ownership in lieu of each separate lot or in the alternative to permit an A.O.S. ratio of 0.157 in lieu of the

ORDER RECEIVED FOR FILING
Date *12/15/90*
By *Phyllis Cole Friedman*

required 0.2 for the Four Sixes Building, in the alternative a variance to permit 826 parking spaces with a cross parking lease in lieu of the required 855 parking spaces to permit two (2) other business signs with a total of three hundred ninety-eight (398) square feet granted in previous zoning case no. 80-1A as more particularly indicated on Petitioner's Exhibits 1 and 2.

The Petitioner, by Howard Flax, General Partner, Mark Llvellyn, General Manager, Geoffrey Glazer of Kann and Ammons, Architects, Gus G. Drizos, ASIA and Timothy F. Madden, ASIA, AICP, of Kidde Consultants, Inc., site engineers appeared, testified and was represented by Benjamin Bronstein, Esquire of Evans, George and Bronstein.

Testimony indicated that the subject property consist of 15.45 acres, more or less, zoned EM-CCC located on the north side of Security Boulevard West of Woodlawn Drive in the 1st Election District and Second Councilmanic District. The site, which consist of three (3) contiguous parcels of land under common ownership is improved by an inline shopping center and two (2) separate office buildings. The Petitioner seeks to revitalize the center by adding critical mass, providing three (3) free standing building pads for retail use, reorganizing the parking lot and providing substantial landscaping. The plan has received CRG approval on January 11, 1990 and has the support of the Economic Development Commission as per the letter dated August 7, 1990 from Richard W. Story, Executive Director of the Economic Development Commission.

The relief, requested in variance 1, 2, 3, 4, 5, 6 and 9 and

ORDER RECEIVED FOR FILING
Date *12/15/90*
By *Phyllis Cole Friedman*

detailed on Petitioner's Exhibit Nos. 1, 2 and 3, relates to pre-existing conditions. The testimony is that the pre-existing conditions do not create any problems. The rear parking lot will be primarily used for employee parking. The cost of changes is either excessive, not practically possible and/or not beneficial. The Petitioner does not have the space to meet A.O.S. required on the Four Sixes Building however, the entire site has 46,730 square feet A.O.S. in excess of the required 36,938 square feet. The Petitioner further testified that the total signage is 348 square feet and not 398 square feet.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested by variance and in the special hearing was not granted. It has been established that the requirements 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 relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 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;

ORDER RECEIVED FOR FILING
Date *12/15/90*
By *Phyllis Cole Friedman*

- 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. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment 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 relief requested in the special hearing and variance Petitions should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of *Sept*, 1990 that the Petition for Special Hearing to allow shared parking between three

- (3) separate lots, to amend site plan in Case Nos. 81-45A and 80-1A to allow relocation of identification sign and "other sign" previously granted and to allow one (1) additional "other sign" be and are hereby granted and further the Petition for variances to permit a standard parking spaces width of eight feet (8') in lieu of the minimum required eight and half feet (8.5'); to permit parking with direct vehicle access to travelways, to permit aisle width of twelve feet (12') in lieu of the minimum required twenty

ORDER RECEIVED FOR FILING
Date *12/15/90*
By *Phyllis Cole Friedman*

- (1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- (2) When applying for a building permit, the site plan and landscaping plan Petitioner's Exhibits 1 and 2 filed must reference this case and set forth and address the restrictions of this Order.
- (3) Upon request and reasonable notice, the Petitioner shall permit a representative from the Baltimore County Zoning Enforcement Department access to subject property to ensure compliance with this Order.

J. Robert Hines
Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING
Date *12/15/90*
By *Phyllis Cole Friedman*

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
AND ZONING VARIANCE : OF BALTIMORE COUNTY
N/S Security Blvd., 239' W of :
Woodlawn Drive :
W. Bell Plaza Shopping Center :
1st Election District :
2nd Councilmanic District :
MEADOWS PARK LIMITED : Case No. 90-542-SPHA
PARTNERSHIP, Petitioner

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of September 14, 1990, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 12th day of October, 1990, a copy of the foregoing Notice of Appeal was mailed to Benjamin Bronstein, Esquire, Evans, George and Bronstein, Susquehanna Bldg., Suite 205, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
12-12-90

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

April 21, 1994

Arnold Jablon, Esquire
Baltimore County, Maryland
Office of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Meadows Park Shopping Center
(formerly W. Bell Plaza) Revitalization
Amended letter per the request of John Lewis

Dear Mr. Jablon:

This letter is a request for approval of the enclosed "red-lined" plan as being within the spirit and intent of the last approved site plan per zoning case #90-542 - SPHA.

As part of the ongoing revitalization effort for this shopping center, the only proposed change shown on the "red-lined" plan is to switch the previously approved 4,500 square foot retail pad site with the previously approved 4,100 square foot bank building pad site. The "red-lined" plan specifies the retail use as a 4,500 square foot brake and muffler shop with associated parking (in accordance with the revised CRG Plan previously submitted, reviewed by the Development Review Committee (DRC) and determined to be a "plan refinement.")

Other revisions are provided to update the tenant information from the previous plan.

Due to the change of tenants over the past years, the required numbers of spaces has increased from 694 (per the approved exhibit for Case #90-542-SPHA) to 728 spaces, an increase of 34 spaces. The total number of provided spaces increases by 43 spaces from 826 to 866 spaces, resulting in a gain of five (5) parking spaces. Some of the increase would result from limited restriping of portions of the existing parking.

No other changes are proposed to any of the variances granted in case #90-542-SPHA.

90-542-SPHA

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2
Arnold Jablon, Esquire
April 21, 1994

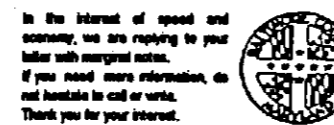
Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact this office.

Very truly yours,
D.S. THALER & ASSOCIATES, INC.

Alan E. Scoll, R.L.A.

AES/kkw
Enclosure

Speed Letter



May 3, 1994

1st E.D.

The above referenced red-lined revision plan showing 866 provided parking spaces is within the spirit and intent of the order and original approved plan in zoning case number 90-542-SPHA and is approved for zoning without the necessity of another zoning public hearing. Please reference this response on all future plans submitted for zoning review.

John J. Lewis
Planner II

JLL:jaw

c: 90-542-SPHA

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

March 10, 1994

Arnold Jablon, Esquire
Baltimore County, Maryland
Office of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Meadows Park Shopping Center
(formerly W. Bell Plaza) Revitalization
Amended letter per the request of John Lewis

Dear Mr. Jablon:

This letter is a request for approval of the enclosed "red-lined" plan as being within the spirit and intent of the last approved site plan per zoning case #90-542 - SPHA.

As part of the ongoing revitalization effort for this shopping center, the only proposed change shown on the "red-lined" plan is to switch the previously approved 4,500 square foot retail pad site with the previously approved 4,100 square foot bank building pad site. The "red-lined" plan specifies the retail use as a 4,500 square foot brake and muffler shop with associated parking (in accordance with the revised CRG Plan previously submitted, reviewed by the Development Review Committee (DRC) and determined to be a "plan refinement.")

Other revisions are provided to update the tenant information from the previous plan.

Due to the change of tenants over the past years, the required numbers of spaces has increased from 696 (per the approved exhibit for Case #90-542-SPHA) to 728 spaces. The total number of provided spaces remains the same at 826.

No other changes are proposed to any of the variances granted in case #90-542-SPHA.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2
Arnold Jablon, Esquire
March 10, 1994

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact this office.

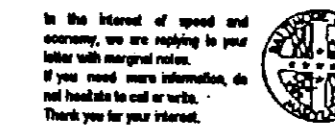
Very truly yours,
D.S. THALER & ASSOCIATES, INC.

Alan E. Scoll, R.L.A.

AES/kkw
Enclosure

cc: Mark Llewellyn
David S. Thaler, P.E., L.S.

Speed Letter



3-18-94 1st E.D.

Staff has determined the following based on the provided information and a comparison with the zoning order and approved plan in zoning case 90-542-SPHA. The increase in parking beyond the 694 parking spaces as granted in the parking variance to 728 parking spaces as now required for the use changes exceeds the spirit and intent of the above referenced zoning order and plan and cannot be approved by this office. A new zoning variance to permit the increase in the number of parking spaces is required for zoning approval. As requested by Stacey McArthur of D. S. Thaler the red-lined review plans are being returned with this letter.

John J. Lewis
Planner II

JLL:jaw

Enclosure

c: Case 90-542-SPHA

KIDDE CONSULTANTS, INC.

Zoning Description
Meadows Industrial Park
May 9, 1990
Page 3

90-542-SPHA

(9) South 04 degrees 01 minutes 13 seconds West 150.00 feet to the point of beginning.

CONTAINING 12.5136 acres of ground, more or less.

BEING all of a parcel marked "Security Shopping Center" as shown on a plat entitled "Revised Plat Meadows Industrial Park" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. 45 at Folio 137.

ALSO BEING part of the eighteenth parcel described in a deed dated January 31, 1974 between Knott Industries, Inc. and The Equitable Life Assurance Society of the United States and recorded among the Land Records in Liber 5423, Page 914.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 4061, Folio 073.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 4076, Folio 476.

SUBJECT TO terms and conditions set forth in Deed recorded in Liber 4397, Folio 347.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber 3750, Folio 372.

BEGINNING FOR THE SECOND at a pin and cap in the northerly right of way of Security Boulevard, 120 feet wide, said point being the southwesterly corner of a tract of land known as

KIDDE CONSULTANTS, INC.

Zoning Description
Meadows Industrial Park
May 9, 1990
Page 4

90-542-SPHA

"Security Shopping Center", on a plat entitled "Revised Plat of Meadows Industrial Park", as recorded among the Plat Records of Baltimore County, Maryland in Plat Book 45 at Folio 137, said point also being the following three courses from the centerline intersection of said Security Boulevard and Woodlawn Drive, 80 feet wide, with meridian referenced to the Baltimore County Coordinate System, now running along the centerline of said Security Boulevard

(1) South 82 degrees 19 minutes 46 seconds West 809.00 feet;

thence at right angles to the centerline of Security Boulevard,

(2) North 07 degrees 40 minutes 14 seconds West 60.00 feet to intersect said northerly right of way of Security Boulevard;

thence binding along said right of way line,

(3) by a curve to the northwest 222.84 feet, to the point of beginning, said curve having a radius of 3,140.00 feet and a chord of South 84 degrees 21 minutes 45 seconds West 222.80 feet;

thence leaving said point of beginning and binding on said northerly right of way of Security Boulevard,

(1) by a curve to the northwest 342.13 feet, said curve having a radius of 3,140.00 feet and a chord of South 89 degrees 31 minutes 02 seconds West 341.96 feet; thence leaving the north side of Security Boulevard,

KIDDE CONSULTANTS, INC.

Zoning Description
Meadows Industrial Park
May 9, 1990
Page 5

90-542-SPAA

(2) North 04 degrees 26 minutes 06 seconds East 156.29 feet;

thence

(3) North 81 degrees 31 minutes 49 seconds East 112.52 feet;

thence

(4) North 82 degrees 19 minutes 46 seconds East 144.00 feet;

thence

(5) South 66 degrees 42 minutes 07 seconds East 58.30 feet to intersect the third or North 07 degrees 40 minutes 14 seconds West 592.26 foot line of Parcel #1 previously described above;

thence binding reversely thereon

(6) South 07 degrees 40 minutes 14 seconds East 167.17 feet to the place of beginning.

CONTAINING 1.3155 acres of land, more or less.

BEING the "Four Sixes Building" lot on the Revised Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 45, Folio 137.

ALSO BEING the twenty-fifth parcel described in a deed dated January 31, 1974 between Knott Industries, Inc. and The Equitable Life Assurance Society of the United States and recorded among said Land Records in Liber 5423, Page 914.

TOGETHER with the use of the parking lots, utilities and driveways thereof located to the east of the above described

KIDDE CONSULTANTS, INC.

Zoning Description
Meadows Industrial Park
May 9, 1990
Page 6

90-542-SPHA

property for the purpose of ingress and egress to and from the above described property to Security Boulevard.

AND ALSO TOGETHER with the use of the driveways located on the property immediately to the west of the property above described for the purpose of ingress and egress to and from the above described property to Whitehead Road.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 4061, Folio 073.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 4076, Folio 476.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 3750, Folio 372.

BEGINNING FOR THE THIRD at a point at the southeasterly corner of a tract of land known as "Professional Building" on a plat entitled "Revised Plat of Meadows Industrial Park", as recorded among the Plat Records of Baltimore County, Maryland in Plat Book 45 at Folio 137, said point of beginning also being distant North 07 degrees 40 minutes 14 seconds East 167.17 feet from the point of beginning of the second herein described parcel; thence leaving said point of beginning and binding on the northerly side of the second herein described parcel with a meridian referenced to the Baltimore County Coordinate System,

KIDDE CONSULTANTS, INC.

Zoning Description
Meadows Industrial Park
May 9, 1990
Page 7

90-542-SPHA

(1) North 66 degrees 42 minutes 07 seconds West 58.30 feet;

thence

(2) South 82 degrees 19 minutes 46 seconds West 144.00 feet;

thence binding on the "Best Products" parcel as shown on said "Revised Plat of Meadows Industrial Park"

(3) North 07 degrees 40 minutes 14 seconds West 360.09 feet;

thence

(4) North 82 degrees 19 minutes 46 seconds East 194.00 feet to intersect the North 07 degrees 40 minutes 14 seconds West 592.26 foot line of Parcel 1 herein described; thence binding thereon,

(5) South 07 degrees 40 minutes 14 seconds East 390.09 feet to the place of beginning.

CONTAINING 1.6209 acres of land, more or less.

CONTAINING a consolidated area for Deed Parcels 13, 14 and 15 of 15.45 acres of land, more or less.

BEING the "Professional Building" lot on the Revised Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 45, Folio 137.

ALSO BEING the sixth parcel described in a deed dated January 31, 1974 between Knott Industries, Inc. and The Equitable Life Assurance Society of the United States and recorded among said Land Records in Liber 5423, Page 914.

KIDDE CONSULTANTS, INC.

Zoning Description
Meadows Industrial Park
May 9, 1990
Page 8

90-542-SPHA

TOGETHER WITH the use of the parking lots, utilities and driveways thereof located to the east of the above described property for the purpose of ingress and egress to and from the above described property to Security Boulevard.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 4061, Folio 073.

SUBJECT TO terms and conditions set forth in Agreement recorded in Liber No. 4076, Folio 476.

RSP/pek KCI Job Order No. 01-88122L May 9, 1990

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

90-542-SPHA

District 1st Date of Posting July 17-90

Posted for: Special Hearing of Variance

Petitioner: Meadows Park Limited Partnership

Location of property: N/S of Security Boulevard, 239' W of Woodlawn Drive

Location of Sign: North side of Security Blvd. in front of subject property

Remarks: None

Posted by: A.J. Costa Date of return: July 20-90

Number of Signs: 44

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

90-542-SPHA

District: 1st Date of Posting October 29, 1990

Posted for: Appeal

Petitioner: Meadows Park Limited Partnership

Location of property: N/S Security Boulevard, 239' W of Woodlawn Drive

Location of Sign: N/S of Security Boulevard in front of subject property

Remarks: None

Posted by: A.J. Costa Date of return: November 2, 1990

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations...

Public Hearing for Special Hearing...

Special Hearing: To determine the validity of the application...

Public Hearing: To determine the validity of the application...

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CERTIFICATE OF PUBLICATION

TOWSON, MD., July 6, 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 successive weeks, the first publication appearing on July 5, 1990

THE JEFFERSONIAN,
S. Zabe Orlov
Publisher

PO 105558

LEGAL NOTICE
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21284
(301) 887-3353

LEGAL NOTICE
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
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Towson, Maryland 21284
(301) 887-3353

LEGAL NOTICE
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21284
(301) 887-3353

CERTIFICATE OF PUBLICATION

Pikesville, Md., 7/7 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland, before the 7th day of July, 1990, the first publication appearing on the 4th day of July, 1990, the second publication appearing on the 4th day of July, 1990, the third publication appearing on the 4th day of July, 1990.

THE NORTHWEST STAR

MANAGER Jim Beck

Cost of Advertisement \$48

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284
(301) 887-3353

Account: R-001-6150
Number: 3124

Date: 8/07/90 M9100093

PUBLIC HEARING FEES	QTY	PRICE
080 - POSTING SIGNS / ADVERTISING 1 X		\$177.00
TOTAL:		\$177.00

LAST NAME OF OWNER: MEADOWS PARK LTD

0440440098MCHRC
EA C01047AM08-07-90 \$177.00

Cashier Validation: _____

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 7/24/90

Meadows Park Limited Partnership
6666 Security Boulevard
Baltimore, Maryland 21207

ATTN: HOWARD FLAX, GENERAL PARTNER

Re: Petitions for Special Hearing and Zoning Variance
N/S Security Blvd., 239' W of Woodlawn Drive
W. Ball Plaza Shopping Center
1st Election District - 2nd Councilmanic
Petitioner(s): Meadows Park Limited Partnership
HEARING: TUESDAY, AUGUST 7, 1990 at 11:00 a.m.

PLEASE BE ADVISED THAT \$177.00 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 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: Benjamin Bronstein, Esq.

ZONING PUBLIC HEARING REQUESTS A01
BY SECTION OF BCZR OLD CORRECTION DRAFT

VARIANCE #1 Variance from Section 409.3 to permit a standard parking space width of 8' in lieu of the minimum required 8.5'.

VARIANCE #2 Variance from Section 409.4 to permit parking with direct vehicle access to travelways.

VARIANCE #3 Variance from Section 409.4.C to permit aisle width of 12' in lieu of the minimum required 20' (60 degree parking).

VARIANCE #4 Variance from Section 409.4.C to permit aisle width of 17' in lieu of the minimum required 22' (90 degree parking).

VARIANCE #5 Variance from Section 409.8.A.4 to permit a distance of 6' from the R/W of a public street in lieu of the required minimum of 10'.

VARIANCE #6 Variance from Section 409.8.A.5 to permit parking in dead end bay without back up area for end space.

VARIANCE #7 Variance from Section 101 to permit a ratio of 0.157 in lieu of the required 0.2 for the Four Sides Building. 1 include 39 sq. ft. each

VARIANCE #8 Alternate Parking Variance Request. Variance from Section 409.6.A.2 and 409.6.A.3 to permit 826 parking spaces with a cross parking lease in lieu of the required 855 parking spaces.

SPECIAL HEARING #9 Special hearing to determine the method of parking calculation under Section 409.6(B) (sharing parking adjustment) and to amend site plan to allow relocation of identification sign, and "other" sign partially shaded and to allow additional "other" sign.

In Zoo Cases 81-45A and 80-1A

3. To allow A.O.S. to be calculated and provided properly ownership in lieu of the proposed each separate lot

Section # 413.2 of J. point 2 other business signs with a total sq. ft. of 348 sq. ft. in lieu of the allowed 100 sq. ft. (138 sq. ft.) granted in previous zoning case # 80-1A

To allow share parking between 3 separate lots

90-542-SPHA

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 8, 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 21284 as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-542-SPHA
N/S Security Blvd., 239' W of Woodlawn Drive
W. Ball Plaza Shopping Center
1st Election District - 2nd Councilmanic
Petitioner(s): Meadows Park Limited Partnership
HEARING: TUESDAY, AUGUST 7, 1990 at 11:00 a.m.

Special Hearings: To determine the method of parking calculation to allow shared parking between 3 separate lots; to amend site plans in Case Numbers 81-45-A and 80-1-A to allow relocation of identification signs and "other signs" signs previously granted and to allow 1 additional "other sign"; Variance to permit a standard parking space width of 8 ft. in lieu of the minimum required 8.5 ft.; Variance to permit a standard parking space width of 8 ft. in lieu of the minimum required 8.5 ft.; to permit parking with direct vehicle access to travelways; to permit aisle width of 12 ft. in lieu of the minimum required 20 ft. (60 degree parking); to permit aisle width of 17 ft. in lieu of the minimum required 22 ft. (90 degree parking); to permit a distance of 6 ft. from the R/W of a public street in lieu of the required minimum of 10 ft.; to permit parking in dead end bay without back up area for end spaces; to allow A.O.S. to be calculated and provided on the over all property ownership in lieu of each separate lot or in the alternative; a variance to permit all property ownership in lieu of each separate lot or in the alternative; a variance to permit an A.O.S. ratio of 0.157 each in lieu of the required 0.2 for the Four Sides Building; in the alternative a variance to permit 826 parking spaces with a cross parking lease in lieu of the required 855 parking spaces; to permit 2 other business signs with a total of 398 square feet in lieu of the allowed 100 square feet (138 sq. ft.) granted in previous zoning case #80-1-A.

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
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Meadows Park Limited Partnership
Benjamin Bronstein, Esq.
Kiddo Consultants, Inc.

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 16, 1990

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Suite, 29 W. Susquehanna Avenue
Towson, MD 21204

RE: Item No. 401, Case No. 90-542-SPHA
Petitioner: Meadow Park Ltd Prtnrshp
Petition for Special Hearing and Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are 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 WINIARSKI. 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. Howard Flax
Kiddo Consultants, Inc.

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 7, 1990

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Suite, 29 W. Susquehanna Avenue
Towson, MD 21204

RE: Item No. 401, Case No. 90-542-SPHA
Petitioner: Meadow Park Ltd Prtnrshp
Petition for Special Hearing and Zoning Variance

Your petition has been received and accepted for filing this 6th day of June, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Meadows Park Limited Partnership, et al
Petitioner's Attorney: Benjamin Bronstein

Baltimore County Economic Development Commission
Courthouse Mezzanine
Towson, Maryland 21284
(301) 887-8000
Fax (301) 887-8017

Richard W. Stacy
Executive Director

August 7, 1990

Mr. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Haines:

The Economic Development Commission recommends you give favorable consideration to the request for a parking variance requested by the W. Ball Shopping Center.

The revitalization of this center will bring new jobs to one of Baltimore County's highest unemployment areas. We need to give special consideration to projects which favorably impact long-standing unemployment conditions and we believe this request has merit.

If I can provide further elaboration, please do not hesitate to call.

Sincerely,
Richard W. Stacy
Richard W. Stacy
Executive Director

RWS/sls

RECEIVED
AUG 7 1990
ZONING OFFICE

AUGUST 7th 90-542-SPHA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: July 23, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Meadows Park Limited Partnership, Item No. 401

The Petitioner requests numerous Variances and a Special Hearing. In reference to this request, staff offers the following comments:

- The Petitioner's site received CRG approval on January 11, 1990 (see I-366). However, the decision was appealed and the subject case is to be heard before the Board of Appeals, which has scheduled a hearing regarding this matter for October 5, 1990 at 1:00 P.M.
- The Office of Planning and Zoning provided comments regarding the Petitioner's proposal at the above-mentioned CRG hearing. (These comments, along with the Zoning Office's comments, are attached for the hearing officer's review.)

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

- Prior to issuance of any building permits, the Petitioner shall submit a schematic landscape plan to the Baltimore County landscape planner.
- Architectural elevations, including an indication of building materials to be used, shall be submitted to the Deputy Director of the Office of Planning and Zoning for review and 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 at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21284
(301) 887-3554

June 6, 1990



Dennis F. Rasmussen
County Executive

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

Item No. 401
Property Owner: Z.A.C. June 5, 1990
Location: Meadows Park Limited Partnership
N/S Security Blvd., 239' W. of Woodlawn Drive.
Existing Zoning: B.L.-C.C.
Proposed Zoning: Special Hearing

Dear Mr. Haines:

The Bureau of Traffic Engineering strongly objects to the request to reduce the widths of the parking spaces and aisles. The reduction of these widths can only lead to congestion on site.

The requested variance to the set back to the public right-of-way will reduce the sight distance along the road and we recommend against the variance.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

RECEIVED
JUN 13 1990

ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21284-5500
(301) 887-4500

Paul H. Reincke
Chief

JUNE 4, 1990



Dennis F. Rasmussen
County Executive

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

RE: Property Owner: MEADOWS PARK LIMITED PARTNERSHIP
Location: W. BELL PLAZA SHOPPING CENTER
Item No.: 401 Zoning Agenda: JUNE 5, 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.

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

REVIEWER: *Carl Jones Kelly 6-4-90* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 29, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for June 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 387, 388, 394, 396, 397, 398, 399, 400, 402, 403, 404, 406 and 407.

For Item 401, the previous County Review Group comments still apply.

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

RWB:s

APPEAL

Petition for Special Hearing and Zoning Variance
N/S Security Boulevard, 239' W of Woodlawn Drive
1st Election District - 2nd Councilmanic District
MEADOWS PARK LIMITED PARTNERSHIP - Petitioner
Case No. 90-542-SPHA

Petitions for Special Hearing and Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. & 2. - Plans to accompany petitions
3. - C.R.G. Plan

Zoning Commissioner's Order dated September 14, 1990 (Granted w/ restrictions)

Notice of Appeal received October 12, 1990 from People's Counsel

cc: Mr. Howard Flax - Meadows Park Limited Partnership
6666 Security Boulevard, Baltimore, MD 21207

Benjamin Bronstein, Esquire - Evans, George and Bronstein
Suite 205, 29 W. Susquehanna Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

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

October 15, 1990



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance
N/S Security Boulevard, 239' W of Woodlawn Drive
1st Election District, 2nd Councilmanic District
MEADOWS PARK LIMITED PARTNERSHIP - Petitioner
Case No. 90-542-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 12, 1990 by People's Counsel. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. Howard Flax - Meadows Park Limited Partnership
6666 Security Boulevard, Baltimore, MD 21207

Benjamin Bronstein, Esquire - Evans, George and Bronstein
Suite 205, 29 W. Susquehanna Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

RECEIVED
COUNTY BOARD OF APPEALS
OCT 16 1990

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

J. Robert Haines
Zoning Commissioner

October 15, 1990



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance
N/S Security Boulevard, 239' W of Woodlawn Drive
1st Election District, 2nd Councilmanic District
MEADOWS PARK LIMITED PARTNERSHIP - Petitioner
Case No. 90-542-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 12, 1990 by People's Counsel. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. Howard Flax - Meadows Park Limited Partnership
6666 Security Boulevard, Baltimore, MD 21207

Benjamin Bronstein, Esquire - Evans, George and Bronstein
Suite 205, 29 W. Susquehanna Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

December 5, 1990

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 90-542-SPHA (Meadows Park Ltd. Part.)

Dear Ms. Friedman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,
Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mr. Howard Flax
Meadows Park Ltd. Part.
Benjamin Bronstein, Esquire
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney



Baltimore County, Maryland

PEOPLE'S COUNSEL
ROOM 304, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
887-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

November 27, 1990

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Bldg., Suite 205
29 W. Susquehanna Ave.
Towson, MD 21204

RE: Meadows Park Limited Partnership,
Petitioner - Zoning Case No. 90-542-SPHA

Dear Mr. Bronstein:

Please confirm that the variance in reference to the aislewidths, applies to existing parking spaces, and that the Petitioner will adhere to the site plan filed in connection with the variance petition. In other words, such variance would not be applied generally throughout the parking lot.

Upon your office's review and confirmation of this point, we would intend to proceed to dismiss the appeal.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: William T. Hackett, Chairman
County Board of Appeals

C. Richard Moore, Chief,
Bureau of Traffic Engineering

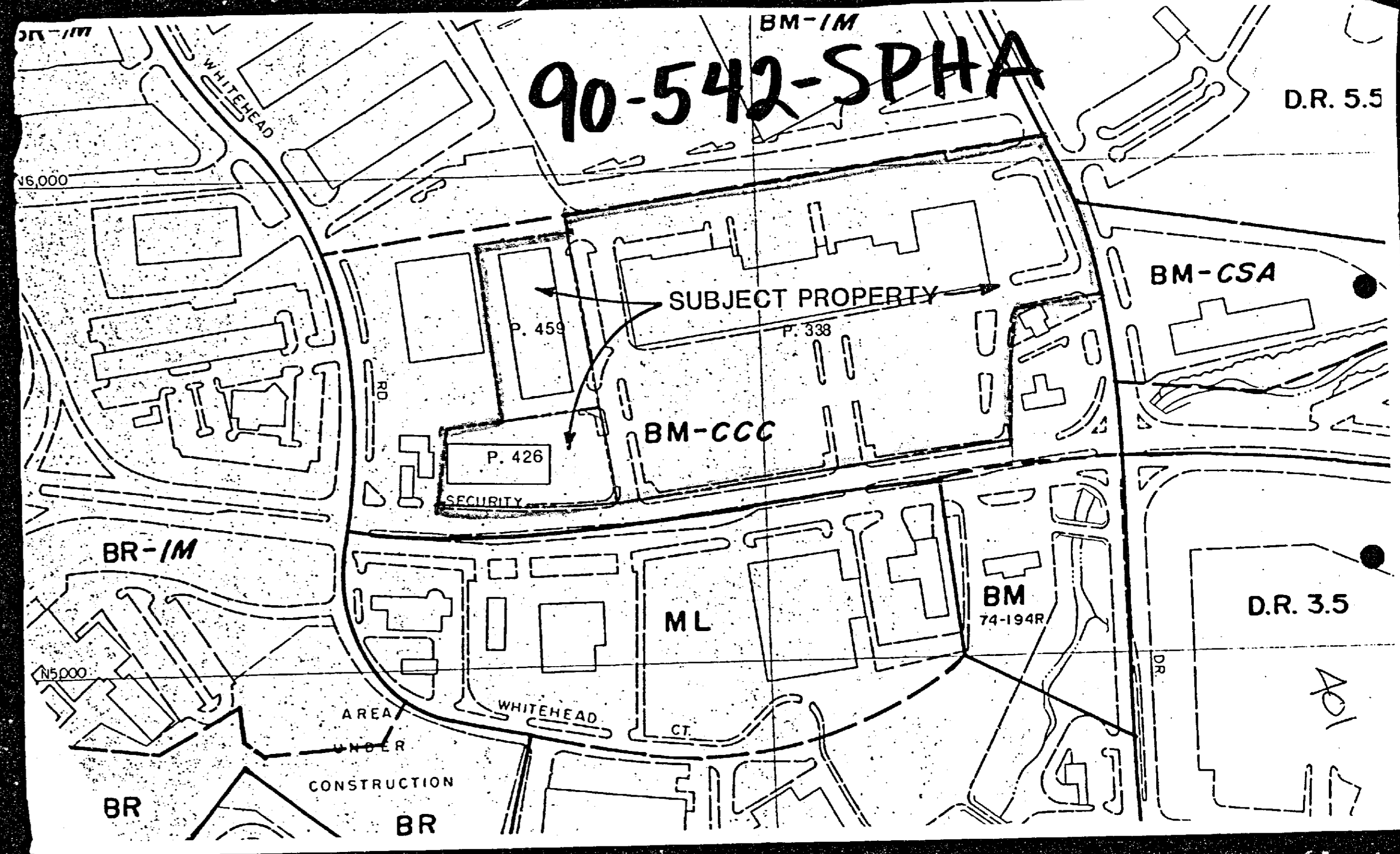
PMZ:sh

90 NOV 27 AM 11:42

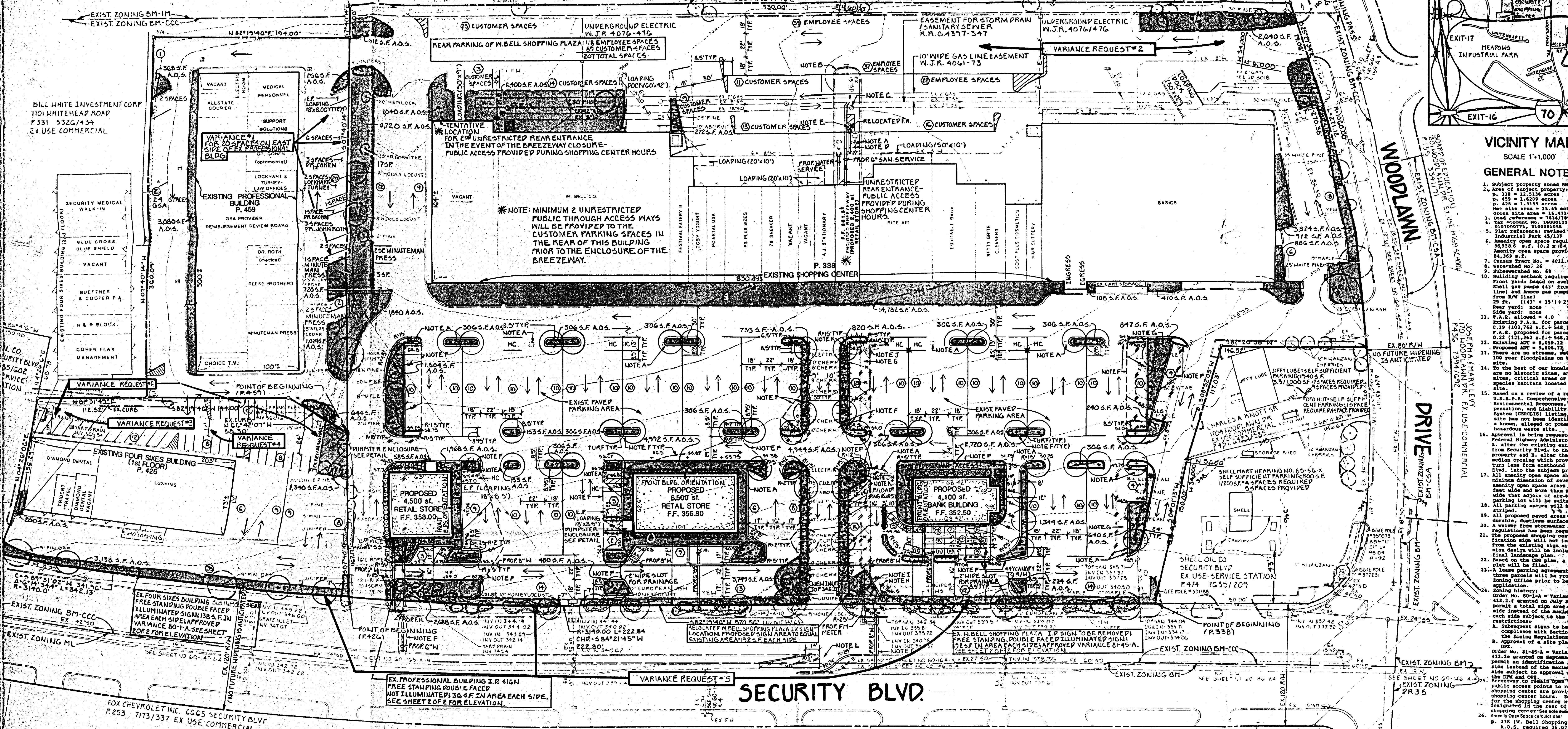
STEWART AND GIBSON ARCHITECTS
DEPARTMENT

Petitioner's

SUSG. DRIZOS - RIDGE CONSULTANTS
Tim Madden - Kidde Consultants, Inc.
~~COFFEE GARDEN~~ - KANDEL AMMON
HOWARD FLAX - MEADOWS PARK LIMITED PARTNERSHIP
Mark Llewellyn - Cohen Flax Mgmt



1718 WOODPLANN DR. EX. USE COMMERCIAL
P. 399 C958/337



VICINITY MAP
SCALE 1"=1,000'
GENERAL NOTE

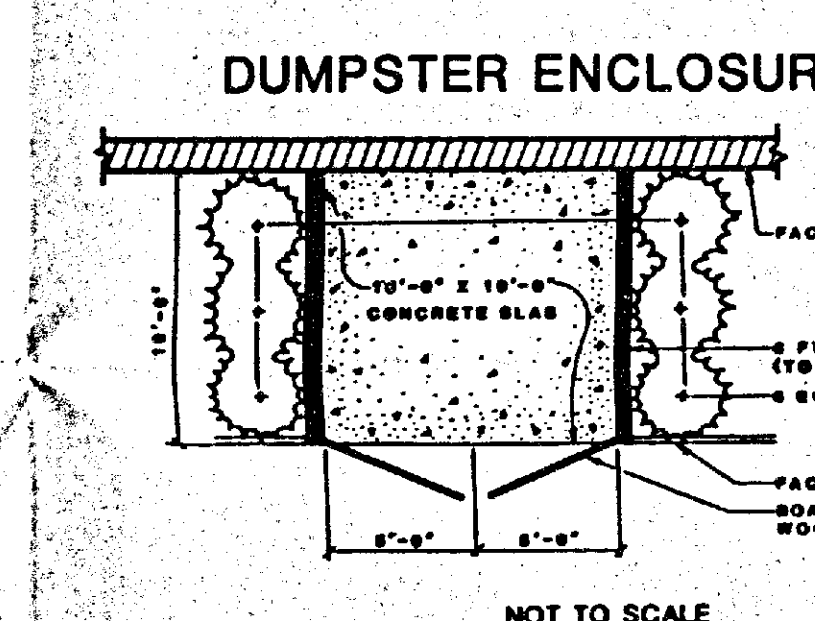
1. Subject property zoned BM-CCC.
2. Area of subject property is 1.1253 acres.
3. P. 338 = 12,536 sq. ft.
4. P. 339 = 13,155 sq. ft.
5. P. 340 = 13,155 sq. ft.
6. P. 341 = 13,155 sq. ft.
7. P. 342 = 13,155 sq. ft.
8. P. 343 = 13,155 sq. ft.
9. P. 344 = 13,155 sq. ft.
10. P. 345 = 13,155 sq. ft.
11. P. 346 = 13,155 sq. ft.
12. P. 347 = 13,155 sq. ft.
13. P. 348 = 13,155 sq. ft.
14. P. 349 = 13,155 sq. ft.
15. P. 350 = 13,155 sq. ft.
16. P. 351 = 13,155 sq. ft.
17. P. 352 = 13,155 sq. ft.
18. P. 353 = 13,155 sq. ft.
19. P. 354 = 13,155 sq. ft.
20. P. 355 = 13,155 sq. ft.
21. P. 356 = 13,155 sq. ft.
22. P. 357 = 13,155 sq. ft.
23. P. 358 = 13,155 sq. ft.
24. P. 359 = 13,155 sq. ft.
25. P. 360 = 13,155 sq. ft.

PARKING CALCULATIONS BY SEPARATE LOT
VARIANCE NO. 9

LOT NO.	NO. OF SPACES	USE	DATE/TIME	REMARKS
1	1,000	Shopping Center	5/1/00 a.m. - 6:00 p.m.	100% - 1,000
2	1,000	Shopping Center	6:00 p.m. - 11:00 p.m.	100% - 1,000
3	1,000	Shopping Center	11:00 p.m. - 5:00 a.m.	100% - 1,000
4	1,000	Shopping Center	5:00 a.m. - 1:00 p.m.	100% - 1,000
5	1,000	Shopping Center	1:00 p.m. - 5:00 p.m.	100% - 1,000
6	1,000	Shopping Center	5:00 p.m. - 11:00 p.m.	100% - 1,000
7	1,000	Shopping Center	11:00 p.m. - 5:00 a.m.	100% - 1,000
8	1,000	Shopping Center	5:00 a.m. - 1:00 p.m.	100% - 1,000
9	1,000	Shopping Center	1:00 p.m. - 5:00 p.m.	100% - 1,000
10	1,000	Shopping Center	5:00 p.m. - 11:00 p.m.	100% - 1,000

PROPOSED SHARED PARKING PLAN
BETWEEN 3 PARCELS IN COMMON OWNER
SEE NOTE SPECIAL HEARING REQUEST

DATE/TIME	REMARKS
5/1/00 a.m. - 6:00 p.m.	100% - 1,000
6:00 p.m. - 11:00 p.m.	100% - 1,000
11:00 p.m. - 5:00 a.m.	100% - 1,000
5:00 a.m. - 1:00 p.m.	100% - 1,000
1:00 p.m. - 5:00 p.m.	100% - 1,000
5:00 p.m. - 11:00 p.m.	100% - 1,000
11:00 p.m. - 5:00 a.m.	100% - 1,000
5:00 a.m. - 1:00 p.m.	100% - 1,000
1:00 p.m. - 5:00 p.m.	100% - 1,000
5:00 p.m. - 11:00 p.m.	100% - 1,000



ABBREVIATIONS

A.O.S.	Amenity open space
Dec.	Deciduous
Emp.	Employee parking
Ex.	Existing
Fin.	Finished floor elevation
F.H.	Fire hydrant
H.C.	Handicapped parking space
H.P.	High point
I.D.	Including
Inv.	Invert
No.	Number
Prop.	Proposed
R.	Radius
Req'd.	Required
S.F.	Square feet
Typ.	Typical

- DEMOLITION NOTES AND LEGEND**
- Relocate light poles where shown on plan.
 - Existing curbed islands to be removed where shown and area replaced with macadam to match adjacent paving. Grade to drain to existing inlet that is to remain.
 - Top of existing storm drain manhole to be removed and rebuilt to match elevation of adjacent reworked area.
 - Remove fire hydrant and light as shown. Protect with four concrete killed pipe bollards.
 - Limit of pavement removal.
 - Remove existing island and rebuild new island as shown.
 - Marking shopping center identification sign to be removed.
 - Remove grade and top of existing inlet. Construct a concrete slab over the top to remain at approximately two feet below finished grade.
 - Relocate fire hydrant to be relocated.
 - Relocate electric box.
 - Reconstruct left turn median as shown to channel traffic into new entrance road location.

SYMBOLS

ITEM	EXISTING	PROPOSED
Water	EX 1.8 M	PROPOSED 1.8 M
Fire Hydrant	EX 1.8 M	PROPOSED 1.8 M
Sanitary Sewer	EX 2.0 M	PROPOSED 2.0 M
Storm Drain	EX 2.0 M	PROPOSED 2.0 M
Gas Main	EX 2.0 M	PROPOSED 2.0 M
Curb	EX 2.0 M	PROPOSED 2.0 M
Spot Elevation	EX 2.0 M	PROPOSED 2.0 M
Contour	EX 2.0 M	PROPOSED 2.0 M
Light	EX 2.0 M	PROPOSED 2.0 M
Tree	EX 2.0 M	PROPOSED 2.0 M
Shrub	EX 2.0 M	PROPOSED 2.0 M
Parking Count	EX 2.0 M	PROPOSED 2.0 M
Do Not Enter Sign	EX 2.0 M	PROPOSED 2.0 M
Buildings	EX 2.0 M	PROPOSED 2.0 M
Amenity Open Space	EX 2.0 M	PROPOSED 2.0 M
One Way Sign	EX 2.0 M	PROPOSED 2.0 M

LANDSCAPE CALCULATIONS

ITEM	QUANTITY	REQUIREMENTS	REQUIRED NO.	PROPOSED NO.
1. Parking spaces (p.s.) (new leaseable pads)	87.5	1 tree/12 p.s.	8 major deciduous	25 major dec. (inc. credit for 2 exist.)
2. Interior roads (adjacent to new leaseable pads)	305'	1 tree/20'	16 (min. 8 major deciduous)	8 major dec. (inc. credit for 1 exist.)
3. Dumpster screening	714'	1 tree/40'	18 (min. 9 major deciduous)	18 major deciduous
4. Planting strip along property line (Security Blvd./R/W)				20 major dec. (inc. credit for 8 exist.) 80 evergreen & deciduous shrubs
TOTAL				72 major dec. (inc. credit for 11 exist.) 20 minor dec. (inc. credit for 7 exist.) 354 evergreen & deciduous shrubs

90-542-SPHA
PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

W. BELL SHOPPING PLAZA IDENTIFICATION SIGN

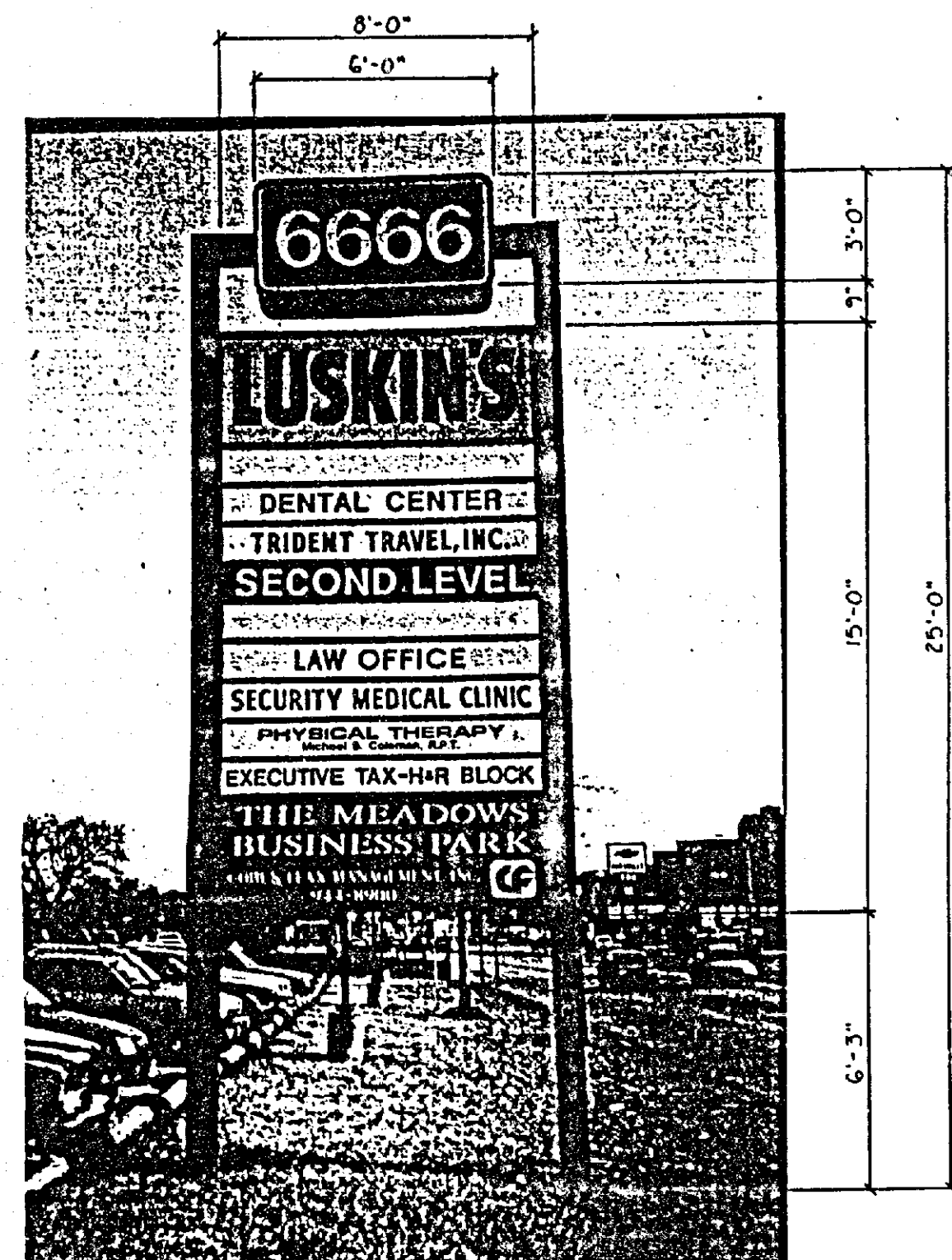
- 172 S.F. FREE STANDING, DOUBLE FACE ILLUMINATED SIGN.
- CASE NO. 81-15-A GRANTED VARIANCE FROM SECTION 413.2.F PERMITTING AN IDENTIFICATION SIGN OF 172 SQ. FT. IN LIEU OF THE MAXIMUM 150 SQ. FT.



CASE NO. 81-15-A
NOTE: SEE C&G PLAN FOR LOCATION
SCALE 1/4" = 1'-0"

FOUR SIXES BUILDING "OTHER" BUSINESS SIGN

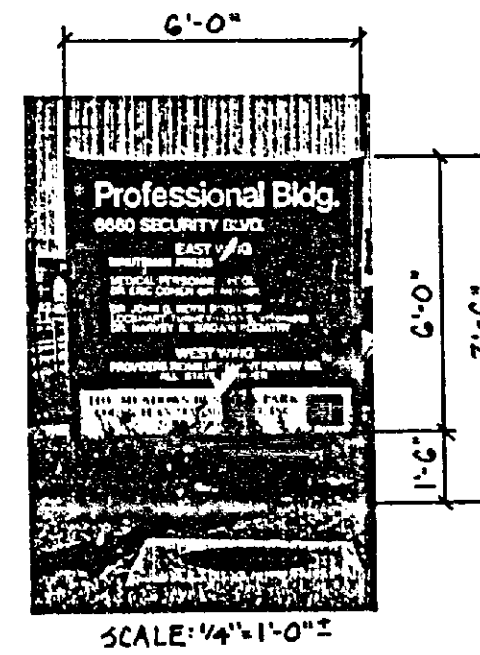
- 138 S.F. FREE STANDING, DOUBLE FACE ILLUMINATED SIGN.
- CASE NO. 80-1-A GRANTED VARIANCE FROM SECTION 413.2.F PERMITTING A TOTAL SIGN AREA OF 138 SQ. FT. EACH SIDE FOR A TOTAL SIGN AREA OF 276 SQ. FT. INSTEAD OF THE REQUIRED 100 S.F. FOR THE EXISTING SIGN ON SECURITY BLVD.



CASE NO. 80-1-A
NOTE: SEE C&G PLAN FOR LOCATION
SCALE 1/4" = 1'-0"

PROFESSIONAL BUILDING "OTHER" BUSINESS SIGN

- 36 S.F. EACH SIDE FOR A TOTAL SIGN AREA OF 72 SQ. FT.
- NOT ILLUMINATED
- 72 TOTAL SQ. FT.



NOTE: SEE C&G PLAN FOR LOCATION
SCALE 1/4" = 1'-0"

**PETITIONER
EXHIBIT**

90-5

