



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,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

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

Enclosure

IN RE: PETITION FOR ZONING VARIANCE
N/S of Baltimore National Pike
70' W of the c/l of
Ingleside Avenue
1st Election District
1st Councilmanic District

• BEFORE THE
• ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 91-336-A

Westview Mall Associates
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a two-sided identification sign (I.D. Sign #1 as shown on Petitioner's Exhibit 1) to have an area of 470 square feet per side and a one-sided identification sign (I.D. Sign #2 as shown on Petitioner's Exhibit 1) to have an area of 265 square feet in lieu of the permitted 150 square feet; and to permit identification sign #1 to be 32 feet in height in lieu of the permitted 25 feet as shown on Petitioner's Exhibit 1.

The Petitioner, Westview Mall Associates, by its Vice President, Michael Conter and Alan Muenoa, appeared, testified and they were represented by Julius Lichter, Esquire. Appearing on behalf of the Petitioner as witnesses were Donald Gormley, and James S. Kline, Professional Engineer. There were no Protestants.

Testimony concerning this project indicates that this is the property formerly known as the Westview Mall which is in the process of being redeveloped by Westview Mall Associates. This project involves a comprehensive redevelopment of the site in accordance with development plan known as Petitioner's Exhibit #1. Extensive testimony was presented by various witnesses concerning the necessity for the variance listed above.

Mr. Conter and Mr. Kline testified that, in their opinions, the proposed variances at the subject sites would not be detrimental to the health, safety, and general welfare of the community and that the requirements of Section 107.1 of the Baltimore County Zoning Regulations will be satisfied.

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 (1972). 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. 28 (1974).

It is clear from the testimony that if the variance is granted, such a 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 this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17 day of May, 1991 that the Petition for Zoning Variance to permit a two-sided identification sign (I.D. Sign #1 as shown on Petitioner's Exhibit 1) to have an area of 470 square feet per side and a one-sided identification sign (I.D. Sign #2 as shown on Petitioner's Exhibit 1) to have an area of 265 square feet in lieu of the permitted 150 square feet; and to permit I.D. Sign #1 to be 32 feet in height in lieu of the permitted 25 feet, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:cer

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 24, 1991

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

RE: PETITION FOR ZONING VARIANCE
N/S of Baltimore National Pike
70' W of the c/l of Ingleside Avenue
1st Election District - 1st Councilmanic District
Westview Mall Associates - Petitioner
Case No. 91-336-A

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

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

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:cer

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-336-A

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 Section BCZR Section 413.2(e) to permit a 2-sided id. sign (shown on the accompanying plat as id. sign #1) to have an area of 470 square feet per side and a 1-sided id. sign (id. sign #2) to have an area of 265 square feet in lieu of the permitted 150 square feet; and from BCZR Section 413.2(d) to permit id. sign #1 to be 32 feet in height in lieu of the permitted 25 feet.

Without the requested variances, the petitioner would be unable to adequately identify the shopping center and particular uses therein; and for additional reasons as will be presented at the public hearing.

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

WESTVIEW MALL ASSOCIATES

(Type or Print Name)

Signature By:

Michael Conter, Vice Pres.

(Type or Print Name)

Signature

Balcor Management Services

5772 Baltimore National Pike

Address

Phone No.

Baltimore, MD 21228

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Julius W. Lichter

305 West Chesapeake Avenue

Towson, Maryland 21204

City and State

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25 day of April, 1991, at 10:30 o'clock A.M.

(over)

DESCRIPTION TO ACCOMPANY A ZONING PETITION
FOR A SIGN VARIANCE

RE: WESTVIEW MALL

91-336-A

I.D. SIGN #1

BEGINNING AT A POINT LOCATED N 77° 22' W 895 FEET; FROM THE P.I. OF THE CENTER-LINES OF EDMONDSON AVENUE AND INGLESIDE AVENUE, THENCE IN A CLOCKWISE DIRECTION:

1. S 72° 19' 34" W 30.00 FEET;
2. N 17° 40' 26" W 25.00 FEET;
3. N 72° 19' 34" E 30.00 FEET;
- AND 4. S 17° 40' 26" E 25.00 FEET; to the place of beginning.

CONTAINING 750 S.F. OF LAND MORE OR LESS

I.D. SIGN #2

BEGINNING AT A POINT LOCATED N 23° 40' W 157 FEET; FROM THE P.I. OF THE CENTER-LINES OF EDMONDSON AVENUE AND INGLESIDE AVENUE, THENCE IN A CLOCKWISE DIRECTION:

1. S 33° 54' 53" W 118 FEET;
2. N 56° 05' 07" W 9 FEET;
3. N 26° W 116 FEET;
4. S 56° 05' 07" E 26 FEET; to the place of beginning.

CONTAINING 2,030 S.F. OF LAND MORE OR LESS

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 17 Date of Posting: 5-21-91
Posted for: Michael Conter
Petitioner: Westview Mall Associates
Location of property: 305 West Chesapeake Avenue, Towson, MD 21204
Location of Sign: 305 West Chesapeake Avenue, Towson, MD 21204
Remarks: To permit a 2-sided id. sign (shown on the accompanying plat as id. sign #1) to have an area of 470 square feet per side and a 1-sided id. sign (id. sign #2) to have an area of 265 square feet in lieu of the permitted 150 square feet; and from BCZR Section 413.2(d) to permit id. sign #1 to be 32 feet in height in lieu of the permitted 25 feet.
Posted by: Michael Conter Signature Date of return: 5-21-91
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-1-91

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 3-28-91.

THE JEFFERSONIAN,

S. Zake Olson
Publisher

\$60.78

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 3-28-91.

CATONSVILLE TIMES

S. Zake Olson
Publisher

\$60.78

receipt

PAID
4-25-91
CEK

Date

Please Make Checks Payable To Baltimore County

Cashier Validation

receipt

Account # 00: 6150
Number

Date

Please Make Checks Payable To: Baltimore County 02:50PMD2-06-91
NEXT BUSINESS DAY

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 4-5-91

Westview Mall Associates
c/o Balow Management Services
9212 Baltimore National Pike
Baltimore, Maryland 21208

RE:
Case Number: 91-336-A
N/S Baltimore National Pike, 70' W of c/l Ingleside Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Westview Mall Associates
HEARING: THURSDAY, APRIL 25, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 85.78 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.

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Julius W. Lichter, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 1, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-336-A
N/S Baltimore National Pike, 70' W of c/l Ingleside Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Westview Mall Associates
HEARING: THURSDAY, APRIL 25, 1991 at 10:30 a.m.

Variance to permit a two-sided (D sign (sign #1) to have an area of 470 sq. ft. per side and a one-sided (D sign (sign #2) to have an area of 265 sq. ft. in lieu of the permitted 150 sq. ft.; and to permit (D sign #1 to be 32 ft. in height in lieu of the permitted 25 ft.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Westview Mall Associates
Julius W. Lichter, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 9, 1991

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No. 314, Case No. 91-336-A
Petitioner: Westview Mall Assoc., et al
Petition for Zoning Variance

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 WINIARSKI. 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

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 20th day of February, 1991.

J. Robert Haines
ZONING COMMISSIONER

Received By:
Chairman,
Zoning Plans Advisory Committee

Petitioner: Westview Mall Associates, et al

Petitioner's Attorney: Julius W. Lichter

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

March 5, 1991

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

Re: Balto. County Westview Mall Assoc., N/S Balto. National Pike (Rte. 40 East) 70 ft. West of Ingleside Ave., Balto. Co. Zoning - Item No. 314.

Dear Mr. Haines:

Plans concerning the above subject were reviewed, and the location in question was inspected by Mr. Jessie L. Parker, the Highway Beautification Inspector for the area.

This office has no objections to the location of the sign as per plans submitted. Should you need further information, please call me at 333-1646.

Sincerely,
George T. Dawson, Chief
Highway Beautification Section

OTD:jsk
cc: Jessie Parker, Inspector
R/W District #4
Brocklandville

My telephone number is (301) 333-1640

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

February 19, 1991

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

Attn: Mr. James Dyer

Re: Baltimore County Westview Mall Associates Zoning Meeting of 2-19-91 N/S Baltimore National Pike (Route 10-E) 70' West of Ingleside Avenue (Item #314)

Dear Mr. Haines:

We have received the submittal for a variance to permit a two sided (D sign (sign #1) to have an area of 470 square feet per side and a one sided (D sign (sign #2) to have an area of 265 square feet in lieu of the permitted 150 square feet; and to permit (D sign #1 to be 32 feet in height in lieu of the permitted 25 feet.

We have forwarded this plan to our Highway Beautification Section, c/o George Dawson (333-1642) for all comments relative to zoning.

If we can be of further assistance, please call Larry Brocato of this office at 333-1350.

Very truly yours,
John Contestabile, Chief
Engineering Access Permits
Division

LB:maw
cc: Mr. George Dawson (w-enclosure)
Mr. J. Ogle

My telephone number is 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner DATE: February 28, 1991

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

SUBJECT: Westview Mall Associates, Item No. 314

In reference to the petitioner's requested variance, staff offers the following comment:

Staff has met with Mr. Lichter and officials of Westview Mall Associates. At the time of our meeting a comprehensive sign package was submitted. Staff supports the applicant's attempt to revitalize the existing mall. The proposed consolidated sign treatment is aesthetically pleasing and should contribute to the renewed attractiveness of the subject site.

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
ITEM314/ZAC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

February 19, 1991

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 296, 299, 300, 302, 305, 307, 310, 312, 313, 314, 315, and 317.

Very truly yours,

Robert J. Flanigan
for Michael S. Flanigan
Traffic Engineer Associate II

received
3/7/91

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 847-4500

MARCH 7, 1991

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

RE: Property Owner: WESTVIEW MALL ASSOCIATES
Location: N/S BALTIMORE NATIONAL FREE
Item No.: 314 Zoning Agenda: FEBRUARY 19, 1991

Certification:

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: *John L. Lewis* Noted and Approved *Captain W. F. Brady*
Planning Branch Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
3/11/91

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 19, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 296, 299, 302, 305, 312, 313, 314, 315 and 317.

For Items 300 and 316, County Review Group Comments are required.

For Item 310 the previous County Review Group Comments are still applicable.

For Item 307, the previous minor subdivision comments are still applicable.

RWB
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

received
2/23/91

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

James S. Kline
DONALD GORLEY

Alan N. Nigam
Michael L. Linter
James L. Linter

ADDRESS
G.W. STEVENSON & ASSOC
6800 ELLSWORTH DRIVE
Towson, MD 21204
BROWN & CRAIG, INC.
401 N. CHARLES ST. 21201

Westview Mall Associates
Westview Mall Associates
LEVIN & GANN

Westview Park Improvement
and Civic Association, Inc.
P. O. BOX 3105
CATONSVILLE, MD 21228

February 4, 1991

Mr. J. Haines
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
11 West Chesapeake Avenue
Towson, Maryland 21204

RE: WESTVIEW MALL SIGNAGE VARIANCE

Dear Mr. Haines:

As President of the Westview Park Improvement and Civic Association, Inc., I wish to extend our support for the proposed Mall pylons signage variance at the Westview Mall. I have reviewed and understand the comprehensive signage package proposed and feel it is in harmony with the intended renovation. We feel such signage will have no detrimental effects on the surrounding community and, in fact, may set a higher standard for future signage.

Thank you for your favorable consideration of this request.

Sincerely,

Scott Davis
Mr. Scott Davis, President
Westview Park Improvement and
Civic Association, Inc.

PETITIONER'S
EXHIBIT 2

91-336A

RECEIVED DEC 14 1990

December 13, 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 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 Associates in conjunction with their renovation of Westview Mall. I together with our church's business manager have examined the entire signage plan and mall facade appearance as proposed by Westview Mall Associates and have concluded that such a variance will not adversely effect the surrounding residential area of which my church is an immediate part. In fact, it is our opinion that the plan is tastefully lowkey and aesthetically attractive.

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 viability 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
Robert L. Mordhorst, Pastor

cc: Westview Mall Associates

PETITIONER'S
EXHIBIT 3

91-336A

Westview Park Improvement
and Civic Association, Inc.
P. O. BOX 3105
CATONSVILLE, MD 21228

February 4, 1991

Mr. J. Haines
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
11 West Chesapeake Avenue
Towson, Maryland 21204

RE: WESTVIEW MALL SIGNAGE VARIANCE

Dear Mr. Haines:

As President of the Westview Park Improvement and Civic Association, Inc., I wish to extend our support for the proposed Mall pylons signage variance at the Westview Mall. I have reviewed and understand the comprehensive signage package proposed and feel it is in harmony with the intended renovation. We feel such signage will have no detrimental effects on the surrounding community and, in fact, may set a higher standard for future signage.

Thank you for your favorable consideration of this request.

Sincerely,

Scott Davis
Mr. Scott Davis, President
Westview Park Improvement and
Civic Association, Inc.

RECEIVED
FEB 6 1991
ZONING OFFICE

91-336-A

WESTVIEW MALL
W-89-173

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 plans 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 #91-426-XA, which is not indicated on the plan. (Also correct "YA" to "XA" in Zoning notes.)
2. Show label and dimension the special exception area around Building "O" 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 #91-336-A and list and show compliance with all restrictions in Zoning Case #90-435-SPHA.

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 plans.

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

John L. Lewis
JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning Files - #91-426-XA, #91-336-A, #90-435-SPHA
Waiver File

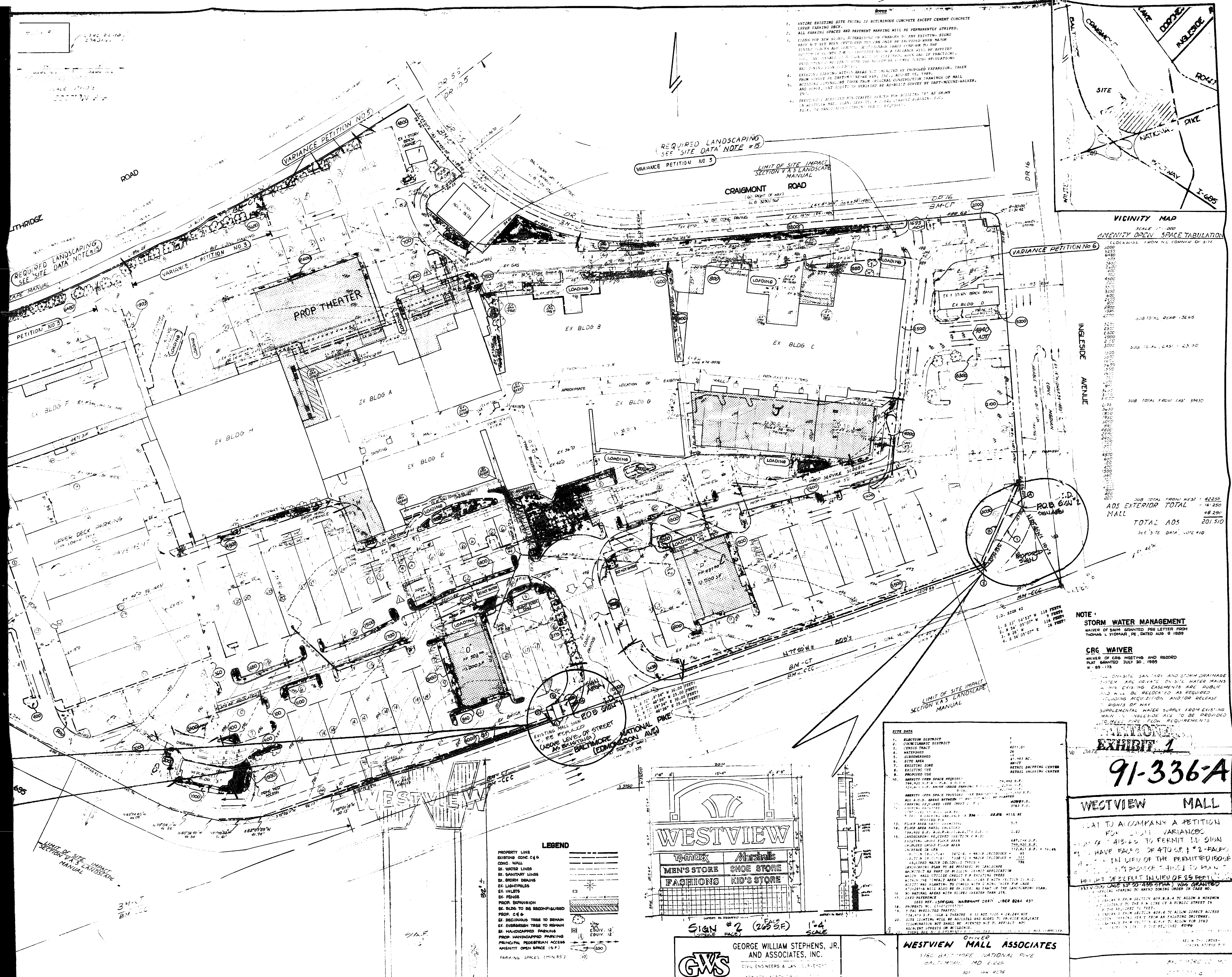
WESTVIEW MALL
W-89-173

Revised red-line plan for ???
No cover sheet or attachments received
Received from Public Services week of 7/8/91
Plan Date: 1/30/90
Comments For: ???
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 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 Orders, 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-XA. 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.)



- 1. ENTIRE EXISTING SITE PAVING IS BITUMINOUS CONCRETE EXCEPT CEMENT CONCRETE UPPER PARKING DECK.
- 2. ALL PARKING SPACES AND PAVEMENT MARKING WILL BE PERMANENTLY STRIPPED.
- 3. PLANS FOR NEW SIGNAGE, ALTERATIONS OR CHANGES TO ANY EXISTING SIGNAGE SHALL BE SUBMITTED TO THE CITY OF BALTIMORE FOR REVIEW AND APPROVAL.
- 4. EXISTING PAVING WITHIN AREAS NOT IMPACTED BY PROPOSED EXPANSION, TAKEN FROM SURVEY BY DART-MILLER-WALKER, INC., AUGUST 15, 1989.
- 5. BUILDING FOOTPRINTS SHOWN FROM ORIGINAL CONSTRUCTION DRAWINGS OF MALL, AND SURVEY, NOT ADJUSTED TO REFLECT AS-BUILT SURVEY BY DART-MILLER-WALKER, INC.
- 6. PROPOSED AS-BUILT SURVEY DATA FOR BUILDING 'H' AS SHOWN ON ATTACHED WALL, SHALL BE USED FOR ALL FUTURE PLANNING AND DESIGN.

VICINITY MAP
SCALE 1"=1000'
AMENITY OPEN SPACE TABULATION
CLOCKWISE FROM THE CORNER OF SITE

SECTION	AREA (S.F.)
SECTION 1	1000
SECTION 2	1000
SECTION 3	1000
SECTION 4	1000
SECTION 5	1000
SECTION 6	1000
SECTION 7	1000
SECTION 8	1000
SECTION 9	1000
SECTION 10	1000
SECTION 11	1000
SECTION 12	1000
SECTION 13	1000
SECTION 14	1000
SECTION 15	1000
SECTION 16	1000
SECTION 17	1000
SECTION 18	1000
SECTION 19	1000
SECTION 20	1000
SECTION 21	1000
SECTION 22	1000
SECTION 23	1000
SECTION 24	1000
SECTION 25	1000
SECTION 26	1000
SECTION 27	1000
SECTION 28	1000
SECTION 29	1000
SECTION 30	1000
SECTION 31	1000
SECTION 32	1000
SECTION 33	1000
SECTION 34	1000
SECTION 35	1000
SECTION 36	1000
SECTION 37	1000
SECTION 38	1000
SECTION 39	1000
SECTION 40	1000
SECTION 41	1000
SECTION 42	1000
SECTION 43	1000
SECTION 44	1000
SECTION 45	1000
SECTION 46	1000
SECTION 47	1000
SECTION 48	1000
SECTION 49	1000
SECTION 50	1000
SECTION 51	1000
SECTION 52	1000
SECTION 53	1000
SECTION 54	1000
SECTION 55	1000
SECTION 56	1000
SECTION 57	1000
SECTION 58	1000
SECTION 59	1000
SECTION 60	1000
SECTION 61	1000
SECTION 62	1000
SECTION 63	1000
SECTION 64	1000
SECTION 65	1000
SECTION 66	1000
SECTION 67	1000
SECTION 68	1000
SECTION 69	1000
SECTION 70	1000
SECTION 71	1000
SECTION 72	1000
SECTION 73	1000
SECTION 74	1000
SECTION 75	1000
SECTION 76	1000
SECTION 77	1000
SECTION 78	1000
SECTION 79	1000
SECTION 80	1000
SECTION 81	1000
SECTION 82	1000
SECTION 83	1000
SECTION 84	1000
SECTION 85	1000
SECTION 86	1000
SECTION 87	1000
SECTION 88	1000
SECTION 89	1000
SECTION 90	1000
SECTION 91	1000
SECTION 92	1000
SECTION 93	1000
SECTION 94	1000
SECTION 95	1000
SECTION 96	1000
SECTION 97	1000
SECTION 98	1000
SECTION 99	1000
SECTION 100	1000

SUB TOTAL FROM WEST 42250
AOS EXTERIOR TOTAL 16250
MALL 48290
TOTAL AOS 20110
SEE SITE DATA, NOTE #10

NOTE:
STORM WATER MANAGEMENT
WAIVER OF SWM GRANTED PER LETTER FROM
THOMAS L. WIDMAR, PE, DATED AUG. 9, 1989

CRG WAIVER
WAIVER OF CRG MEETING AND RECORD
PLAT GRANTED JULY 20, 1989
W-89-1175

ALL ON-SITE SANITARY AND STORM DRAINAGE
SYSTEM ARE PRIVATE ON-SITE WATER MAINS
AND EXISTING EASEMENTS ARE PUBLIC
AND WILL BE RELOCATED AS REQUIRED
INCLUDING ACQUISITION AND/OR RELEASE
OF RIGHTS OF WAY
SUPPLEMENTAL WATER SUPPLY FROM EXISTING
MAIN IN INGLESE AVE TO BE PROVIDED
TO MEET FLOW REQUIREMENTS

EXHIBIT 1

91-336-A

WESTVIEW MALL

LET TO A COMPANY A PETITION
FOR 100' VARIANCES
FOR 413.65' TO PERMIT I.D. SIGN
HAVE FACES OF 470' SE & 2-FACES
IN VIEW OF THE PERMITTED 150' SE
HEIGHT OF 22 FEET IN VIEW OF 25 FEET
HEIGHT OF 22 FEET 455' SE FROM I.D. SIGN, GRANTED
INDIVIDUAL VARIANCES TO AVOID CONFLICTING OR IN CASE NO.

LET TO A COMPANY A PETITION
FOR 100' VARIANCES
FOR 413.65' TO PERMIT I.D. SIGN
HAVE FACES OF 470' SE & 2-FACES
IN VIEW OF THE PERMITTED 150' SE
HEIGHT OF 22 FEET IN VIEW OF 25 FEET
HEIGHT OF 22 FEET 455' SE FROM I.D. SIGN, GRANTED
INDIVIDUAL VARIANCES TO AVOID CONFLICTING OR IN CASE NO.

SITE DATA

NO.	DESCRIPTION	AREA (S.F.)
1.	REACTOR DISTRICT	1
2.	COUNCILMANIC DISTRICT	4071.01
3.	CORRECTION TRACT	26
4.	WATERSHED	41.491 AC.
5.	SUBDIVISION	4009.9
6.	SITE AREA	700,920 S.F.
7.	EXISTING ZONE	RETAIL SHOPPING CENTER
8.	PROPOSED USE	RETAIL SHOPPING CENTER
9.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
10.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
11.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
12.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
13.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
14.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
15.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
16.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
17.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
18.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
19.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
20.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
21.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
22.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
23.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
24.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
25.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
26.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
27.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
28.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
29.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
30.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
31.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
32.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
33.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
34.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
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36.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
37.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
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39.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
40.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
41.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
42.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
43.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
44.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
45.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
46.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
47.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
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50.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
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65.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
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87.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
88.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
89.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
90.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
91.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
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93.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
94.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
95.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
96.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
97.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
98.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
99.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.
100.	AMENITY OPEN SPACE PROVIDED	74,492 S.F.



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