

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SE/S Philadelphia at Stemmers		
Run Road	*	ZONING COMMISSIONER
Golden Ring Plaza		
15th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
Contract Purchaser:	*	CASE # 92-334-SPH
Citibank MD, N.A.		
Legal Owners: Burke-Vincent	*	
Place Assoc., et al		
Petitioner	*	

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, seeking approval of an amendment to the site plan approved in a prior zoning order (case No. 86-482-A). The amendment includes the construction of a free-standing automobile accessory store on the site and a request that the parking variance totalling 161 parking spaces previously granted by the aforementioned Order be reaffirmed. The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing. The Petitioner/Lessee, Citibank Md. N.A., by Bernard W. Kaminsky, Jr., appeared and was represented by Michael P. Tanczyn, Esquire. Also appearing on behalf of the Petition was Richard L. Smith, who prepared the plan. There were no Protestants present.

Evidence presented at the hearing disclosed that the subject site is zoned B.M. and is 13.372 acres in area. It is located adjacent to the intersection of Philadelphia and Stemmers Run Roads in the Golden Ring section of Baltimore County. The site is in a highly commercialized area near the Baltimore Beltway (Interstate 695) and the Golden Ring Plaza.

The C.R.G. approval for the development of the site was granted in 1985 and the approved C.R.G. plan was amended in February of 1986 and November of

ORDER RECEIVED FOR FILING  
 Date 4/20/92  
 BY M. P. Tanczyn

1987. Further, within case No. 86-482-A, a Petition for Zoning Variance was granted, permitting 784 parking spaces in lieu of the 945 spaces required. Thus, a variance of 161 spaces was granted.

The site is presently improved as a shopping center and features a number of retail uses. By way of the Petition for Special Hearing before me, the Petitioner seeks approval to construct an auto parts and accessory store at that part of the center abutting Stemmers Run Road. In that this building was not shown on the original plan, a special hearing is requested to amend the previously approved plan. Also, the Petitioner notes that the approved plan showed that a bank would be constructed at that location. That construction was never completed. Moreover, pursuant to the parking tabulation regulations within the B.C.Z.R., the original site layout required 945 parking spaces. Under the new plan, 851 spaces are required. The Petitioner notes that 725 spaces are shown, thus the current plan requires a variance of 126 spaces, within the prior variance of 161 spaces.

As indicated above, the site is in a heavy commercial corridor and there were no Protestants present. Clearly, the proposed building and use are entirely consistent with the surrounding locale. Further, as with all Petitions for Special Hearing that are filed, the subject request underwent scrutiny by the Zoning Plans Advisory Committee (ZAC). It is to be noted that the Office of Planning and Zoning recommends approval of the Petitioner's request, subject to the implementation of a landscape plan.

In view of the nature of the present use, the surrounding locale and the favorable comments from the Office of Planning and Zoning, I am persuaded to grant the Petition for Special Hearing. Clearly, the proposed construction will cause no detrimental effect on the subject site or the sur-

ORDER RECOMMENDED FOR FILING

Date

4/20/92

By

M. Frank

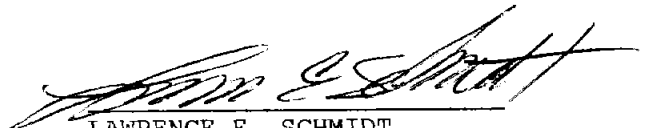
rounding community. The use is entirely consistent with what presently exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20<sup>th</sup> day of April, 1992 that, pursuant to the Petition for Special Hearing, approval of an amendment to the site plan, affirmed in a prior zoning Order (case No. 86-482-A), showing a free-standing automobile accessory store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its 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. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in the comments submitted by the Office of Planning and Zoning dated April 7, 1992, attached hereto and made a part hereof.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

ORDER RECORDED FOR FILING  
Date 4/20/92  
By Jm Shrank

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 20, 1992

Michael P. Tanczyn, Esquire  
606 Baltimore Avenue, Suite 106  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Legal Owner, Burke-Vincent Place Assoc., et al  
Contract Purchaser, Citibank MD, N.A.  
Petitioner  
Case No. 92-334-SPH

Dear Mr. Tanczyn:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
encl.  
cc: Mr. B.W. Kaminski, Jr.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 3/23/92

Citibank MD, N.A.  
600 Pennsylvania Avenue, S.E.  
Washington, D.C. 20003

ATTN: B. W. KAMINSKI, JR.

RE:  
CASE NUMBER: 92-334-SPH  
SE/S Philadelphia Road at Stemmers Run Road  
(Golden Ring Plaza)  
15th Election District - 6th Councilmanic  
Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.  
Contract Purchaser(s): Citibank MD

Dear Petitioner(s):

Please be advised that \$ 164.08 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

A handwritten signature in cursive script that reads "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

cc: Michael P. Tanczyn, Esq.



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

MARCH 11, 1992

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: 92-334-SPH

SE/S Philadelphia Road at Steamers Run Road  
(Golden Ring Plaza)

15th Election District - 6th Councilmanic

Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.

Contract Purchaser(s): Citibank MD

HEARING: TUESDAY, APRIL 7, 1992 at 2:00 p.m.

Special Hearing to approve an amendment to the site plan approved by prior Zoning Order in Case #86-482-A to allow a new plan to be approved showing a free-standing automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted in Zoning Order in Case #86-482-A.

  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Robert Pence  
Citibank MD  
Michael P. Tanczyn, Esq.



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
5th day of March, 1992.

A handwritten signature in cursive script that reads "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

Received By:

A handwritten signature in cursive script that reads "W. Carl Richards Jr.".

Chairman,  
Zoning Plans Advisory Committee

Petitioner: Burke-Vincent Place Associates, et al

Petitioner's Attorney: Michael P. Tanczyn



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 1, 1992

Michael P. Tanczyn, Esquire  
606 Baltimore Avenue, Suite 106  
Towson, MD 21204

RE: Item No. 349, Case No. 92-334-XA  
Petitioner: Burke-Vincent Place Assoc.  
Petition for Special Hearing

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.



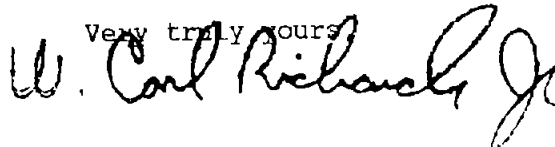


Zoning Plans Advisory Committee Comments  
Date: April 1, 1992  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours



W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw

Enclosures

cc: Burke-Vincent Place Associates  
Citibank MD, N.A.

Baltimore County Government  
Fire Department



3/12/92  
8

4100-92

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

(301) 887-4500

MARCH 10, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: BURKE-VINCENT PLACE ASSOCIATES AND  
WHITE OAK-VINCENT PLACE ASSOCIATES

Location: GOLDEN RING PLAZA

Item No.: 349 Zoning Agenda: MARCH 17, 1992

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: Capt. Jerry Spitz  
Planning Group  
Special Inspection Division

Noted and  
Approved \_\_\_\_\_  
Fire Prevention Bureau

JP/KEK

RECEIVED  
MAR 12 1992

ZONING OFFICE



3/16/92  
8

RW  
4180-92

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director                      DATE: March 13, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 348, 349, 350, 352 and 353.

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

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

RWB:s

RECEIVED

MAR 17 1992

ENGINEERING OFFICE

92-334SAH

17

4/14/92  
8

4594-92  
JW

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347,  
349, 350, 351, 352, 353 and 355.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

RECEIVED  
APR 9 1992  
ZONING OFFICE

*Comments*

92-334-SPH 4/7

4/11/92  
8

#357-92  
JW

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

Date: April 10, 1992

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Division

SUBJECT: Zoning Advisory Committee

The Developer's Engineering Division has reviewed the items on the agenda distributed on April 6, 1992. We have no comment on Items numbered 349, 383, 384, 386, 387, 388, 389, 390 and 394.

RWB:DAK:pab

cc: File

ZONADVIS/PB\_MEMO4

RECEIVED  
APR 11 1992  
ZONING OFFICE

92-334-SPA 4/7

4/9/92  
Y

4581-92  
Jed

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 7, 1992

FROM: Ervin McDaniel, Chief <sup>EMCD</sup>  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Burke-Vincent Place Associates, Item No. 349

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting an amendment to Case No. 86-482A to allow for the creation of a free standing automobile accessories store in an existing shopping center. Staff notes that the addition will require a landscape plan to upgrade that portion of the center affected by the new facility. The parking and vehicular circulation are adequate for the center. Staff recommends APPROVAL of the petitioners request subject to the following.

1. A landscape plan should be reviewed, and approved by the Office of Planning and Zoning and Department of Public Works prior to the issuance of building permits.

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

EM/FM/rdn

349.ZAC/ZAC1

RECEIVED  
APR 10 1992  
ZONING

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 6, 1992

Michael P. Tanczyn, Esquire  
606 Baltimore Avenue  
Suite 106  
Towson, MD 21204

92-334-SPH

RE: Preliminary Petition Review (Item #349)  
Legal Owner: Burke-Vincent Place  
Associates and White Oak-Vincent Place  
Associates  
Golden Ring Plaza

Dear Mr. Tanczyn:

This correspondence is in reference to a petition filed at the request of the petitioner/attorney without the normal petition review. All revisions must be accompanied by a \$75.00 fee.

The following are unaddressed zoning issues or incomplete required information:

1. The signatures of Robert Pence and B.W. Kaminski, Jr. must be accompanied by position titles in the organizations for which they signed. It must be clear that they are in positions which authorize them to sign representing these organizations.
2. Note the actual wording of the Variance Order as granted in Zoning Case #86-482-A with zoning case note #1.
3. Parking data note #3 - Clarify that the "service" uses are actually uses permitted to utilize the 3.3 parking spaces per 1,000 square feet calculations. The new use (since May 25, 1988) parking requirements cannot use integers. These figures must be rounded up to the higher number before sub-totaling (for example, 12.3 spaces = 13). Be aware that the service bays (6 proposed) may be included in corrected parking calculations (if desired), if





Michael P. Tanczyn, Esquire  
March 6, 1992  
Page 2

92-337-SPH

the bays are shown with minimum required parking dimensions within the service garage. (This would lower the number of parking spaces needing to be varianced.) Show the proposed front building orientation. Note that the other changes from the approved site plan has been the Wendy's Restaurant which was not shown as located on the approved site plan. Clearly list all such changes on this revised plan and include any building permit numbers, uses and issue dates and verify which uses had C.R.G. approval prior to 5/25/88 in order that parking requirements can be verified as to the pre and post May 25, 1988 Section 409 parking regulations. Note that all paving will be a durable and dustless surface and will be permanently striped.

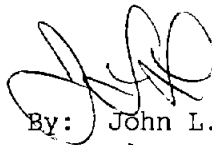
4. Indicate the property owner and address on the plan.
5. Include a copy of the 200 scale zoning map. See the accompanying non-residential properties checklist for clarification of any requirements.

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,



W. Carl Richards, Jr.  
Zoning Coordinator



By: John L. Lewis  
Planner II

JLL:scj

Enclosure

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 11, 1992

Michael P. Tanczyn, Esquire  
Suite 106  
606 Baltimore Avenue  
Towson, Maryland 21204

RE: Case No. 92-334-SPH  
Golden Ring Plaza  
Petition for Special Hearing to Amend Plat and Site Plan

Dear Mr. Tanczyn:

This is to acknowledge receipt of your letter dated June 3, 1992 regarding the above captioned matter. I reviewed my Order dated April 20, 1992 as well as the site plan which was offered at the hearing on this case. You are indeed correct that my decision is erroneous wherein it indicates that the property is adjacent to the intersection of Philadelphia and Stemmers Run Roads. In fact, the property is located adjacent to Stemmers Run and vehicular access to the site is by way of Philadelphia Road. In that there has been no appeal of this case, I will not issue an Amended Order but, in lieu thereof, will attach a copy of this letter within the case file to correct the error.

Kindly contact me should you require any further action pertaining to this Order.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

cc: File

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 27, 1993

Robert A. Hoffman, Esquire  
Venable, Baetjer, and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)  
Legal Owner: Burke Vincent Place  
Associates & White Oak Vincent Associates  
Contract Purchaser: Discovery Zone  
Limited Partnership  
Golden Ring Plaza  
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, only a special exception has been requested. The description for the special exception is for the entire 13+ acres, while the actual area of special exception (for a specific arcade use area) must be limited to that particular area of the tract with its supporting parking.

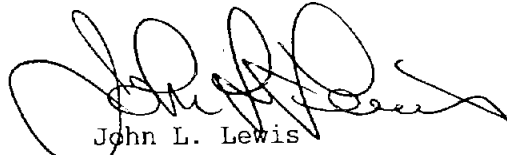


Robert A. Hoffman, Esquire  
August 27, 1993  
Page 2

Part of this problem arises from the request to amend the prior zoning case through this special exception request, which is not the appropriate method of prior approved plan amendment. A special hearing on the entire 13-acre site is the correct method. In light of this use change, the parking variance of 161 spaces should be reaffirmed as part of the special hearing.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis  
Planner II

JLL:scj

cc: Zoning Commissioner  
Zoning Case #92-334-SPH  
Zoning Case #86-482-A

Enclosure: Receipt

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 1, 1993

Robert A. Hoffman, Esquire  
Venable, Baetjer, and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Revised Petition Review (Item #71)  
Plan Date: 8/8/93  
Legal Owner: Burke Vincent Place  
Associates & White Oak Vincent Associates  
Contract Purchaser: Discovery Zone  
Limited Partnership  
Golden Ring Plaza  
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, no special hearing has been requested.



Law Offices  
**Michael P. Tanczyn, P.A.**

Suite 106, 606 Baltimore Avenue  
Towson, Maryland 21204  
(410) 296-8823 • (410) 296-8824  
Fax: (410) 296-8827

6/1/92 6235-92  
8  
7-103

June 3, 1992

Lawrence E. Schmidt, Zoning Commissioner  
Courthouse, Suite 113  
400 Washington Avenue  
Towson, MD 21204

Re: Case Number 92-334-SPH  
Golden Ring Plaza  
Petition for Special Hearing  
to Amend Plat and Site Plan

Dear Mr. Schmidt:

On page 1 of your decision dated April 20, 1992 granting the Petition for Special Hearing in the above matter the property is noted as being located "at the intersection of Philadelphia and Stemmers Run Roads". I believe that the property is located at the intersection of Philadelphia Road and Stemmers Run. I would ask that you consider amending your Findings of Fact and Conclusions of Law to clarify the location.

If there is anything additional you would like me to do in order to accomplish that, please let me know. Thank you very much for your attention to this matter.

I understand that there was no appeal taken.

Very truly yours,

*Michael P. Tanczyn*  
Michael P. Tanczyn

MPT/ed  
Enclosure

cc: Mr. Bernard W. Kaminski, Jr.  
Mr. Richard Smith

**RECEIVED**

JUN 4 1992

**ZONING OFFICE**



- 6/92  
CASE #  
92-33A  
JK  
4181-92

1020 Cromwell Bridge Road  
Baltimore, MD 21204-3396  
(301) 321-5500

Direct Dial Number

(410) 321-5557

March 17, 1992

RECEIVED  
MAR 17 1992

ZONING OFFICE

Mr. John Lewis  
Baltimore County  
Office of Zoning  
111 W. Chesapeake Avenue  
Towson, MD 21204

Dear John:

Subject: Golden Ring Plaza  
Request for Special Hearing  
To Amend a Previously Approved Site Plan  
Item No. 349  
KCI Job Order No. 01-91069

In regard to your letter to Michael P. Tanczyn dated March 6, 1992, and our subsequent phone conversation concerning its contents, this is to confirm our recent conversation. Items 2 through 5 of your letter deal with comments as they pertain to the plat filed with the petition for "Special Hearing". I will answer them in the same order.

First, I wish to thank you for the time you took to review our plan and to produce these comments that you thought would be beneficial to all the parties concerned.

Comment No. 2 -

The plan has been revised to show the beginning paragraph of the order.

Comment No. 3 -

The existing service uses within the shopping center have been added to the plan. The parking requirement calculations are as submitted with the petition. As I understand you, this is your interpretation of Section 409.6 of the BCZR, that each individual use on the site must be subtotaled to the next higher whole number. I must disagree with you in this instance. For over 30 years, using both the old and new parking regulations, with all types of commercial sites, the Zoning Commissioners and Zoning Staff has allowed the parking fractions as I have calculated them on this plat.



Mr. John Lewis  
KCI Job Order No. 01-91069  
March 17, 1992  
Page No. 2

As to including the enclosed service bays in the parking calculations, this was done with the original submittal.

The front building orientation for the proposed automotive accessory store has been placed on the plat.

The Wendy's Restaurant and other changes from the approved site plan filed in Zoning Case 86-482-A have been shown on the plan. A note has been added to the plan indicating what CRG uses had been approved prior to May 25, 1988. A note has also been added to say that the existing paving is a "durable, dustless surface and permanently striped".

As to your request to provide building permit numbers with issue dates, only the current restaurant alteration permit is shown. It is virtually impossible, since KCI is not a leasing agency or a developer, to know when alteration permits have been issued to change mercantile uses within the center since it has been "opened".

Comment No. 4 -

The property owners name and address has been placed on the plan.

Comment No. 5 -

The 200' Zoning Map, which you indicated was not in the file handed to you, was submitted with the petition, plats and descriptions and should be with the file. If additional copies of the 200' map are required, I can provide them.

As you indicated several times during our conversation, the comments you generated were "advisory" and it was our decision to incorporate them onto the plat. As you can see by the above narrative, your comments have generally been addressed. There should be fewer areas of concern for the Zoning Hearing Officer to address when the hearing occurs to amend the previously approved site plan.





Mr. John Lewis  
KCI Job Order No. 01-91069  
March 17, 1992  
Page No. 3

Again, we thank you for your time and effort to review the plan and to identify possible problem areas that could occur at the hearing.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dick", written in dark ink.

Richard L. Smith  
Senior Associate

pek

cc: Michael P. Tanczyn, P.A.

4240-92

Law Offices  
**Michael P. Tanczyn, P.A.**

Suite 106, 606 Baltimore Avenue  
Towson, Maryland 21204  
(410) 296-8823 • (410) 296-8824  
Fax: (410) 296-8827

March 25, 1992

Mr. John Lewis  
Office of Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Item Number 349  
Hearing Date - April 7, 1992  
Case Number 92-334-SPH  
Golden Ring Plaza  
Petition for Special Hearing  
to Amend Plat and Site Plan

*[Signature]*  
Dear Mr. Lewis:

Pursuant to comments concerning the authority of the individuals to sign in a representative capacity on the Petition, I have spoken with my clients concerning that comment. I enclose letters dated March 18, 1992 from Pence-Friedel Developers, Inc. as well as Citibank, F.S.B., which I believe satisfy that comment.

After you have had a chance to review the enclosures, please call me if you do not agree. We intend to submit the originals at the time of hearing to the hearing officer.

Very truly yours,

*[Signature]*

Michael P. Tanczyn

MPT/ed  
Enclosures

cc: Mr. Bernard W. Kaminski, Jr.  
Mr. Robert F. Pence  
Mr. Richard Smith

RECEIVED  
MAR 26 1992  
ZONING OFFICE

Citibank, F.S.B.  
Citibank (Maryland), N.A.

600 Pennsylvania Avenue, S.E.  
Washington, DC 20003  
202-828-5280

**CITIBANK** 

March 18, 1992

Michael P. Tanczyn, Esq.  
606 Baltimore Avenue  
Suite 106  
Towson, Maryland, 21204

Re: Preliminary Petition Review  
(Item #349)  
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that Bernard W. Kaminski, Jr., Vice President, has signing authority for Citibank (Maryland), N.A. in the Zoning Variance for Golden Ring Plaza, Baltimore County, Maryland.

Sincerely,



Michael J. Havlik  
Vice President

PENCE-FRIEDEL DEVELOPERS, INC.  
1359 BEVERLY ROAD  
SUITE 200  
MCLEAN, VIRGINIA 22101  
(703) 827-8300  
Fax 827-9184

March 18, 1992

Michael P. Tanczyn, Esq.  
606 Baltimore Avenue  
Suite 106  
Towson, Maryland 21204

Re: Preliminary Petition Review  
(Item #349)  
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that I am a general partner of both Burke-Vincent Place Associates, a general partnership, and White Oak-Vincent Place Associates, a general partnership. These two entities are the owners of Golden Ring Plaza.

You are advised that the two partnership agreements authorize me, as a general partner, to sign documents on behalf of the partnership. As a matter of precaution, Howard M. Friedel and Beverly M. Dietz, the other two partners of each partnership, join in this letter to evidence their consent to my signing the petition filed with respect to the above-captioned matter.

Sincerely,



Robert F. Pence

HMF/lar

  
Howard M. Friedel

  
Beverly M. Dietz

Citibank, F.S.B. 600 Pennsylvania Avenue, S.E.  
Citibank (Maryland), N.A. Washington, DC 20003  
202-828-5280



March 18, 1992

Michael P. Tanczyn, Esq.  
606 Baltimore Avenue  
Suite 106  
Towson, Maryland, 21204

Re: Preliminary Petition Review  
(Item #349)  
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that Bernard W. Kaminski, Jr., Vice President, has signing authority for Citibank (Maryland), N.A. in the Zoning Variance for Golden Ring Plaza, Baltimore County, Maryland.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Havlik". The signature is written in a cursive style.

Michael J. Havlik  
Vice President

Pat Y A

PENCE-FRIEDEL DEVELOPERS, INC.  
1359 BEVERLY ROAD  
SUITE 200  
MCLEAN, VIRGINIA 22101  
(703) 827-8300  
Fax 827-9184

March 18, 1992

Michael P. Tanczyn, Esq.  
606 Baltimore Avenue  
Suite 106  
Towson, Maryland 21204

Re: Preliminary Petition Review  
(Item #349)  
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that I am a general partner of both Burke-Vincent Place Associates, a general partnership, and White Oak-Vincent Place Associates, a general partnership. These two entities are the owners of Golden Ring Plaza.

You are advised that the two partnership agreements authorize me, as a general partner, to sign documents on behalf of the partnership. As a matter of precaution, Howard M. Friedel and Beverly M. Dietz, the other two partners of each partnership, join in this letter to evidence their consent to my signing the petition filed with respect to the above-captioned matter.

Sincerely,



Robert F. Pence

HMF/lar

  
Howard M. Friedel

  
Beverly M. Dietz

RET  
"1/B"

# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 92-334-SPA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached herelo and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan approved by prior Zoning Order in Case 86-482A to allow a new plan to be approved showing a freestanding automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted by the Zoning Order in Case 86-482A.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:  
Citibank MD, N.A.  
(Type or Print Name)  
*[Signature]*  
Signature B.W. Kaminski, Jr.  
600 Pennsylvania Avenue, S.E.  
Address  
Washington, DC 20003  
City and State

Legal Owner(s) Burke-Vincent Place Associates  
and White Oak-Vincent Place Associates  
(Type or Print Name)  
*[Signature]*  
Signature Robert Pence  
(Type or Print Name)  
Signature

Attorney for Petitioner:  
MICHAEL P. TANCZYN, ESQ.  
(Type or Print Name)  
*[Signature]*  
Signature  
606 Baltimore Avenue, Suite 106  
Address  
Towson, Maryland 21204  
City and State

1359 Beverly Rd, Suite 200 (703) 827-8300  
Address Phone No.  
McLean, Virginia 22101  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address Phone No.

Attorney's Telephone No.: (410) 296-8823

No REVIEW



OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING - (1/2HR) +1HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: DATE

4240-92

Law Offices  
**Michael P. Tanczyn, P.A.**

Suite 106, 606 Baltimore Avenue  
Towson, Maryland 21204  
(410) 296-8823 • (410) 296-8824  
Fax: (410) 296-8827

March 25, 1992

Mr. John Lewis  
Office of Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Item Number 349  
Hearing Date - April 7, 1992  
Case Number 92-334-SPH  
Golden Ring Plaza  
Petition for Special Hearing  
to Amend Plat and Site Plan

Dear <sup>John</sup> Mr. Lewis:

Pursuant to comments concerning the authority of the individuals to sign in a representative capacity on the Petition, I have spoken with my clients concerning that comment. I enclose letters dated March 18, 1992 from Pence-Friedel Developers, Inc. as well as Citibank, F.S.B., which I believe satisfy that comment.

After you have had a chance to review the enclosures, please call me if you do not agree. We intend to submit the originals at the time of hearing to the hearing officer.

Very truly yours,



Michael P. Tanczyn

MPT/ed  
Enclosures

cc: Mr. Bernard W. Kaminski, Jr.  
Mr. Robert F. Pence  
Mr. Richard Smith

RECEIVED  
MAR 26 1992  
ZONING OFFICE





92-334-SPH

**DESCRIPTION**  
**13.0205 ACRE PARCEL**  
**SOUTHEAST SIDE OF PHILADELPHIA ROAD AT STEMMERS RUN**  
**BALTIMORE COUNTY, MARYLAND**

-----  
 This description is for a special hearing to amend an approved site plan.

BEGINNING at the point of intersection of the southeast side of Philadelphia Road (MD Route 7) and the southwest side of the 100 foot right of way for Stemmers Run as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-210-64A, said point of beginning being distant 250 feet, more or less, measured southwesterly along the southeast side of Philadelphia Road from the center of Rossville Boulevard, running thence binding on the southwest right of way line of said Stemmers Run, three courses

- (1) South 38 degrees 41 minutes 24 seconds East 144.98 feet,
- (2) Southeasterly by a curve to the left with a radius of 1,256.23 feet, the arc distance of 392.46 feet, the chord of said arc being South 47 degrees 38 minutes 24 seconds East 390.87 feet, and
- (3) South 56 degrees 35 minutes 24 seconds East 75.10 feet, thence two courses
- (4) South 18 degrees 10 minutes 44 seconds East 18.24 feet, and
- (5) South 64 degrees 30 minutes 44 seconds East 82.22 feet to a point on the southwest right of way line of said Stemmers Run, thence binding thereon, two courses
- (6) South 56 degrees 35 minutes 24 seconds East 154.91 feet, and
- (7) Southeasterly by a curve to the right with a radius of 495.67 feet, the arc distance of 27.08 feet, the chord of said arc being

**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: 92-334-SPH  
SE/S Philadelphia Road at Stemmers Run Road (Golden Ring Plaza) 15th Election District 6th Councilmanic

Legal Owner(s):  
Burke-Vincent Place Associates and White Oak-Vincent Place Associates  
Contract Purchaser(s):  
Citibank MD

Hearing Date: Tuesday, April 7, 1992 at 2:00 p.m.

Special Hearing: to approve an amendment to the site plan approved by prior Zoning Order in Case #86-482-A to allow a new plan to be approved showing a free-standing automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted in Zoning Order in Case #86-482-A.

LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County

N/ N/J/3/212 March 19.

**CERTIFICATE OF PUBLICATION**

\_\_\_\_\_ 3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

**NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER**

*S. Zebe Orlov*

**Publisher**

\$ 89.08

**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: 92-334-SPH  
SE/S Philadelphia Road at Stemmers Run Road (Golden Ring Plaza)  
15th Election District  
6th Councilmanic  
Legal Owner(s):  
Burke-Vincent Place Associates and White Oak-Vincent Place Associates  
Contract Purchaser(s):  
Citibank MD  
Hearing Date: Tuesday, April 7, 1992 at 2:00 p.m.

**Special Hearing:** to approve an amendment to the site plan approved by prior Zoning Order in Case #86-482-A to allow a new plan to be approved showing a free-standing automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted in Zoning Order in Case #86-482-A.

LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County

N/J/3/212 March 19.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 3/19, 1992

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 3/19, 1992

**THE JEFFERSONIAN,**

*S. Zefe Orlean*

Publisher

\$ 89.08



**Baltimore County**  
**Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

**Receipt**

Date

CASE # 92-334

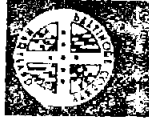
Account: R-001-6150  
 Number

PAID TO BALTIMORE COUNTY ZONING DEPARTMENT  
 111 WEST CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 \$75.00

Cashier Validation

04A04#0046MICHRC  
 RA CO 08 14 8AM 03 24--92  
 Please Make Checks Payable To: Baltimore County  
 \$75.00

92-334-SPH



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Receipt

Date

05/09/92

Account: R-001-6150  
Number

1092003019

PAID TO	REARND FEE	201	PRD
AND SPECIAL PERMITS (OFFICE)			4175.00
LAST HALF OF OTHERS SUPPL. CHARGE			10150.00

Cashier Validation

Please Make Checks Payable  
EA 001D



**Baltimore County**  
**Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt

Date

9-23-34

Account: R-001-6150  
 Number

... HEARING FEE ...  
 ... PROPERTY ...  
 ... NAME OF OFFICE ...

Please Make Checks Payable To: Baltimore County  
 LA. COMMERCE BANK

Cashier Validation

Patterson's  
PROTESTANT(S) SIGN-IN SHEET

92-334 SPH

NAME

ADDRESS

Michael Tawczyn

606 Baltimore Ave Towson Md 21204

RICHARD L SMITH

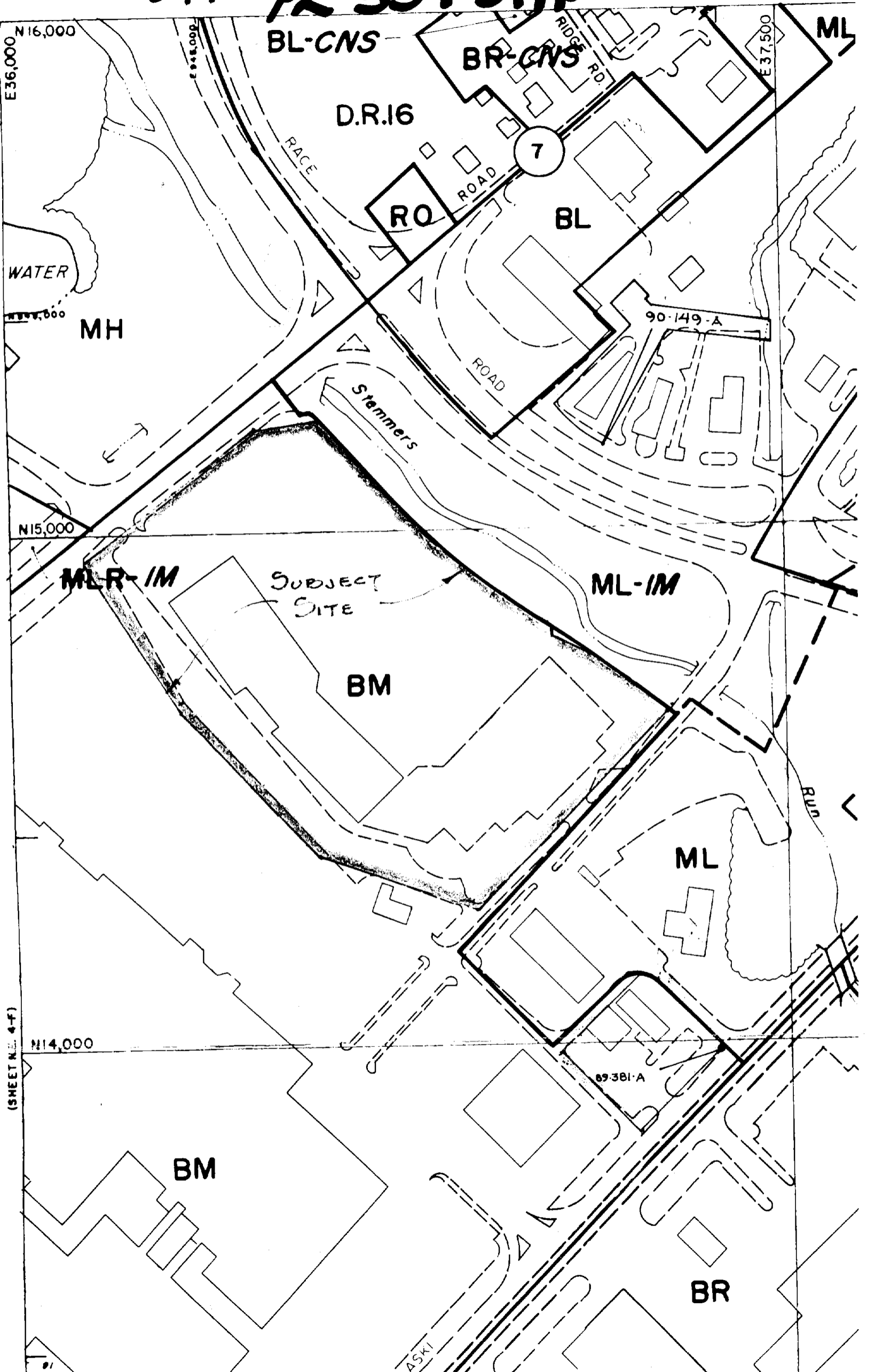
1020 CROMWELL BRIDGE RD. Towson 21204

BERNARD W. KAMINSKI, JR

600 Pennsylvania Ave <sup>S.E.</sup> Washington D.C.  
20003

349

92-334-SPH E4G



BL-CNS

BR-CNS

D.R.16

RO

BL

ML

WATER

MH

90-149-A

Stemmers

ROAD

N15,000

MLR-IM

SUBJECT SITE

ML-IM

BM

ML

(SHEET NO. 4-F)

N14,000

69-381-A

BM

BR

ASKI



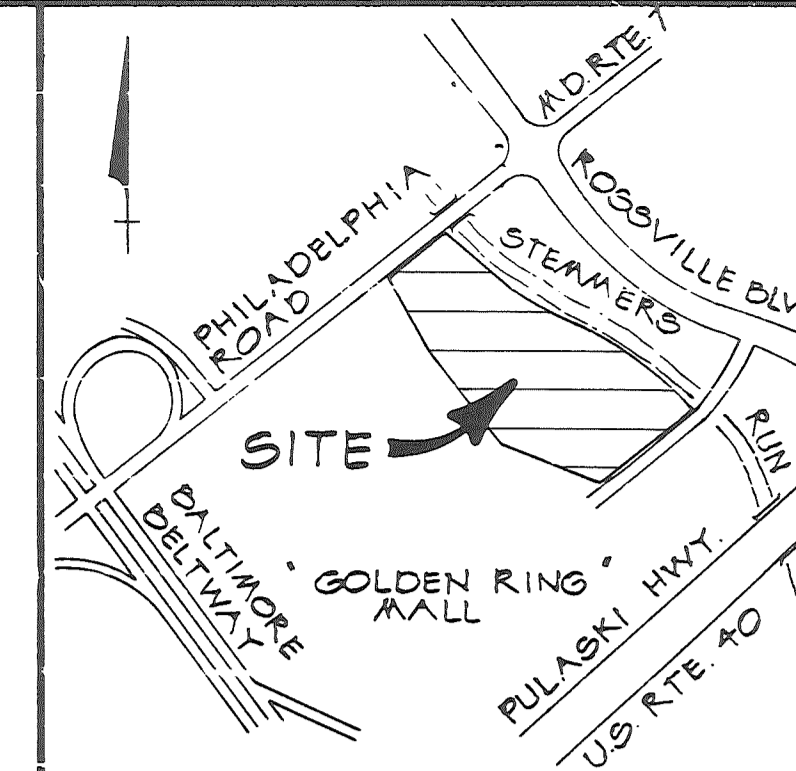
**SOIL DESCRIPTIONS**

AREA	TYPE	SLDG. - 3 STORIES OR LESS (NO BASEMENT)	STREET & PARKING AREAS	CLASS
2.92 Ac.	CmC2	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability; slope	C
2.67 Ac.	CmB	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability	C
2.64 Ac.	Iu	Severe; flooding hazard	Severe; flooding hazard	C
1.25 Ac.	LmB	Severe; high water table Somewhat poor natural drainage	Severe; high water table Somewhat poor nat. drainage	D
3.62 Ac.	LyE	Severe; subsoil shrinkage & instability; slope	Severe; subsoil shrinkage & instability; slope	C

CmC2  
CmB  
Iu  
LmB  
LyE

Christiana Loam, 5 to 10% slopes, moderately eroded.  
Christiana Loam, 2 to 5% slopes.  
Iuka Silt Loam.  
Lenoir Silt Loam, 0 to 5% slopes.  
Loam and Clayey Land, 15 to 40% slopes.

FLOOD PLAIN AS DETERMINED BY G.W. STEPHENS & ASSOC. AND APPROVED BY WATER RESOURCES ADMINISTRATION UNDER PERMIT #80-WC-0632



**LOCATION MAP**  
SCALE: 1"=500'

**GENERAL NOTES**

- AREA OF SITE = 13.0205 ACRES, GROSS SITE AREA = 13.372 ACRES ±
- EXISTING ZONING OF SITE - "BM"
- EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER"
- SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA.
- PUBLIC & PRIVATE UTILITIES EXIST AT AND ON THE SITE
- OFF-STREET PARKING DATA:
  - A. REQUIRED PARKING = 814 SPACES (SEE PARKING DATA)
  - B. PARKING EXISTING (PROPOSED = 727 (INCLUDES HANDICAPPED SPACES (6 SPACES IN THE SERVICE GARAGE) PLUS VARIANCE OF 161 SPACES (SEE PETITION #86-482A) & 885 SPACES
  - C. NUMBER OF EXCESS SPACES = 74
- FLOOR AREA RATIO:
  - A. ALLOWED = 2,329,937 SQ.FT. (882,484 3 x 4.0)
  - B. EXISTING & PROPOSED FLOOR AREA = 158,516 SQ.FT. = 0.27 (158,516 ÷ 582,484 3)
- LANDSCAPING:
  - A. SITE APPROVED AND LANDSCAPING EXISTS BASED UPON REGULATIONS IN EFFECT AT TIME OF THE ORIGINAL BUILDING PERMITS
  - B. LANDSCAPING FOR THE PROPOSED BUILDING WILL BE IN ACCORDANCE WITH THE LANDSCAPE REGULATIONS ADOPTED IN 1990.
- AMENITY OPEN SPACE:
  - A. REQUIRED - NONE
  - B. EXISTING = 0.42 AC ±
- AREA OF SITE IN 100 YEAR FLOOD PLAIN = 1.4 AC ±
- EXISTING AND PROPOSED BUSINESS SIGNAGE WILL BE IN COMPLIANCE WITH SECTIONS 419.2 AND 419.3 OF THE DCZR
- CRG PLAN APPROVED JUNE 20, 1989 - PLAN #80049. FIRST AMENDED PLAN APPROVED FEB. 1986.

- Parking Data**
- EXISTING RESTAURANT = 2450 SQ. FT. REQUIRING 49.0 SPACES (20/1000)
  - EXISTING RETAIL AREA = 143,780 SQ. FT. REQUIRING 728.9 SPACES (5/1000)
  - EXISTING SERVICE USES = 5544 SQ. FT. REQUIRING 18.2 SPACES (3.3/1000)
  - PROPOSED "TB A" STORE (4780 SQ. FT.)
    - A. SERVICE BAYS (6) & STORAGE AREA = 3720 SQ. FT. REQUIRING 12.3 SPACES (3.3/1000)
    - B. RETAIL AREA = 1016 SQ. FT. REQUIRING 5.1 SPACES (5/1000)
  - TOTAL SPACES REQUIRED = 813.6 = 814
  - LESS VARIANCE OF 101 SPACES (PETITION 86-482 A) = 695 SPACES
  - TOTAL SPACES ON SITE = 727 (SEE NOTE C.3)
  - TOTAL EXCESS SPACES = 74

**92-334-SPH**

ZONING COMMISSIONERS ORDER  
CASE NUMBER 86-482-A

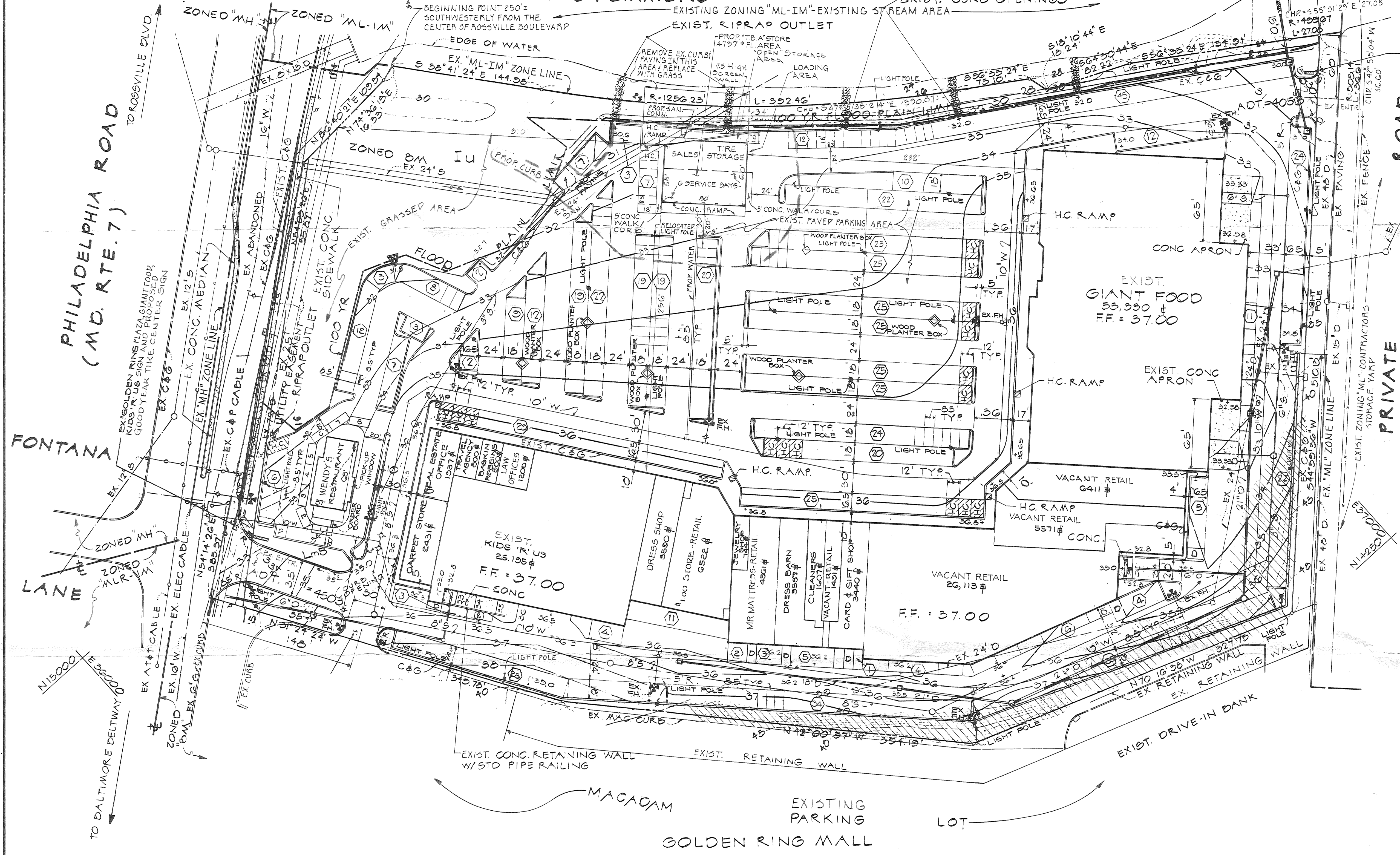
The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

**REASON FOR SPECIAL HEARING**

THE PURPOSE OF THE SPECIAL HEARING IS TO AMEND THE SITE PLAN APPROVED BY ZONING ORDER 86-482A TO ALLOW A NEW PLAN TO BE APPROVED SHOWING A "FREE-STANDING" AUTOMOBILE ACCESSORY STORE ON THE SITE AND THE RETAINING OF THE PARKING VARIANCE OF 161 PARKING SPACES PREVIOUSLY GRANTED BY THE ZONING ORDER IN PETITION 86-482 A.

INDICATES AREAS OF SITE WHERE CHANGES OCCUR

349  
*Michael L. Reynolds*



Drafting J.G.	DATE	REVISIONS
Check QLS		
Design QLS		
Check GLW		

**KCI TECHNOLOGIES INC.**  
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS  
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204. 301-321-5500

ELECTION DISTRICT 19  
COUNCILMANIC DISTRICT 6  
GENUUS TRACT 4512  
DEED REF. 8472-442  
TAX ACCT. N° 20-00-004684

**ZONING & CRG PLAN**  
TO ACCOMPANY PETITION FOR SPECIAL HEARING  
GOLDEN RING PLAZA  
PHILADELPHIA ROAD AND ROSSVILLE BOULEVARD

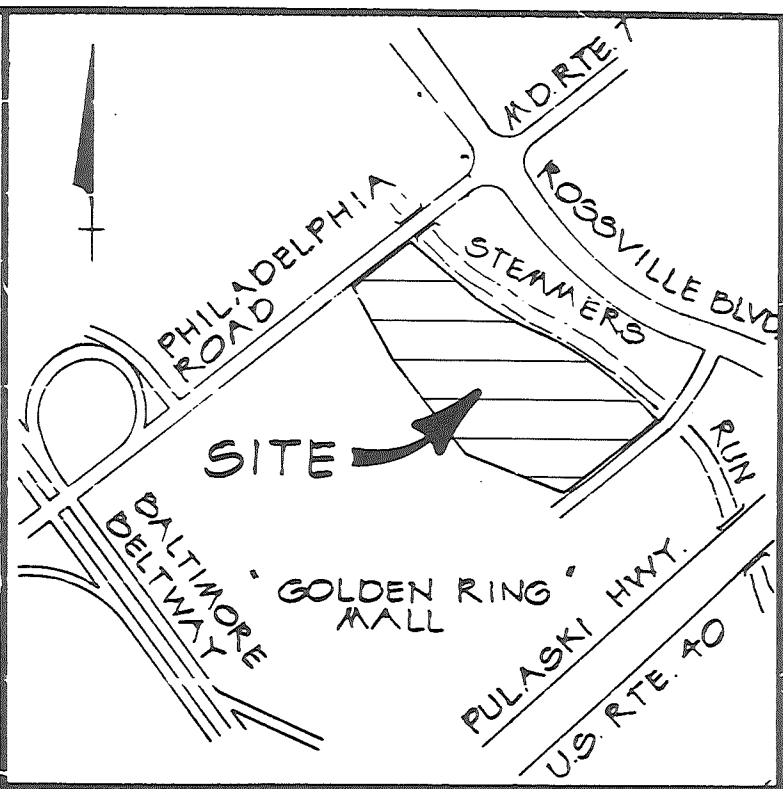
SHEET	DATE	JOB NUMBER
1	FEB. 7, 1992	
OF	SCALE	
1	1"=50'	1-10109

AREA	TYPE	DESC. - 3 STORIES OR LESS (NO BASEMENT)	STREET & PARKING AREAS	CLASS
2.92 Ac.	CmC2	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability; slope	C
2.67 Ac.	CmB	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability	C
2.64 Ac.	Iu	Severe; flooding hazard	Severe; flooding hazard	C
1.25 Ac.	LmB	Severe; high water table Somewhat poor natural drainage	Severe; high water table Somewhat poor nat. drainage	D
3.62 Ac.	LyE	Severe; subsoil shrinkage & instability; slope	Severe; subsoil shrinkage & instability; slope	C

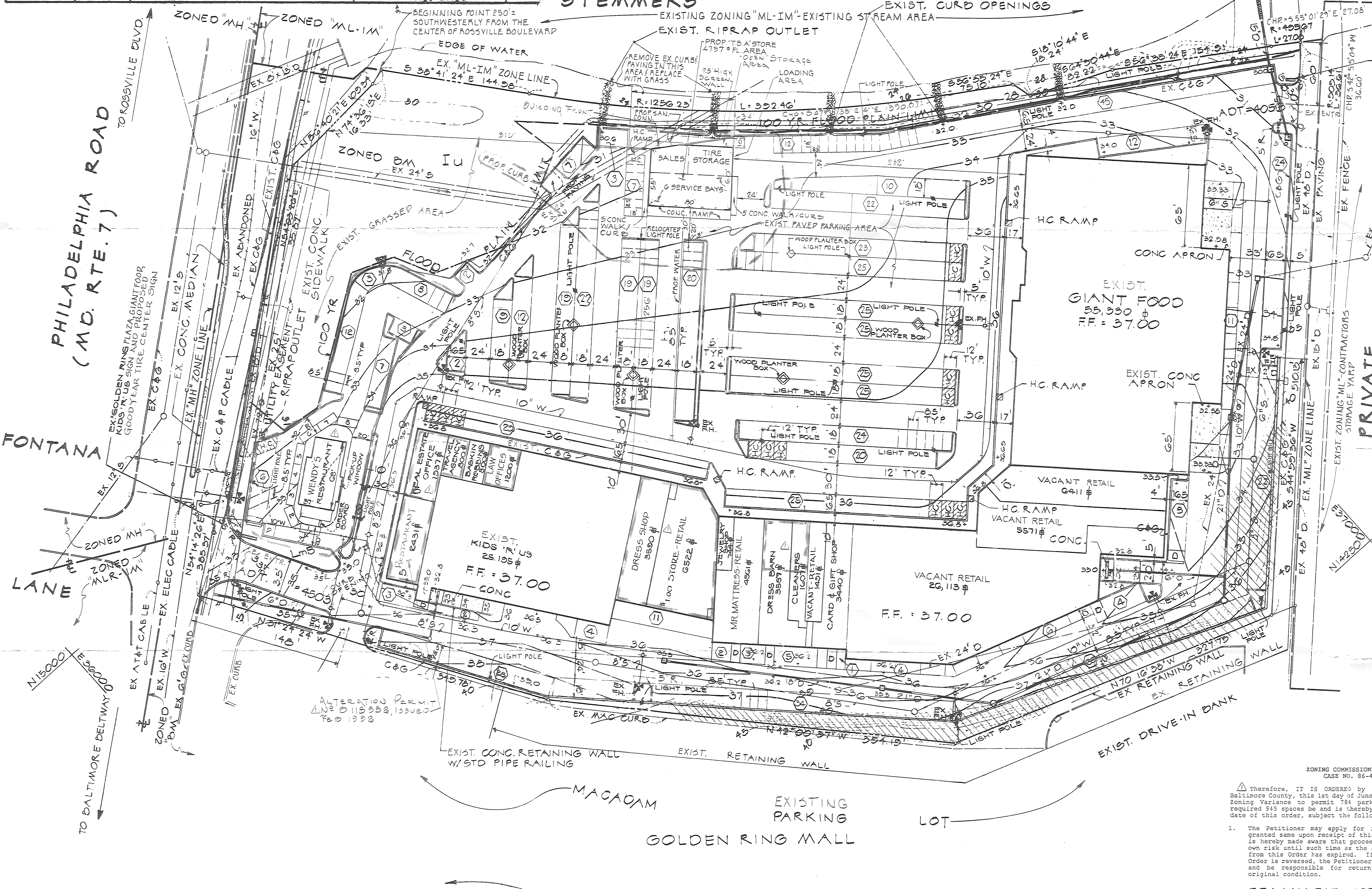
**SOIL DESCRIPTIONS**

CmC2 Christiana Loam, 5 to 10% slopes, moderately eroded.  
 CmB Christiana Loam, 2 to 5% slopes.  
 Iu Lika Silt Loam.  
 LmB Lenoir Silt Loam, 0 to 5% slopes.  
 LyE Loam and Clayey Land, 15 to 40% slopes.

FLOOD PLAIN AS DETERMINED BY G.W. STEPHENS & ASSOC. AND APPROVED BY WATER RESOURCES ADMINISTRATION UNDER PERMIT #80-WC-0632



**LOCATION MAP**  
SCALE: 1" = 500'



- GENERAL NOTES**
- AREA OF SITE = 13,020.5 ACRES; GROSS SITE AREA = 13,372 ACRES
  - EXISTING ZONING OF SITE - "BM"
  - EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER"
  - SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA
  - PUBLIC & PRIVATE UTILITIES EXIST AT AND ON THE SITE
  - OFF-STREET PARKING DATA:
    - A REQUIRED PARKING = 851 SPACES (SEE PARKING DATA-NOTE 5)
    - B PARKING EXISTING (PROPOSED + 725 (INCLUDES HANDICAPPED SPACES & 6 SPACES IN THE SERVICE GARAGE) PLUS VARIANCE OF 161 SPACES (SEE PETITION #80-482 A) - 886 SPACES
    - C NUMBER OF EXCESS SPACES = 35
  - FLOOR AREA RATIO:
    - A ALLOWED = 2,329,937 SQ.FT. (882,484.3 x 4.0)
    - B EXISTING (PROPOSED FLOOR AREA = 158,516 SQ.FT. x 0.27 (158,516 ÷ 582,484.3))
  - LANDSCAPING:
    - A SITE APPROVED AND LANDSCAPING EXISTS BASED UPON REGULATIONS IN EFFECT AT TIME OF THE ORIGINAL BUILDING PERMITS.
    - B LANDSCAPING FOR THE PROPOSED BUILDING WILL BE IN ACCORDANCE WITH THE LANDSCAPE REGULATIONS ADOPTED IN 1990.
  - AMENITY OPEN SPACE:
    - A REQUIRED - NONE
    - B EXISTING = 0.42 AC.
  - AREA OF SITE IN 100 YEAR FLOOD PLAIN = 1.4 AC.
  - EXISTING AND PROPOSED BUSINESS SIGNAGE WILL BE IN COMPLIANCE WITH SECTIONS 418.2 AND 418.3 OF THE BCZR.
  - CRP PLAN APPROVED JUNE 20, 1985 - PLAN NO. 85063, FIRST AMENDED PLAN APPROVED FEB. 1986, SECOND AMENDED PLAN APPROVED NOV. 5, 1987
  - ALL SITE USES MUST OBTAIN CRG APPROVAL PRIOR TO MAY 25, 1985
  - EXISTING FREE-STANDING AUTO ACCESSORY BUILDING.
  - EXISTING PAVING IS DURABLE, DUSTLESS SURFACE AND IS PERMANENTLY STRIPED.

- PARKING DATA**
- EXISTING RESTAURANTS = 4881 SQ. FT. REQUIRING 976 SPACES (20/1000)
  - EXISTING RETAIL AREA = 143,355 SQ. FT. REQUIRING 716.8 SPACES (5/1000)
  - EXISTING SERVICE USES = 3344 SQ. FT. REQUIRING 18.2 SPACES (5.5/1000)
  - PROPOSED TPA STORES = (2730 SQ. FT.)
    - A. SERVICE DAYS (S) & STORAGE AREA = 3720 SQ. FT. REQUIRING 12.3 SPACES (3.5/1000)
    - B. RETAIL AREA = 1016 SQ. FT. REQUIRING 51 SPACES (5/1000)
  - TOTAL SPACES REQUIRED = 850.1 = 851
  - LESS VARIANCE OF 101 SPACES (PETITION 80-482 A) = 950 SPACES
  - TOTAL SPACES ON SITE = 725 (SEE NOTE C.B)
  - TOTAL EXCESS SPACES = 35
- \* EXISTING SERVICE USES INCLUDE: REAL ESTATE OFFICE (937); TRAVEL AGENCY (800); LAW OFFICES (1200); AND CLEANERS (1007)  
 TOTAL AREA = 5,344 SQ. FT.

ZONING COMMISSIONERS ORDER  
 CASE NO. 86-482-A

Therefore, it is ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1986, that the Petition for Zoning Variance to permit 784 parking spaces in lieu of the required 945 spaces be and is hereby GRANTED, from and after the date of this order, subject to the following:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable 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.

**REASON FOR SPECIAL HEARING**

THE PURPOSE OF THE SPECIAL HEARING IS TO AMEND THE SITE PLAN APPROVED BY ZONING ORDER 86-482A TO ALLOW A NEW PLAN TO BE APPROVED SHOWING A "FREE-STANDING" AUTOMOBILE ACCESSORY STORE ON THE SITE AND THE RETAINING OF THE PARKING VARIANCE OF 101 PARKING SPACES PREVIOUSLY GRANTED BY THE ZONING ORDER IN PETITION 86-482 A.

( ) INDICATES AREAS OF SITE WHERE CHANGES HAVE OCCURRED FROM THE PLAN FILED IN PETITION 86-482A

92-334  
 REV 3/24/92

Drafting	DATE	REVISIONS
Check RLS	5-19-86	Revo Parking Data Note; Added Owners Name; Revo Comm. Order; Revo Agency Charge
Check GLW		

**KCI TECHNOLOGIES INC.**  
 LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS  
 1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21284, 301-321-5500

**OWNER**  
 CURRAN VINCENT PLAZA ASSOC AND WHITE OAK VENTURE PLAZA ASSOC  
 SUITE 200, 1355 BEVERLY RD.  
 MFCLEAN, VA. 23101

ELECTION DISTRICT 15  
 COUNCILMANIC DISTRICT 6  
 CENSUS TRACT 4512  
 DEED REF: 8472-442  
 TAX ACCT. N° 20-00-004684

**ZONING & CRG PLAN**  
 TO ACCOMPANY PETITION FOR SPECIAL HEARING  
 GOLDEN RING PLAZA  
 PHILADELPHIA ROAD AND ROSSVILLE BOULEVARD

SHEET	DATE	JOB NUMBER
1	FEB. 7, 1992	1-91067
OF	SCALE	
1	1" = 50'	

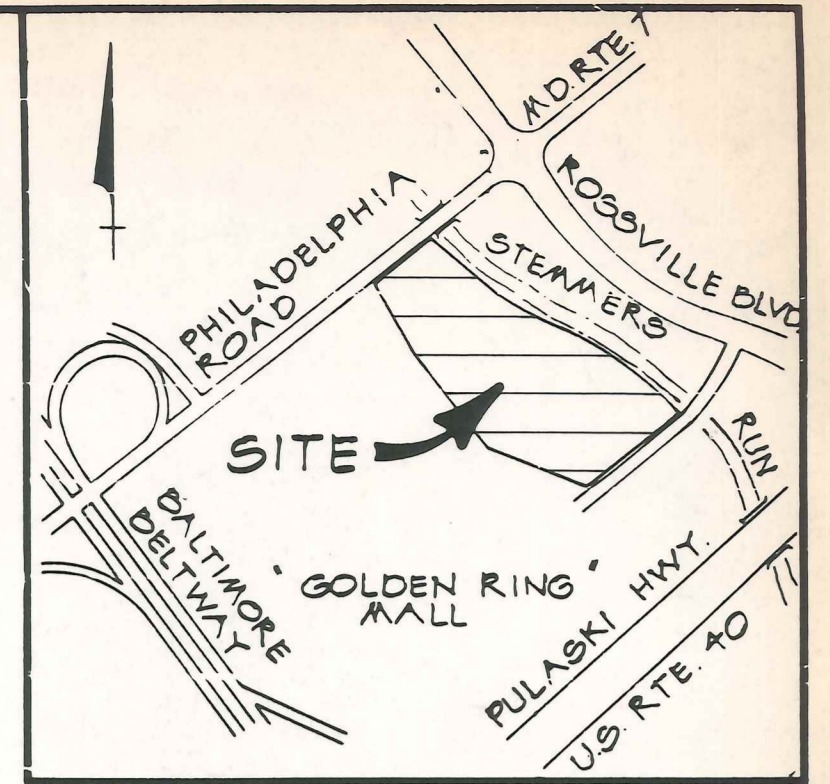
*Michael L. Reynolds*

**SOIL DESCRIPTIONS**

AREA	TYPE	SEDS. - 3 STORIES OR LESS (NO BASEMENT)	STREET & PARKING AREAS	CLASS
2.92 Ac.	CmC2	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability; slope	C
2.67 Ac.	CmB	Severe; subsoil shrinkage & instability	Severe; subsoil shrinkage & instability; slope	C
2.64 Ac.	Iu	Severe; flooding hazard	Severe; flooding hazard	C
1.25 Ac.	LmB	Severe; high water table Somewhat poor natural drainage	Severe; high water table Somewhat poor nat. drainage	D
3.62 Ac.	LyE	Severe; subsoil shrinkage & instability; slope	Severe; subsoil shrinkage & instability; slope	C

CmC2 Christiana Loam, 5 to 10% slopes, moderately eroded.  
 CmB Christiana Loam, 2 to 5% slopes.  
 Iu Tuka Silt Loam.  
 LmB Lenoir Silt Loam, 0 to 5% slopes.  
 LyE Loam and Clayey Land, 15 to 40% slopes.

FLOOD PLAN AS DETERMINED BY G.W. STEPHENS & ASSOC. AND APPROVED BY WATER RESOURCES ADMINISTRATION UNDER PERMIT NO. 80-WC-0832



**LOCATION MAP**  
SCALE: 1" = 500'

**GENERAL NOTES**

- AREA OF SITE = 13,020.5 ACRES; GROSS SITE AREA = 13,372 ACRES
- EXISTING ZONING OF SITE - "BM"
- EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER"
- SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA.
- PUBLIC & PRIVATE UTILITIES EXIST AT AND ON THE SITE
- OFF-STREET PARKING DATA:
  - A REQUIRED PARKING = 251 SPACES (SEE PARKING DATA-NOTE 5)
  - B PARKING EXISTING & PROPOSED = 725 (INCLUDES HANDICAPPED SPACES & G SPACES IN THE SERVICE GARAGE) PLUS VARIANCE OF 161 SPACES (SEE PETITION NO. 86-482A) - 886 SPACES
  - C NUMBER OF EXCESS SPACES = 95
- FLOOR AREA RATIO:
  - A ALLOWED = 2,929,937 SQ. FT. (582,484 X 4.0)
  - B EXISTING & PROPOSED FLOOR AREA = 158,516 SQ. FT. + 0.27 (158,516 ÷ 582,484)
- LANDSCAPING:
  - A SITE APPROVED AND LANDSCAPING EXISTS BASED UPON REGULATIONS IN EFFECT AT TIME OF THE ORIGINAL BUILDING PERMITS
  - B LANDSCAPING FOR THE PROPOSED BUILDING WILL BE IN ACCORDANCE WITH THE LANDSCAPE REGULATIONS ADOPTED IN 1990.
- AMENITY OPEN SPACE:
  - A REQUIRED - NONE
  - B EXISTING - 0.42 AC.
- AREA OF SITE IN 100 YEAR FLOOD PLAN = 1.4 AC.
- EXISTING AND PROPOSED BUSINESS SIGNAGE WILL BE IN COMPLIANCE WITH SECTIONS 413.2 AND 413.5 OF THE BCZR.
- CRG PLAN APPROVED JUNE 20, 1985 - PLAN NO. 85049. FIRST AMENDED PLAN APPROVED FEB. 1986. SECOND AMENDED PLAN APPROVED NOV. 5, 1987.
- ALL SITE USES HAD CRG APPROVAL PRIOR TO MAY 23, 1985 EXCEPT THE "FREE-STANDING" AUTO ACCESSORY BUILDING.
- EXISTING PAVING IS A DURABLE, DUSTLESS SURFACE AND IS PERMANENTLY STRIPED.

- PARKING DATA**
- EXISTING RESTAURANTS: 4801 SQ. FT. REQUIRING 37.6 SPACES (20/1000')
  - EXISTING RETAIL AREA: 143,355 SQ. FT. REQUIRING 716.8 SPACES (5/1000')
  - EXISTING SERVICE USES: 5344 SQ. FT. REQUIRING 18.3 SPACES (3.3/1000')
  - PROPOSED "TDA" STORES: (4796 SQ. FT.)
    - A SERVICE DAYS (G) & STORAGE AREA = 3720 SQ. FT. REQUIRING 12.3 SPACES (3.3/1000')
    - B RETAIL AREA = 1016 SQ. FT. REQUIRING 51 SPACES (5/1000')
  - TOTAL SPACES REQUIRED = 890.1 = 891
  - LESS VARIANCE OF 161 SPACES (PETITION 86-482A) = 629 SPACES
  - TOTAL SPACES ON SITE = 725 (SEE NOTE G B)
  - TOTAL EXCESS SPACES = 95
- \*EXISTING SERVICE USES INCLUDE: REAL ESTATE OFFICE (1937); TRAVEL AGENCY (800#); LAW OFFICES (1200#); AND CLEANERS (1607#)  
 TOTAL AREA = 5,544 SQ. FT.

**ZONING COMMISSIONERS ORDER**  
CASE NO. 86-482-A

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1986, that the Petitioner for Zoning Variance to permit 784 parking spaces in lieu of the required 945 spaces be and is hereby GRANTED, from and after the date of this order, subject to the following:

- The petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable 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.

**REASON FOR SPECIAL HEARING**

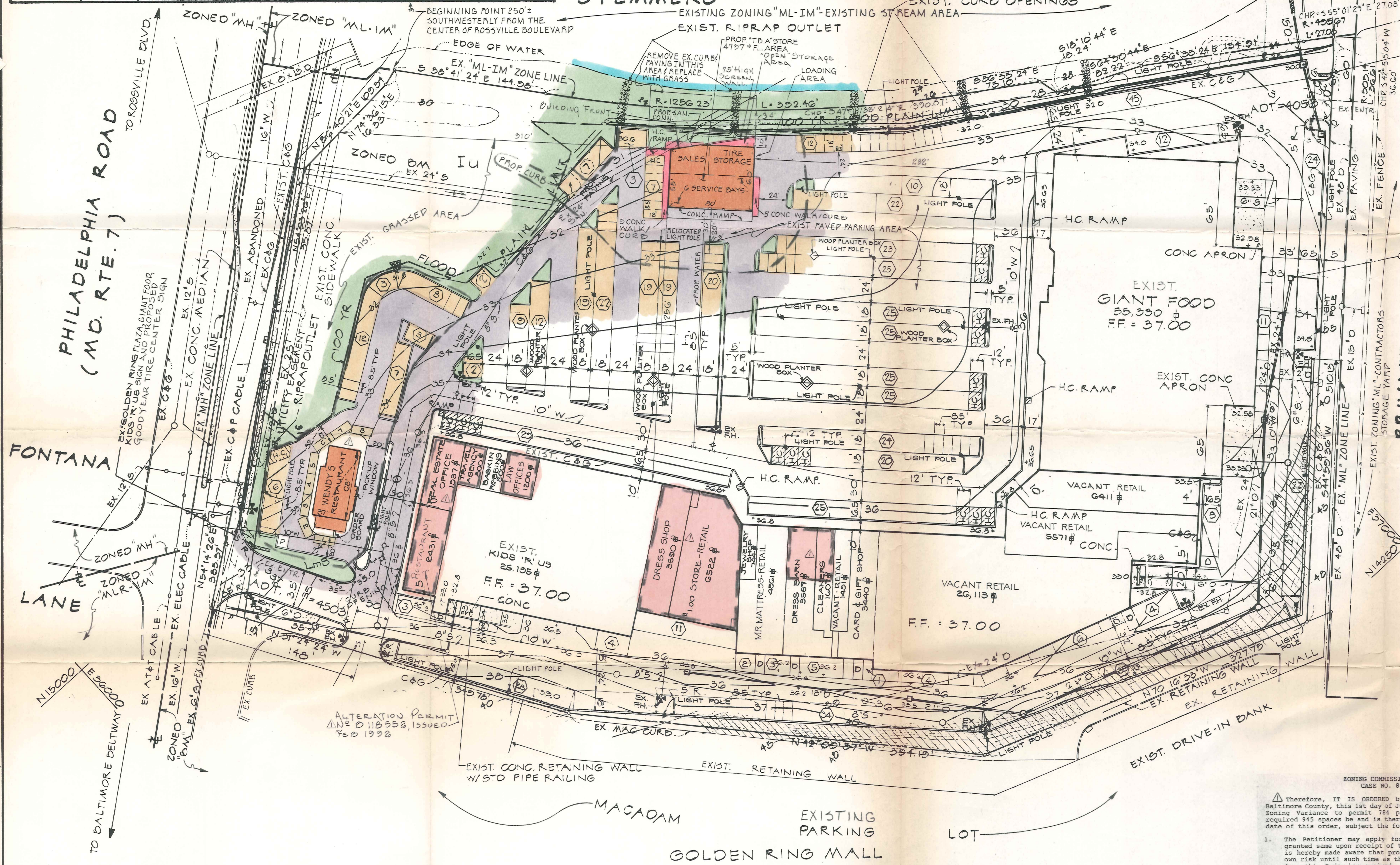
THE PURPOSE OF THE SPECIAL HEARING IS TO AMEND THE SITE PLAN APPROVED BY ZONING ORDER 86-482A TO ALLOW A NEW PLAN TO BE APPROVED SHOWING A "FREE-STANDING" AUTOMOBILE ACCESSORY STORE ON THE SITE AND THE RETAINING OF THE PARKING VARIANCE OF 161 PARKING SPACES PREVIOUSLY GRANTED BY THE ZONING ORDER IN PETITION 86-482A.

INDICATES AREAS OF SITE WHERE CHANGES HAVE OCCURRED FROM THE PLAN FILED IN PETITION 86-482A

**ZONING & CRG PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING GOLDEN RING PLAZA PHILADELPHIA ROAD AND ROSSVILLE BOULEVARD**

*Ref No 1*

*Michael J. Ruppel*



Drafting	DATE	REVISIONS
Check RLS	5-19-92	REVO PARKING DATA NOTES, ADDED OWNERS NAME, REVO COMM. ORDER, REVO AREAS & CHANGES
Design RLS		
Check GLW		

**KCI TECHNOLOGIES INC.**  
 LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS  
 1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

**OWNER**  
 DRIVE-VINCENT PLACE ASSOC AND WHITE OAK-VINCENT PLACE ASSOC  
 SUITE 200, 1939 BEVERLY RD.  
 MFCLEAN, VA 23101

ELECTION DISTRICT 15  
 COUNCILMANIC DISTRICT 6  
 CENSUS TRACT 4512  
 DEED REF. 8472-442  
 TAX ACCT. NO. 20-00-004684

SHEET	DATE	JOB NUMBER
1 OF 1	FEB. 7, 1992	1-91069