

**Department of Permits and
Development Management**

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

**Baltimore County**

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 31, 2005

TO MICRO.
KEEP IN FILE
94-432-SPHA

David H. Karceski
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21285

Re: Price Club Plaza Northeast, Parcel No 1
9919 Pulaski Highway
15th Election District, 6th Councilmanic District

Dear Mr. Karceski:

Based on the information provided with your spirit and intent approval request and a review of the zoning case order and a subsequent spirit and intent approval of 1/24/05 for case # 94-432-SPHA; the following has been determined.

The original order permitted 726 parking spaces in lieu of 873. The spirit and intent approval allowed a 9,800 square foot retail expansion with an increased parking requirement of 49 parking spaces, 775 spaces were then provided, totaling 49 spaces over the 726 as varianced.

Per your information, "the current proposal, as approved by the DRC, increases the total number of parking spaces for the Plaza from 873 to 875". The 2 additional spaces are the only extra spaces needed to construct the proposed fuel service station based on the revised design for the site. This spirit and intent approval is based on the requirement that 2 red lined copies of the zoning hearing plans from the above referenced case (last approval by this office on 1/24/95) be provided with copies of this letter for inclusion in the zoning case file. These red lines must be noted to agree with the latest approved CRG plan.

Please document this response verbatim on all future plans. I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Sincerely,

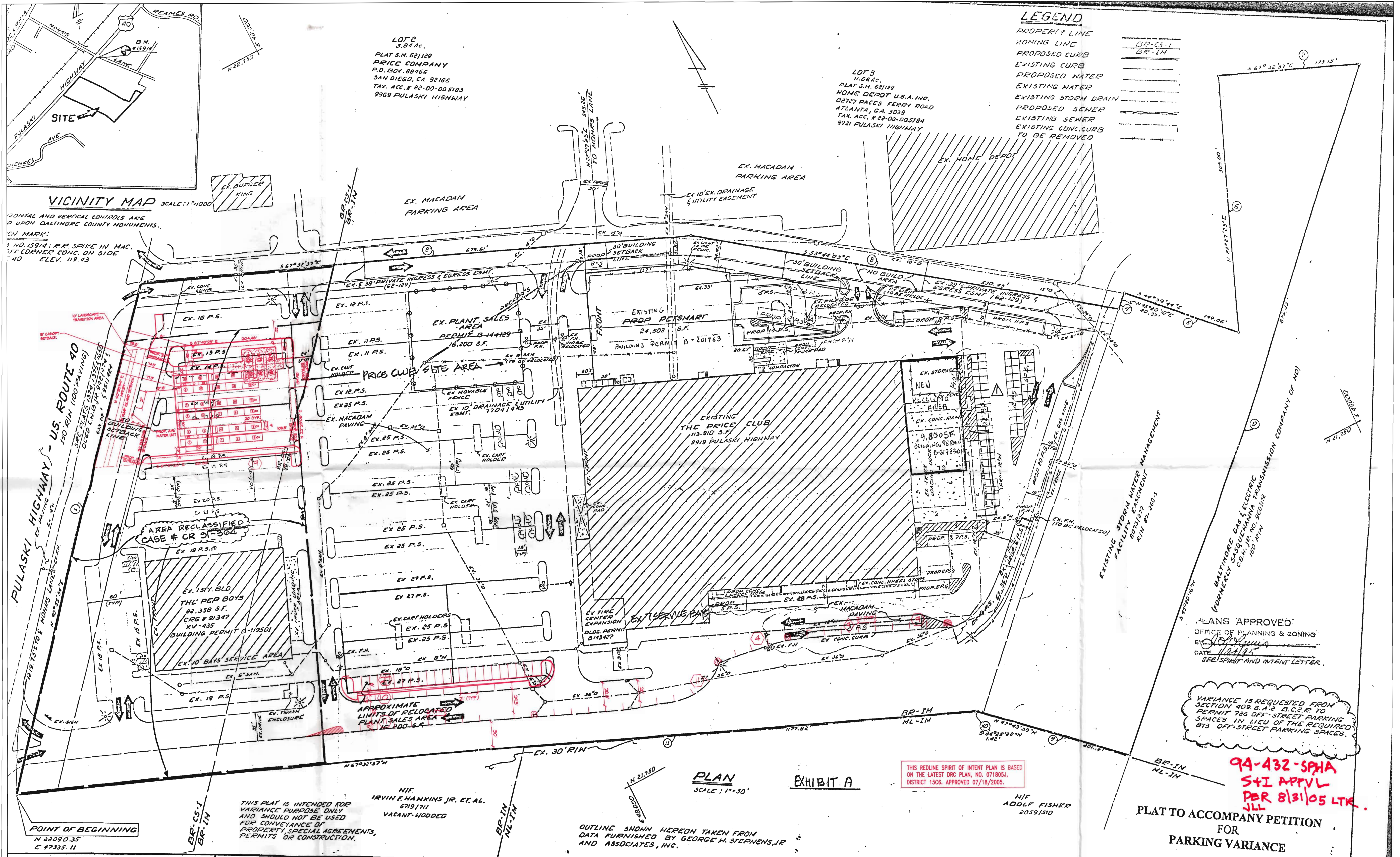
A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL/rjc

Visit the County's Website at www.baltimorecountyonline.info





GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 858 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (301) 825-8120	OWNER/PETITIONER THE PRICE COMPANY R.E.I.T. INC. - WHITE MARSH 2657 ARIANE DRIVE SAN DIEGO, CALIFORNIA 92117 (619) 581-4701	DEVELOPER K&F DEVELOPMENT COMPANY 46010 MANEKIN PLAZA SUITE 120 STERLING, VA. 20166 (703) 406-3300 (800) 634-2890	PLANS APPROVED OFFICE OF PLANNING & ZONING DATE: 1/24/95 SEE SPIRIT AND INTENT LETTER. VARIANCE IS REQUESTED FROM SECTION 409.6.A.2 B.C.E.R. TO PERMIT 726 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 873 OFF-STREET PARKING SPACES. 94-432-SPHA S+I APPL PER 8/31/05 LTR. JLL PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE AND SPECIAL HEARING PETSMART PRICE CLUB PLAZA BALTIMORE COUNTY, MD. ELECT. DIST. 15 SCALE: 1"=50' DATE: MAY 2, 1994 REVISED: MAY 22, 1994 SHEET 1 OF 2	ADDED NEW RECEIVING AREA
--	--	--	--	--

1103 20-25 PA 11/9/95

TOWSON
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

REL AIR
11/9/95
PA 11/9/95

TO: Mr. Arnold Jablon, Director
Zoning Administration &
Development Management
Baltimore Co. MD
ATTENTION: Mr. John Lewis

DATE: 1/3/95
REFERENCE: PRICE CLUB ADDITION
PERMIT # B-219836
A-6-219833

We are
Submitting ☒ For review
Forwarding ☐ Under Separate Cover
Returning ☐

COPIES
1 PREVIOUS PERMIT ADDITION REFLECTING VARIANCES
1 PROPOSED ADDITION PRICE CLUB
1 COPY DRC LETTER
1 SPLIT & INTENT VERIFICATION LETTER
1 COPY POLICY
1 CHECK FOR #40

DESCRIPTION
1 In accordance with your request
2 For your review
3 For processing
4 Plans reviewed and accepted
5 Plans reviewed and accepted as noted

For your use
Please call when ready
Please return to this office
Approval requested
Meeting requested

Remarks: 1. LAND LINES 94-432 SPHA, 1. SUBMITTAL SQ. 7, 1.50 ACRES
2. CHANGES TO 94-432 SPHA, 1.50 ACRES MUST BE CLEAR ON
3. TWO NEW LINES PLANS AND SHOW BOTH THE NEW BUILD AREA
4. AND THE CALCULATED (FOR 1.50 ACRES) THE LETTERS "S" AND "R" REMAIN
5. FOR FURTHER INFORMATION, PLEASE CONTACT THE WRITER AT THIS OFFICE
6. CALLED JIM KLINE 1/16/95, LEFT
7. MESSAGE FOR J.K. TO CALL ME
8. SINCE 1/16/95, J.K. IS DEAD

Sincerely yours,
James S. Kline, Planner

1103 20-25 PA 11/9/95

TOWSON
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

REL AIR
11/9/95
PA 11/9/95

TO: Mr. Arnold Jablon, Director
Zoning Administration &
Development Management
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTENTION: Mr. John Lewis

DATE: 1/3/95
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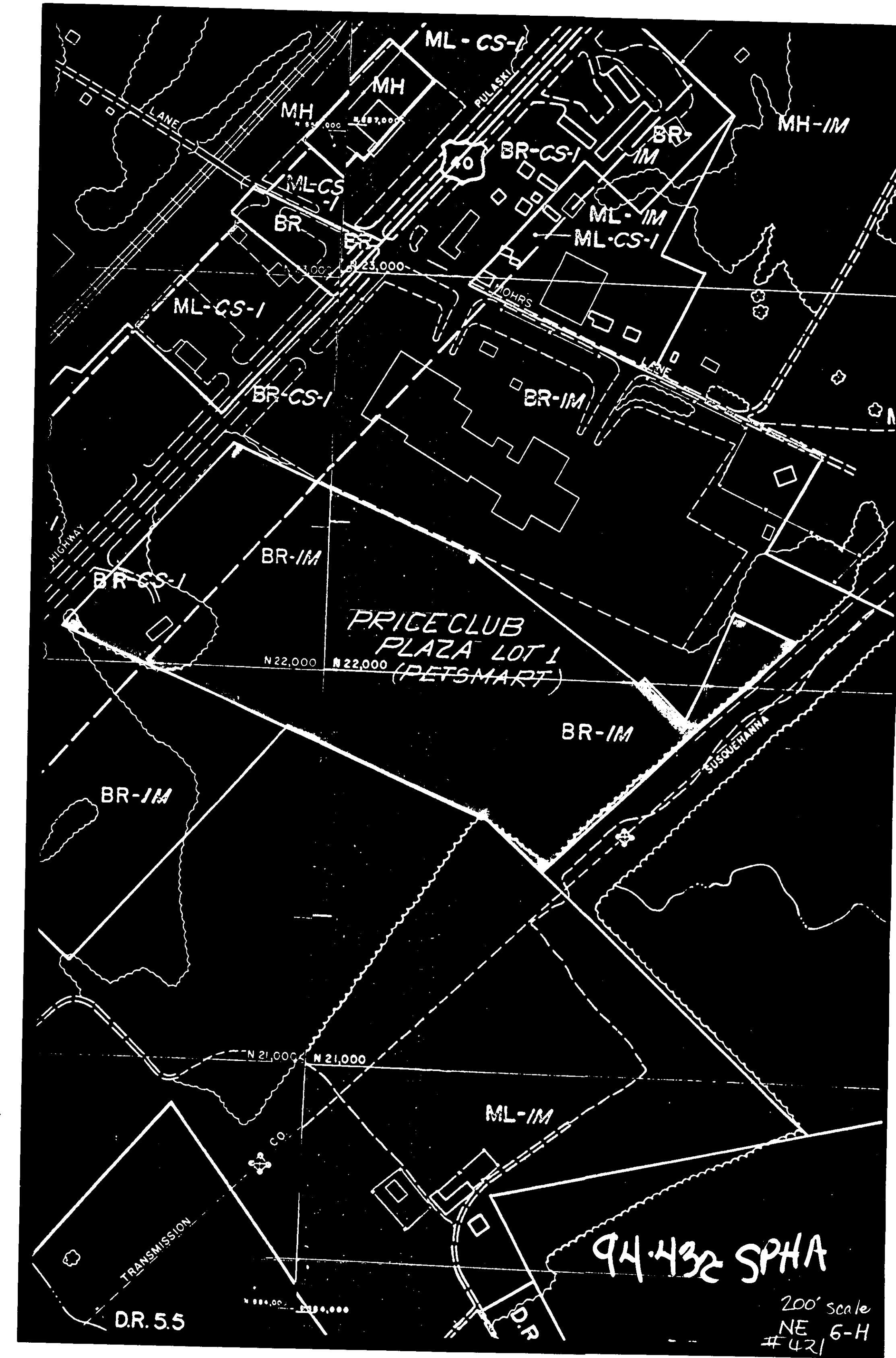
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Sincerely yours,
James S. Kline, Planner



24-27-94

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(410) 584-6200
FAX (410) 584-0147

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD

May 9, 1994

Re: Petitioner: Price R.E.I.T., Inc. - Whitmarsh
Property: Price Club Plaza - 9919 Pulaski Highway
Item No. 424 - Request for Special Hearing & Variance

Dear Mr. Jablon:

We represent Price R.E.I.T., Inc. - Whitmarsh ("Price Club") and filed a request on their behalf last Thursday, May 5, 1994, for a parking variance and special hearing to amend the plan previously approved in CR-91-364. Price Club's lessee, PetsMart, is proposing to construct a 24,300 sq. ft. retail facility as part of the existing plaza.

We are writing to request any assistance you might be able to provide in obtaining a hearing before the Zoning Commissioner as soon as possible. Due to obligations contained in the lease, Price Club is to begin construction of the PetsMart facility in June. A request for a refinement to the CRG Plan will be considered by the Development Review Committee next Monday, May 16. To the extent possible, Price Club has asked us to try and secure a hearing date which will enable them to obtain a building permit and keep their time obligations under the lease.

Should you have any questions, please do not hesitate to call. Any assistance, even a week or two earlier than normal, would be most appreciated. Thank you for your consideration.

Sincerely,
Robert A. Hoffman By: GAW
Robert A. Hoffman

RAH/gpw
cc: R. Alonzo Childress, P.E.
JABLON23 OPW

RECEIVED
MAY 9 1994
ZADM

Petitioner's Sign In

Rob Hoffman 210 Allegheny Ave 21204
Jim Kline (G.W. Stephens) 658 KENILWORTH DR 21204
Tom Peale (PETSMA) 644 ANNE AVE ATLANTA, GA 30318
John Kline (K&F Development) 4610 MAINTENANCE ST SE SHELBY, VA 22166
Mickey Condon 40 W. Chesapeake Ave 21204

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 13, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief *RWB/DK*
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 8, 1994
Item No. 424 Revised

The Developers Engineering Section has reviewed the subject zoning item. A schematic landscape plan must be submitted and tentatively approved, prior to Development Plan approval.

RWB:aw

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



DEC 5 (410) 887-3353

November 29, 1994

George William Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204

RE: Price Club-New Recv. Add'n.
9919 Pulaski Highway
DRC Number 11284H Dist. 15C6

Dear Sir:

On November 28, 1994, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(7) of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's Hearing, and the submittal of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to permit approval. For further information, contact Robert Small, at 333-1350.

To determine whether additional engineering plans are required, contact:

1. The Department of Environmental Protection and Resource Management, Environmental Impact Review Division at 887-3980, to determine whether Chesapeake Bay Critical Area, storm water management, sediment and erosion control, forest conservation, etc., plans will be required.
2. The Department of Public Works, Development Engineering Services at 887-3751, to determine if a landscape plan or other construction plans will be required.

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Department of Permits and Licenses.

G.W. Stephens, Jr. and Associates, Inc.
Page 2
November 29, 1994

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,
Donald T. Rascoe
DONALD T. RASCOE
Development Manager

DTR:KAK:aw
cc: Larry Pilson, Carolyn Beatty

ZONING COMMISSIONER'S POLICY MANUAL

PARKING

SECTION
409.1 APPLICABILITY

- A. If a parking variance has been previously granted and the use is the same and no expansion in the use/building is proposed, credit will be given for the previous variance whether or not a new variance is required.
- B. If a variance has been granted for parking for a particular use on a property and the use changes (with no expansion in the use area):
 1. If the parking requirement does not increase, or if it increases and the new requirement can be met, another variance wouldn't be required.
 2. If the new requirement cannot be met, credit will not be allowed for the previous variance and the total deficiency will have to be varanced. Also, a new variance would be taken into consideration at the new hearing.
- C. If a parking variance has been previously granted, the use changes and there is an expansion in the building or the area of use:
 1. Even if the parking requirement doesn't increase, or if it increases and it can be met, a special hearing may be required to determine if the new use and expansion could receive credit from the old variance. Also, a new variance may be required in the judgement of the Zoning Supervisor and/or the Zoning Commissioner.
 2. If the new parking requirement cannot be met, see E.2 above.
- D. If the property use is nonconforming with regard to parking and the use expands or changes, no credit will be given for the existing deficiency, even if the new requirement is less than the old one. The only exception to this would be that if the principal use has been determined to be non-conforming and the use doesn't change, credit would be given for the parking existing at that time, provided that the additional spaces for any expansion or addition wouldn't interfere with the existing parking or usurp the parking potential on the site.

409.3 PARKING SPACE DIMENSIONS

A standard angled parking space may contain a portion of a planting diamond per the standards set forth in Section 409.8.A.1.a ZCPM, Page 4-406

4-33

APPROVED 1/1/94

111 West Chesapeake Avenue
Towson, MD 21204

May 23, 1994

(410) 887-3353

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

RE: Preliminary Petition Review (Item #424)
Legal Owner: The Price R.E.I.T., Inc.
- White Marsh
Petamart - Price Club Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revision 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/plans 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.

Based on the revised plan note (shown highlighted on a plan from the developer's engineer) concerning the fact that no changes are being made in the documented reclassification plan in case #CR-31-364, this plan is acceptable for filing.

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
John L. Lewis
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner

111 West Chesapeake Avenue
Towson, MD 21204

May 27, 1994

(410) 887-3353

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

RE: Preliminary Revision Review (Item #424)
Legal Owner: The Price R.E.I.T., Inc. -
White Marsh
Price Club Plaza, Pulaski Highway
(Petamart)
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The plan 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/plans 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.

Changes made to the plan, i.e., white out of certain information, should be initialed by the engineer who sealed the plans.

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
John L. Lewis
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 7, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-432-SPMA, Item No. 424
Petitioner: The Price R.E.I.T., Inc. - White Marsh
Petition for Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 6, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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 preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 424

The Developers Engineering Section has reviewed the subject zoning item. The proposed Petemart Store is shown located directly over an existing public 8-inch sanitary sewer in a 10-foot drainage and utility easement. This sewer must be relocated and the 10-foot drainage and utility easement abandoned.

In addition, a revised schematic landscape plan must be submitted to this office prior to the special hearing.

RWB:sw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief *for Bob Small*
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 31, 1994
Item No. 424

The Developers Engineering Section has reviewed the subject zoning item. See our previous comments, dated May 23, 1994 for this item. Also, a schematic landscape plan must be submitted and tentatively approved, prior to the special hearing.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lightmizer
Secretary
Hal Kassoff
Administrator

5-17-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 424 (TLC)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RANDEN, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

O. James Lightmizer
Secretary
Hal Kassoff
Administrator

5-25-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 424

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RANDEN, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 24, 1994

SUBJECT: The Price R.E.I.T., Inc. - White Marsh

INFORMATION:

Item Number: 424

Petitioner: Joseph K. Kornwasser

Property Size: _____

Zoning: B.R.-I.M.

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that the parking area to the rear of the center be identified as employee parking.

Prepared by: *Jeffrey M. Long*

Division Chief: *Cathy Kern*

PK/JL:lw

ZAC. 424/PZONE/ZAC1

Pg. 1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/17/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 411, 421, 424, 426, AND 427.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Recycled Ink
on Recycled Paper

RECEIVED
MAY 18 1994
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

June 17, 1994

(410) 887-3353

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-432-A, Item No. 424
Petition for Variance

Dear Mr. Hoffmann:

Enclosed are copies of comments received from the Developers Engineering Section of the Department of Public Works on June 15, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

14-433-544
424

FROM THE OFFICE OF
GEORGE WILLIAMS STEPHENS, JR. & ASSOCIATES, INC.
PLANNERS
606 KENNEDY DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description of Lot 1, PRICE CLUB PLAZA, April 21, 1994
to accompany Petition for Parking Variance.
Containing 19.0227 acres of land more or less.

Beginning for the same at a point on the southeastern side of
Pulaski Highway - U.S. Route 40, 150 foot Right-of-Way, said point
being designated 1 and having Baltimore County Metropolitan District
coordinate values of North 22090.35 and East 47335.11, shown on a Plat
entitled "PRICE CLUB PLAZA, Northeast Baltimore" dated July 20, 1990,
recorded among the Plat Records of Baltimore County, Maryland in Plat
Book S.M. 62 folio 129, said point of beginning being measured South 37
degrees 24 minutes 23 seconds West 1219.73 feet from the centerline
intersection of Mohr's Lane, 60.00 foot wide and said Pulaski Highway -
U.S. Route 40, 150.00 foot wide, shown on said Plat, running thence
leaving said point of beginning, binding on the southeastern side of
said Pulaski Highway, as shown on said Plat,
1) North 40 degrees 55 minutes 54 seconds East 633.07 feet to a
point designated 2 on said Plat, running thence leaving said Pulaski
Highway, for part of the distance binding on the division line between
Lot 1 & Lot 2 and for part of the distance binding on the division line
between Lot 1 & Lot 3, shown on said Plat,
2) South 67 degrees 32 minutes 37 seconds East 673.61 feet to a
point designated 19 on said Plat, running thence continuing to bind on
the division line between said Lot 1 & Lot 3, shown on said Plat, the
five following courses, viz:
3) South 53 degrees 44 minutes 03 seconds East 530.43 feet to a
point designated 18 on said Plat,
4) North 45 degrees 20 minutes 16 seconds East 20.37 feet to a
point designated 17 on said Plat,
5) South 44 degrees 39 minutes 44 seconds East 149.06 feet to a
point designated 16 on said Plat,
6) North 22 degrees 27 minutes 23 seconds East 305.00 feet to a
point designated 23 on said Plat and
7) South 67 degrees 32 minutes 37 seconds East 173.15 feet to a
point designated 24 on the boundary of said Plat, running thence
binding on part of the boundary of said Plat, the four following
courses, viz:
8) South 45 degrees 20 minutes 16 seconds West 875.33 feet to a
point designated 13 on said Plat,
9) North 47 degrees 43 minutes 38 seconds West 201.18 feet to a
point designated 14 on said Plat,
10) South 34 degrees 25 minutes 22 seconds West 1.42 feet to a
point designated 15 on said Plat and
11) North 67 degrees 32 minutes 37 seconds West 1177.82 feet to
said point of beginning.
Containing 19.0227 acres of land more or less.

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

Robert A. Hoffman
4/21/94

CHECK NO. 0002648

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
16926-085878	5/20/94		\$100.00			

16926-085878 5/20/94 \$100.00
K&F Properties/Pulaski
Filing fee - Variance

424

CHECK NO. 0002639

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
	05/11/94		\$100.00			

16926:110232 - K&F Properties/Pulaski
Baltimore County, Maryland
Revisions to Variance Request

424
Item

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

154247

DATE 1/25/95 ACCOUNT 401-5130

AMOUNT \$ 100.00 (JUL)

RECEIVED FROM George Williams Stephens, Jr. & Associates, Inc.

FOR: 9710 - VERIFICATION
Price Club Addition
#B-219836
33403461501CHRG \$10.00

VALIDATION OR SIGNATURE OF CASHIER
FBI-Agency Yellow Outlines

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Date of Posting 5/1/94

Posted for: Variance
Petitioner: The Price R.E.I.T., Inc. - White Marsh
Location of property: 5425 Pulaski Hwy., 1219' S of Mohr's Lane

Location of Sign: K&F Properties/Pulaski Hwy. 2000

Remarks: *Robert A. Hoffman*
Posted by: *Robert A. Hoffman*
Number of Signs: 1

Date of return: 4/3/94

CERTIFICATE OF PUBLICATION
TOWSON, MD., 5/20, 1994

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a week's newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 5/19, 1994

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on May 19, 1994 at 8:30 a.m. in the 106 County Office Bldg.
Case Number: 94-432-SHA (Item 424)
SE/S Pulaski Highway, 1219' S of Mohr's Lane
Petitioner: Price Club Plaza
15th Election District - 6th Councilmanic District
Petitioner(s): The Price R.E.I.T., Inc. - White Marsh
Hearing: FRIDAY, JUNE 17, 1994 at 8:30 a.m. in the 106 County Office Bldg.
Special Hearing to amend the plan in case RCR-91-364.
Variance to permit 708 off-street parking spaces in lieu of the required 871 off-street parking spaces.
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3353.
5/20 May 19.

94-432-SHA

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 424
Petitioner: The Price R.E.I.T., Inc. - White Marsh
Location: Price Club Plaza, Pulaski Highway
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barbara W. Ormrod
ADDRESS: 210 Allegheny Avenue
Towson, Md 21204
* PHONE NUMBER: 494-6200

MUST BE SUPPLIED

CERTIFICATE OF PUBLICATION
TOWSON, MD., June 3, 1994

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 June 2, 1994.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on June 2, 1994 at 8:30 a.m. in the 106 County Office Bldg.
Case Number: 94-432-SHA (Item 424)
SE/S Pulaski Highway, 1219' S of Mohr's Lane
Petitioner: Price Club Plaza
15th Election District - 6th Councilmanic District
Petitioner(s): The Price R.E.I.T., Inc. - White Marsh
Hearing: FRIDAY, JUNE 2, 1994 at 8:30 a.m. in the 106 County Office Bldg.
Special Hearing to amend the plan in case RCR-91-364.
Variance to permit 708 off-street parking spaces in lieu of the required 871 off-street parking spaces.
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3353.
5/20 May 19.

receipt

Date 5/18/94

Account: R 001-6150

Number 424 (JUL)

#110 - REVISTIONS \$100.00

Legal Owner: The Price R.E.I.T., Inc. - White Marsh
PetSmart - Price Club Plaza (Pulaski Highway)
15th Election District; 6th Councilmanic District

Check from Venable, Baetjer & Howard

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: FUTURE PUBLISHING COMPANY
May 19, 1994 Issue - Jeffersonian

Please forward billing to:
Barbara W. Ormrod
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204
494-6200

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on May 19, 1994 at 8:30 a.m. in the 106 County Office Bldg.
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-432-SHA (Item 424)
SE/S Pulaski Highway, 1219' S of Mohr's Lane
Petitioner: Price Club Plaza
15th Election District - 6th Councilmanic District
Petitioner(s): The Price R.E.I.T., Inc. - White Marsh
Hearing: FRIDAY, JUNE 17, 1994 at 8:30 a.m. in the 106 County Office Bldg.
Special Hearing to amend the plan in case RCR-91-364.
Variance to permit 708 off-street parking spaces in lieu of the required 871 off-street parking spaces.

Special Hearing to amend the plan in case RCR-91-364.
Variance to permit 708 off-street parking spaces in lieu of the required 871 off-street parking spaces.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.

receipt

Account: R 001-6150

Number 424 (JUL)

REVISION DROP-OFF: NO REVIEW

#110 - REVISTIONS \$100.00

The Price R.E.I.T., Inc. - White Marsh
Price Club Plaza, Pulaski Highway (PetSmart)
District: 15th
Attorney: Robert A. Hoffman

Check from Venable, Baetjer & Howard

Please Make Checks Payable To: Baltimore County

Cashier Validation

94-432-SHA
receipt

Date 5/6/94

Account: R 001-6150

Number 424
By *Robert A. Hoffman*

Cash
020 No. on case filing 250.00
040 No. on special filing 250.00
080 (2) signs 70.00
\$ 570.00

Check from The Price R.E.I.T., Inc.
15th Election District (PetSmart)

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MAY 12, 1994

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on May 12, 1994 at 8:30 a.m. in the 106 County Office Bldg.
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-432-SHA (Item 424)
SE/S Pulaski Highway, 1219' S of Mohr's Lane
Petitioner: Price Club Plaza
15th Election District - 6th Councilmanic District
Petitioner(s): The Price R.E.I.T., Inc. - White Marsh
Hearing: FRIDAY, JUNE 17, 1994 at 8:30 a.m. in the 106 County Office Bldg.
Special Hearing to amend the plan in case RCR-91-364.
Variance to permit 708 off-street parking spaces in lieu of the required 871 off-street parking spaces.

Special Hearing to amend the plan in case RCR-91-364.
Variance to permit 708 off-street parking spaces in lieu of the required 871 off-street parking spaces.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Arnold Jablon
Arnold Jablon
Director

cc: The Price R.E.I.T., Inc.
Robert A. Hoffman, Esq.

ZONING HISTORY

(Note: All Zoning Issues are Pertinent to Parcel 1 ONLY)

86-334-SPH - Special Hearing for approving the use by the Price Club of their whole sale operation as a matter of right in a ML Zone

Granted - June 11, 1986 subject to following restrictions:

1. That at such time as Petitioners facility is in full operation verifiable records shall be maintained and available to Zoning Enforcement Inspectors indicating that at least 55% of the dollar volume of sales at any location shall be to wholesale customers. (complied with)
2. There shall be no free standing signs. The name painted on the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. (complied with)

87-414X - Special Exception for a service garage

Dismissed without prejudice and the service garage as an accessory use to the warehouse is approved April 24, 1987

Subject to the following restrictions:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time. (complied with)

89-407-X - Special Exception to use a portion of the Price Club property for a service garage and to amend the previously approved site plan in Case No. 87-414X.

Granted - May 8, 1989

Subject to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its 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 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. (complied with)
2. Prior to the issuance of any permits, Petitioners shall submit for review and approval by the Office of Current Planning a revised CRD Plan and a revised landscaping plan. (complied with)
3. Prior to the issuance of any building and/or use permits, Petitioner shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner a revised site plan which includes the requirements of the Zoning Office and sets forth and addresses the restrictions of this Order. (complied with)
4. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 6, 1989, attached hereto and made a part hereof. (complied with)
5. Patronage of the service garage shall be limited to Price members only. (complied with)
6. All service work performed in the service garage shall be limited to light, mechanical work, including, but not limited to, tune-ups and oil changes. (complied with)
7. No body or fender work shall be conducted on the premises. (complied with)
8. At no time shall any vehicles be stored overnight on the premises (complied with); and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued June 11, 1986 in Case No. 86-334-SPH and the Order issued April 24, 1987 in Case No. 87-414-X shall remain in full force and effect, except as herein modified.

CR-91-364 - PETITION FOR ZONING RECLASSIFICATION TO RECLASSIFY HEREIN DESCRIBED PROPERTY FROM AN ML-CS-1 AND ML-1M ZONE TO A BR-CS-1 AND BR-1M ZONE AND FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR RETAIL SALES OF AUTOMOTIVE PARTS AND SERVICE GARAGE.

GRANTED - NOVEMBER 20, 1991 SUBJECT TO THE FOLLOWING RESTRICTION:

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE BALTIMORE COUNTY LANDSCAPE PLANNER. THE PLAN SHOULD THEN BE FORWARDED TO THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. SUBSEQUENT TO THE APPROVAL OF THE DEPUTY DIRECTOR, THE PETITIONER SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO THE ZONING OFFICE TO ISSUE THAT IT BECOMES A PART OF THE OFFICIAL FILE.

August 26, 1992

RECEIVED

James S. Kline
Project Planner
G.W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Development Regulations Exemption Status for Proposed Minor Addition to Price Club
SE Pulaski Highway and Mohrs Lane
15th Election District

Dear Mr. Kline:

This letter is in response to your correspondence requesting a confirmation that a proposed addition to the Price Club building at the above referenced location would not require a revised or amended C.R.G. due to its minor nature (a 3.6% +/- expansion). The information as provided was presented to the Development Review Committee on August 24, 1992, which confirmed the following:

The approval for Phase I of the C.R.G. expired on 12/11/89; however, since Phase I was constructed prior to that date, the C.R.G. approval is vested. An expired C.R.G. may not be revised or amended. In light of this issue, the proposed improvements will be considered exempt from the current development regulations per Section 26-171-(a)(7) as a minor commercial structure.

Please be aware that well in advance of any building permit application, the Zoning Office should be provided with revised plans which further detail the proposed use and how this use may possibly be effected by Zoning Case #87-414-X, which severely limited automobile service uses on the site.

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 John Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

John L. Lewis
Planner II

(PARKING REQUIRED)

1. PEP BOYS SITE AREA
 - A. (PEP BOYS)
RETAIL = 18,820 S.F. @ 5/1000 S.F. = 94.1 P.S.
SERVICE = 3,538 S.F. @ 3.3/1000 S.F. = 11.78 P.S.
TOTAL = 105.88 OR 106 P.S.
2. PRICE CLUB SITE AREA
 - A. (PRICE CLUB) INCLUDING OUTSIDE PLANT SALES
RETAIL = 126,120 S.F. @ 5/1000 S.F. = 630.6 P.S.
SERVICE = 3,990 S.F. @ 3.3/1000 S.F. = 13.17 P.S.
 - B. (PETSMART)
RETAIL = 24,502 S.F. @ 5/1000 S.F. = 122.51 P.S.
TOTAL = 766.28 OR 767 P.S.

(PARKING PROVIDED)

1. PEP BOYS SITE AREA = 234 P.S.
 2. PRICE CLUB SITE AREA = 492 P.S.
- TOTAL = 726 P.S.*

(*INCLUDES SERVICE BAYS)

(PARKING AVAILABLE)
IF PEP BOYS REQUIRES 118 P.S.

	PROVIDED	REQUIRED ON RECLASS PLAN	EXCESS
PEP BOYS SITE	234 P.S.	118 P.S.	116 P.S.
PRICE CLUB SITE (INCLUDES PETSMART)	492 P.S.	116 P.S.	608 P.S.

(PROVIDED 608 P.S.)/(REQUIRED 767 P.S.) = 79.3%

SITE DATA

SITE AREA (GROSS & NET)

EXISTING ZONING
ZONING MAP
EXISTING USE

PROPOSED USE

ELECTION DISTRICT
COUNCILMANIC DISTRICT
CENSUS TRACT
PROPERTY REFERENCE
OWNER

DEED
PLAT
TAX ACCOUNT #
FLOOR AREA RATIO
TOTAL FLOOR AREA = 176,970 SF
GROSS AREA OF SITE 828,629 SF
FLOOR AREA RATIO PERMITTED
BUILDING COVERAGE WITH PAVING

AREA TO BE VEGETATIVELY STABILIZED

PREVIOUS CRG PLAN
(COVERING THE ENTIRE PROPERTY)
CRG PLAN FOR THE PEP BOYS
CURRENT PLANNING
STORM WATER MANAGEMENT

BUILDING HEIGHT
PREVIOUS HEARINGS

EXISTING SIGNAGE

PROPOSED SIGNAGE

NO 100 YEAR FLOOD PLAINS.
NO HISTORIC BUILDINGS.
NO WETLANDS ON THE SITE.
NOT WITHIN CRITICAL AREA.
NO ARCHEOLOGICAL.
NO ENDANGERED SPECIES HABITAT.
NO HAZEROUS MATERIALS.
SITE SERVED BY WATER AND SEWER.
PAVING SHALL BE DURABLE AND DUSTFREE.
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.

828,629 SF +/-
or 19.02 ACRES +/-
BR-1M, BR-CS-1
NE 61 & 6H
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
#15
#6
451701

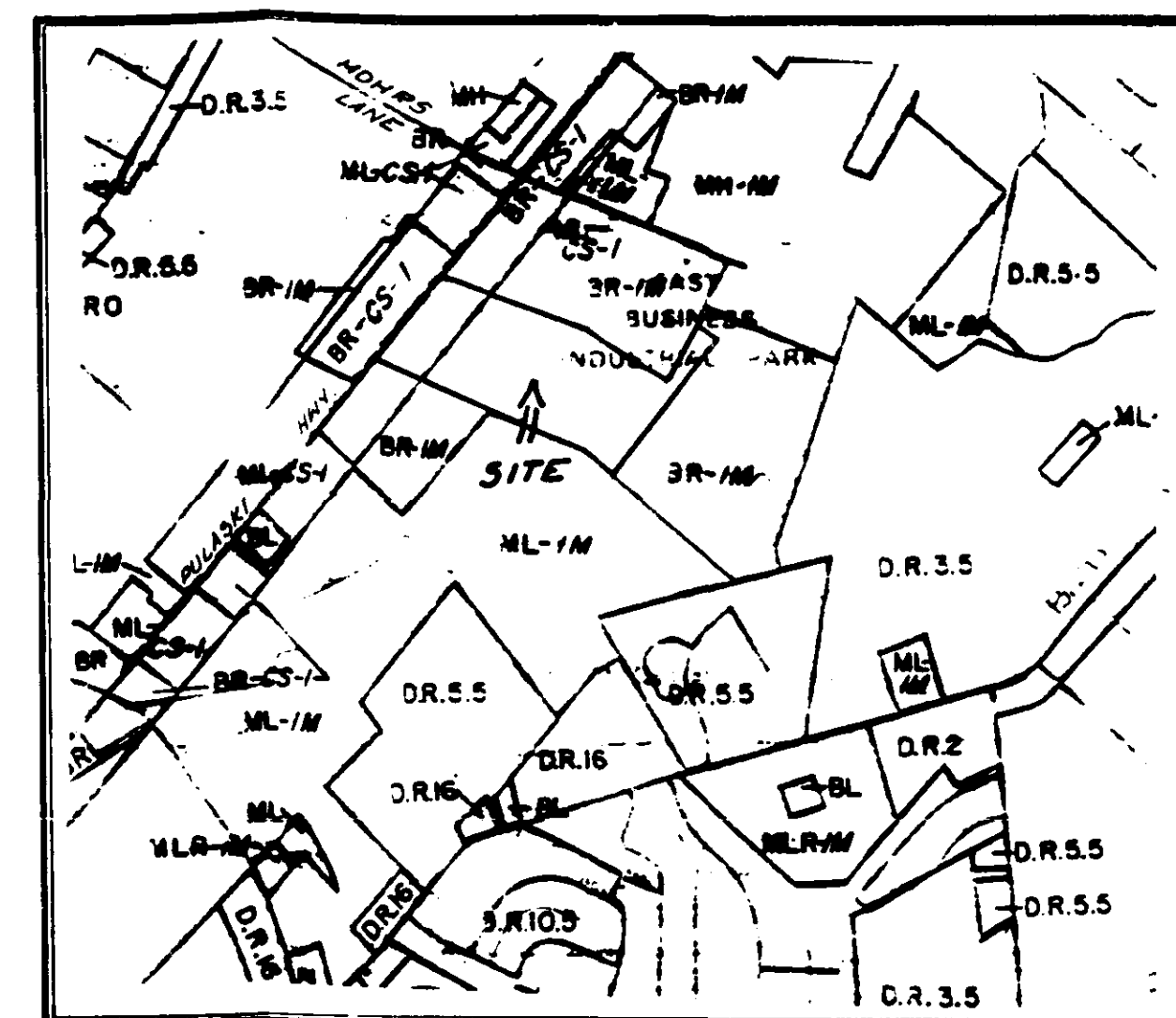
THE PRICE COMPANY
2657 ARIANE DRIVE
SAN DIEGO, CA 92117
7206093 & 7132001
S.M. 62129
22-00-005182

0.21

2.0 MAXIMUM
565,410 SF
or 12.98 ACRES
263,102 SF
or 6.04 ACRES
86273
APPROVED 12/11/86
AMENDED 9/7/90 (W90-217)
91347 APPROVED 1/16/92
XV - 435
PROVIDED BY EXISTING
FACILITY SHOWN ON PLAN

SEE ZONING HISTORY
THIS SHEET
IN ACCORDANCE WITH SECTION
413 AND ALL ZONING POLICIES
NON PROPOSED AT THIS TIME
HOWEVER, ANY FUTURE
SIGNAGE SHALL COMPLY WITH

SECTION 413 AND ALL ZONING
SIGN POLICIES



ZONING MAP

SCALE: 1"=1000'

PETITIONER'S
EXHIBIT NO. 2

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
AND
SPECIAL HEARING

PETSMART

PRICE CLUB PLAZA

BALTIMORE COUNTY, MD

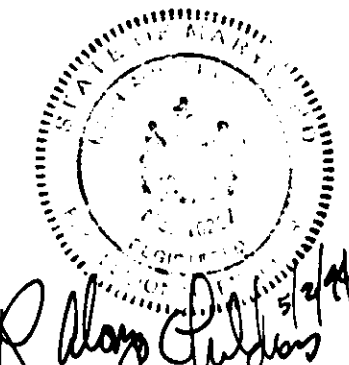
ELECT DIST. 15

SCALE: 1"=50'

DATE MAY 2, 1994
REVISED MAY 22, 1994
SNT: B OF 2
RBN 6/16/94

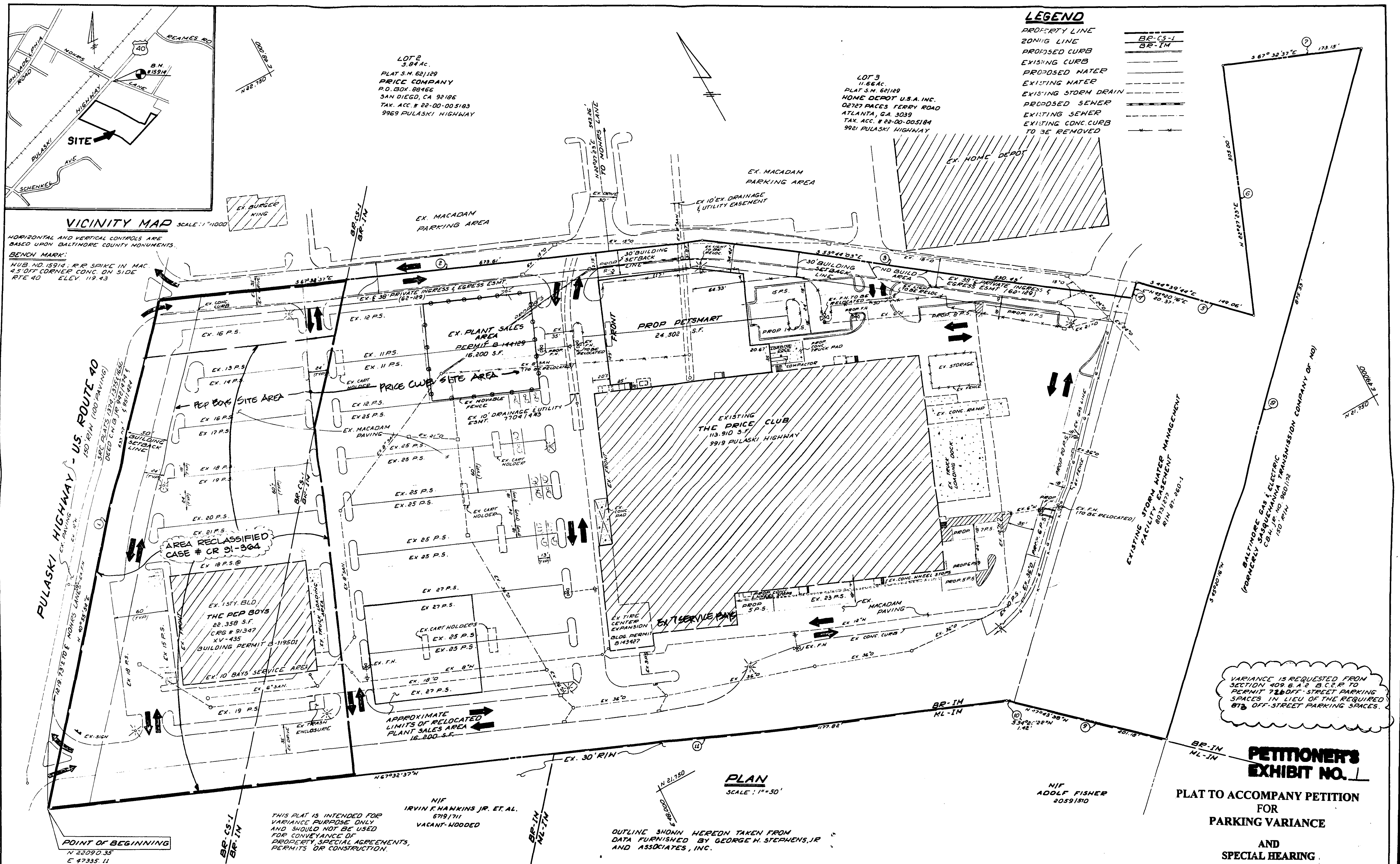


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

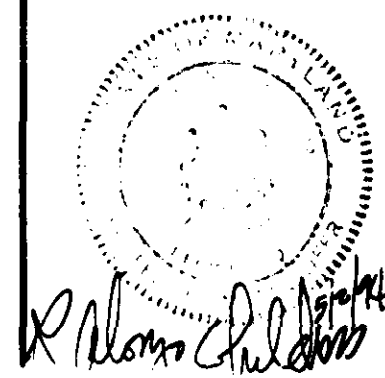


OWNER/PETITIONER
THE PRICE COMPANY R.E.I.T. INC.-
WHITE MARSH
2657 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEKIN PLAZA
SUITE 120,
STERLING, VA 20166
(703) 406-3300
(800) 634-2890



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



OWNER/PETITIONER
THE PRICE COMPANY R.E.I.T. INC.
WHITE MARSH
2657 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEKIN PLAZA
SUITE 120
STERLING, VA 20166
(703) 406-3300
(800) 634-2890

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD
ELECT. DIST. 15
DATE: MAY 2, 1994
REVISED: MAY 22, 1994
BY: GWS/AL

ZONING HISTORY

(Note: All Zoning Issues are Pertinent to Parcel 1 ONLY)

86-134-SPH - Special Hearing for approving the use by the Price Club of their whole-sale operation as a matter of right in a ML Zone

Granted - June 11, 1986 subject to following restrictions:

1. That at such time as Petitioners facility is in full operation verifiable records shall be maintained and available to Zoning Enforcement inspectors indicating that at least 55% of the dollar volume of sales at any location shall be to wholesale customers. (complied with)
2. There shall be no free standing signs. The name painted on the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. (complied with)

87-414X - Special Exception for a service garage

Dismissed without prejudice and the service garage as an accessory use to the warehouse is approved April 24, 1987

Subject to the following restrictions:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time. (complied with)

89-407-X - Special Exception to use a portion of the Price Club property for a service garage and to amend the previously approved site plan in Case No. 87-414X.

Granted - May 8, 1989

Subject to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its 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 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. (complied with)
2. Prior to the issuance of any permits, Petitioners shall submit for review and approval by the Office of Current Planning a revised CRG Plan and a revised landscaping plan. (complied with)
3. Prior to the issuance of any building and/or use permits, Petitioners shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner a revised site plan which includes the requirements of the Zoning Office and sets forth and addresses the restrictions of this Order. (complied with)
4. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 6, 1989, attached hereto and made a part hereof. (complied with)
5. Patronage of the service garage shall be limited to Price members only. (complied with)
6. All service work performed in the service garage shall be limited to lights, mechanical work, including, but not limited to, tune-ups and oil changes. (complied with)
7. No body or fender work shall be conducted on the premises. (complied with)
8. At no time shall any vehicles be stored overnight on the premises (complied with); and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued June 11, 1986 in Case No. 86-134-SPH and the Order issued April 24, 1987 in Case No. 87-414-X shall remain in full force and effect, except as herein modified.

89-91-254 - PETITION FOR ZONING RECLASSIFICATION TO RECLASSIFY HEREIN DESCRIBED PROPERTY FROM AN ML-CS-1 AND ML-1M ZONE TO A BR-CS-1 AND BR-1M ZONE AND FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR RETAIL SALES OF AUTOMOTIVE PARTS AND SERVICE GARAGE.

GRANTED - NOVEMBER 22, 1991 SUBJECT TO THE FOLLOWING RESTRICTIONS:

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE BALTIMORE COUNTY LANDSCAPE PLANNER. THE PLAN SHOULD THEN BE FORWARDED TO THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. BUILDINGS TO BE APPROVED BY THE DEPUTY DIRECTOR. THE PETITIONERS SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO THE ZONING OFFICE TO ENSURE THAT IT BECOMES A PART OF THE OFFICIAL FILE.

James S. Kline
Project Planner
G.W. Stephens, Jr. & Associates, Inc.
630 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Development Regulations Exemption
Status for Proposed Minor Addition
to Price Club
SE Pulaski Highway and Mohr Lane
15th Election District

Dear Mr. Kline:

This letter is in response to your correspondence requesting a confirmation that a proposed addition to the Price Club building at the above referenced location would not require a revised or amended C.R.G. due to its minor nature (a 3.6% +/- expansion). The information as provided was presented to the Development Review Committee on August 24, 1992, which confirmed the following:

The approval for Phase I of the C.M.G. expired on 12/11/89; however, since Phase I was constructed prior to that date, the C.R.G. approval is vested. An expired C.R.G. may not be revised or amended. In light of this issue, the proposed improvements will be considered exempt from the current development regulations per Section 26-171-(a)(7) as a minor commercial structure.

Please be aware that well in advance of any building permit application, the Zoning Office should be provided with revised plans which further detail the proposed use and how this use may possibly be effected by Zoning Case #87-414-X, which severely limited automobile service uses on the site.

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 John Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

John L. Lewis
Planner II

(PARKING REQUIRED)

1. PEP BOYS SITE AREA
 - A. (PEP BOYS)
RETAIL = 18,820 S.F. @ 5/1000 S.F. = 94.1 P.S.
SERVICE = 3,538 S.F. @ 3.3/1000 S.F. = 11.78 P.S.
TOTAL = 105.88 OR 106 P.S.
2. PRICE CLUB SITE AREA
 - A. (PRICE CLUB) INCLUDING OUTSIDE PLANT SALES
RETAIL = 126,120 S.F. @ 5/1000 S.F. = 630.6 P.S.
SERVICE = 3,990 S.F. @ 3.3/1000 S.F. = 13.17 P.S.
NEW RECEIVING AREA = 8,800 S.F. @ 5/1000 S.F. = 49.00 P.S.
 - B. (PETSMART)
RETAIL = 24,502 S.F. @ 5/1000 S.F. = 122.51 P.S.

TOTAL = 766.28 OR 767 P.S.
815.28 OR 816 P.S.

(PARKING PROVIDED)

1. PEP BOYS SITE AREA = 234 P.S.
 2. PRICE CLUB SITE AREA = 541 P.S.
- TOTAL = 775 P.S. + 775 P.S.

(*INCLUDES SERVICE BAYS)

(PARKING AVAILABLE)

IF PEP BOYS REQUIRES 118 P.S.

	PROVIDED	REQUIRED ON RECLASS PLAN	EXCESS
PEP BOYS SITE	234 P.S.	118 P.S.	116 P.S.
	PROVIDED	PEP BOYS EXCESS	AVAILABLE
PRICE CLUB SITE (INCLUDES PETSMART) + NEW RECEIVING AREA	492 P.S. + 541	116 P.S.	608 P.S. 657
	(PROVIDED 608 P.S.)/(REQUIRED 767 P.S.) = 79.3% 657 816 80.50%		

SITE DATA

SITE AREA (GROSS & NET)

EXISTING ZONING
ZONING MAP
EXISTING USE

PROPOSED USE

ELECTION DISTRICT
COUNCILMANIC DISTRICT
CENSUS TRACT
PROPERTY REFERENCE
OWNER

DEED
PLAT
TAX ACCOUNT #
FLOOR AREA RATIO
TOTAL FLOOR AREA = 186,710 SF
GROSS AREA OF SITE = 828,629 SF

FLOOR AREA RATIO PERMITTED
BUILDING COVERAGE WITH PAVING
AREA TO BE VEGETATIVELY STABILIZED

PREVIOUS CRG PLAN
(COVERING THE ENTIRE PROPERTY)

CRG PLAN FOR THE PEP BOYS
CURRENT PLANNING
STORM WATER MANAGEMENT

BUILDING HEIGHT
PREVIOUS HEARINGS

EXISTING SIGNAGE

PROPOSED SIGNAGE

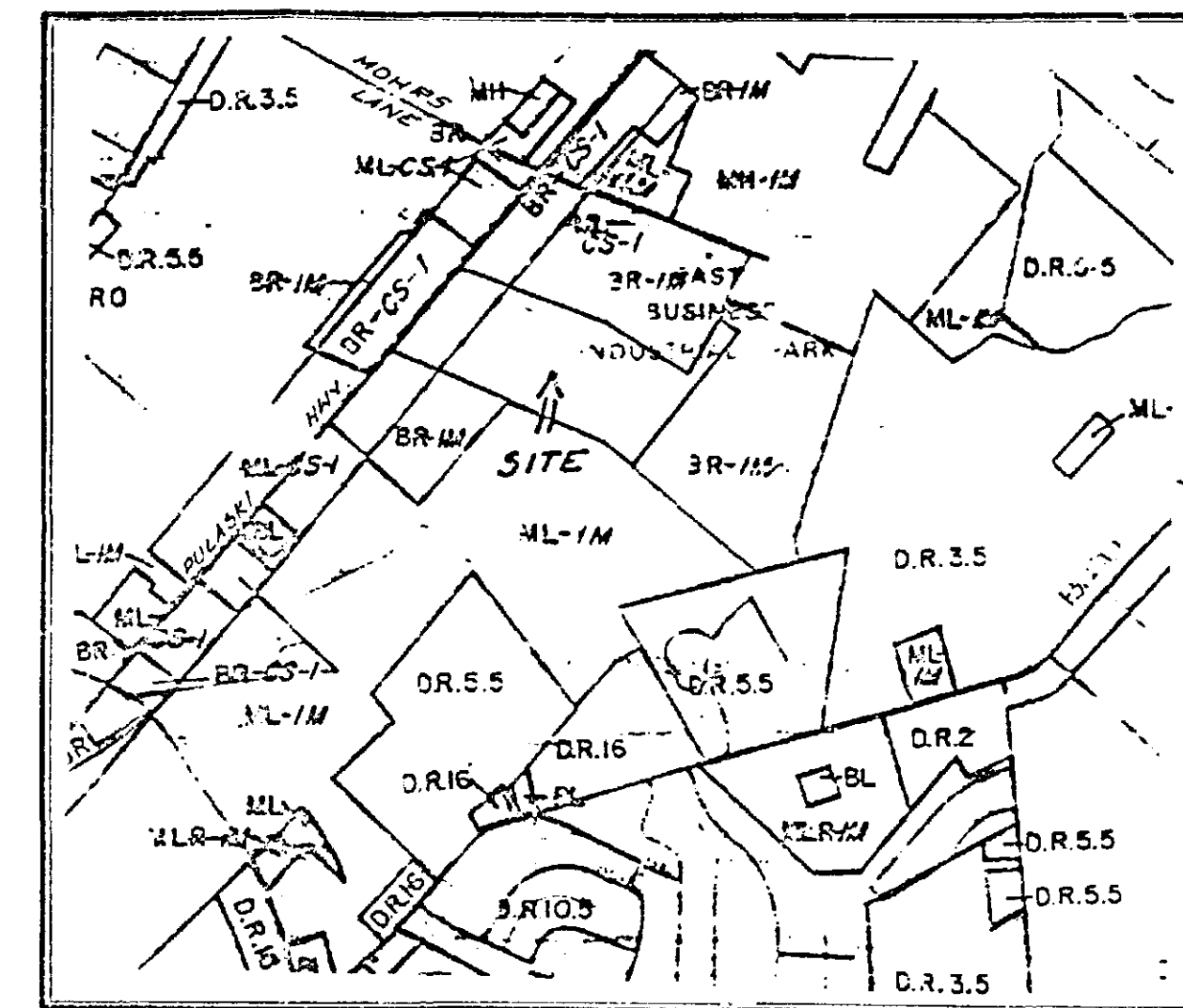
NO 100 YEAR FLOOD PLAINS.
NO HISTORIC BUILDINGS.
NO WETLANDS ON THE SITE.
NOT WITHIN CRITICAL AREA.
NO ARCHEOLOGICAL
NO ENDANGERED SPECIES HABITAT.
NO HAZARDOUS MATERIALS.
SITE SERVED BY WATER AND SEWER.
PAVING SHALL BE DURABLE AND DUSTFREE.
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.

PARKING TABULATION

	RETAIL (SF)	AUTO SERVICE BAY (SF)	TOTAL (SF)
EXISTING THE PRICE CLUB	109,910	3,990	113,910
EXISTING OUTSIDE PLANT SALES AREA	16,200	0	16,200
EXISTING THE PEP BOYS	18,820	3,528	22,358
EXISTING PETSMART	24,502	0	24,502
TOTAL	169,442	7,528	176,970
EX. PARKING SPACES REQUIRED			
RETAIL	169,442 SF @ 5.95/1000 SF = 847.21		
SERVICE AREA	7,528 SF @ 3.35/1000 SF = 24.80		
TOTAL SPACES REQUIRED	CALCULATION 873.05 = 873		
	- ZONING VARIANCE 874 - 432 SPHA 726		
TOTAL SPACES PROVIDED	726		
PROPOSED ADDITION	9,800 SF RETAIL		
TOTAL SPACES REQUIRED	9,800 SF @ 5.95/1000 SF = 49		
PARKING REQUIRED:			
EXISTING USES			126
PROPOSED USES			49
TOTAL			175
PARKING PROVIDED			175

(PARKING AVAILABLE)

	PROVIDED	REQUIRED	EXCESS
PEP BOYS SITE	234 P.S.	106 P.S.	128 P.S.
	PROVIDED	PEP BOYS EXCESS	AVAILABLE
PRICE CLUB SITE (INCLUDES PETSMART)	541 P.S. + 492 P.S.	128 P.S.	669 P.S. 669
	679 816 82.0% (PROVIDED 669 P.S.)/(REQUIRED 767 P.S.) = 80.8%		



ZONING MAP
SCALE: 1"=1000'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/21/95
SEE SPIN AND INTENT LTR.

EXHIBIT A

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

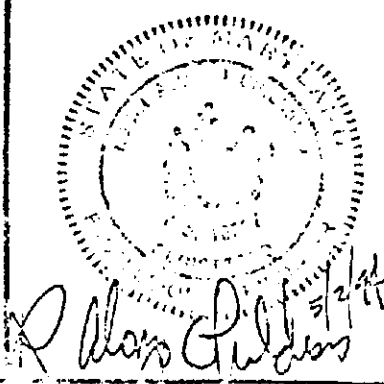
AND
SPECIAL HEARING

SHEET 2 OF 2

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

633 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



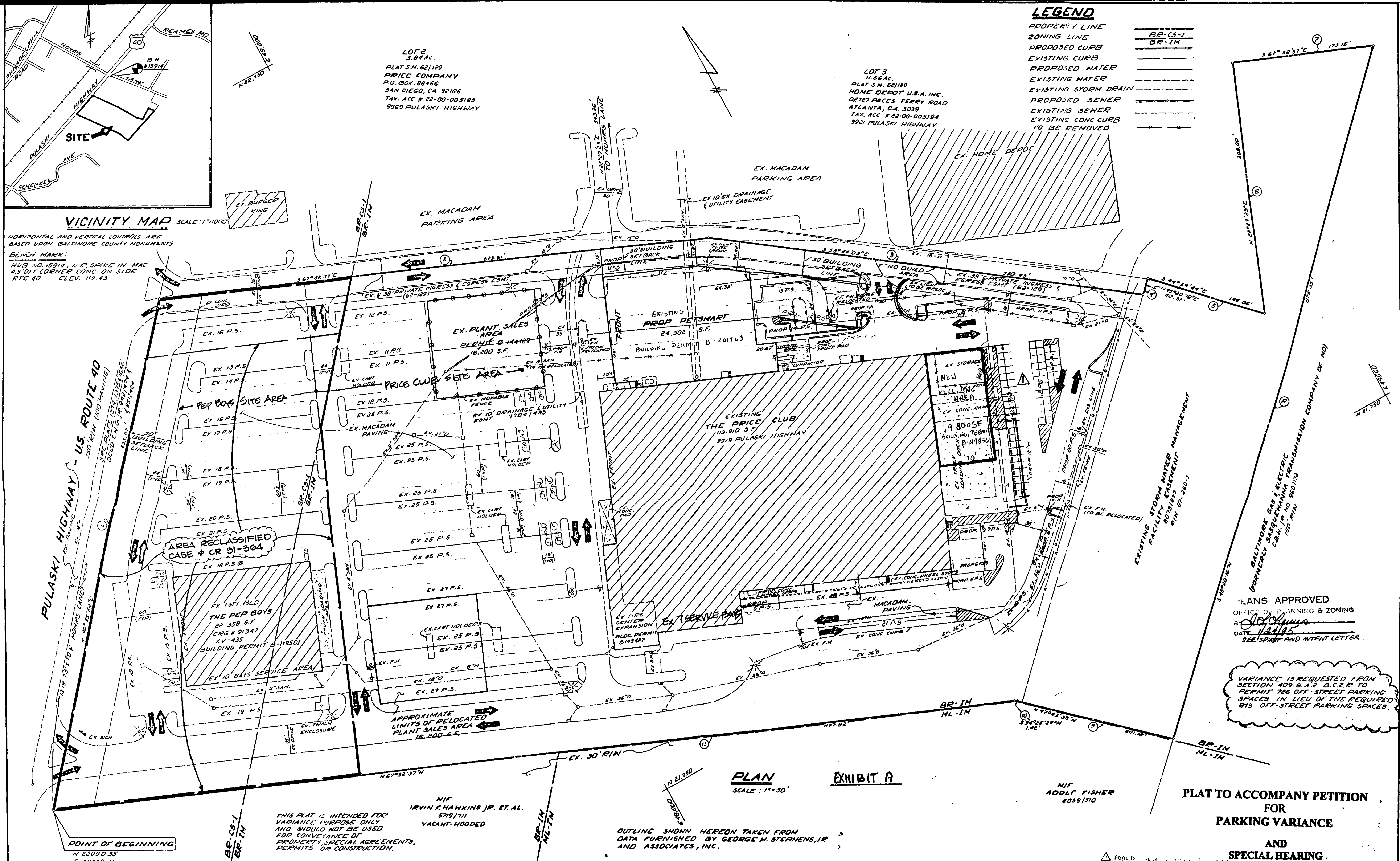
OWNER/PETITIONER
THE PRICE COMPANY R.E.I.T. INC.
WHITE MARSH
267 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

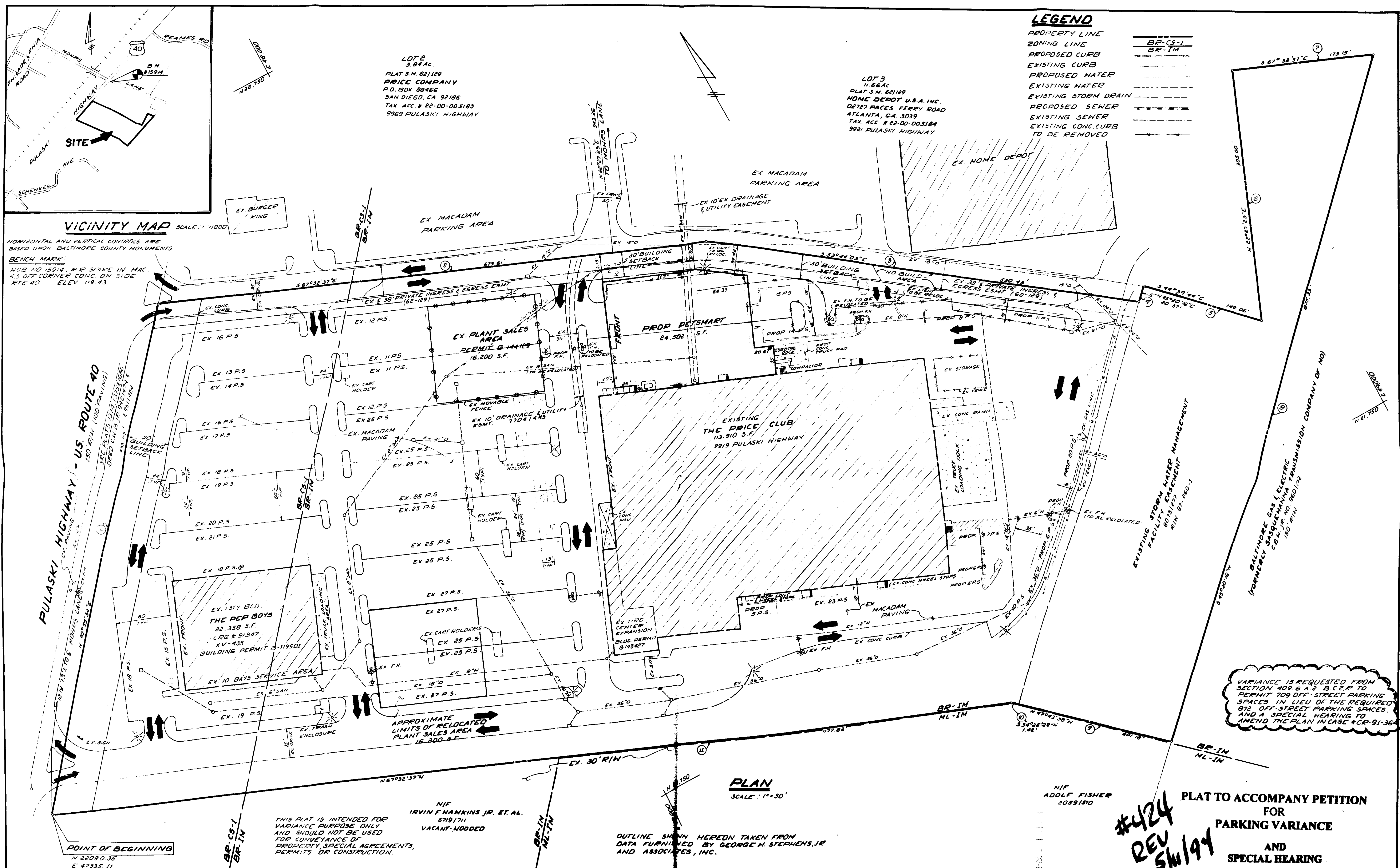
DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEKIN PLAZA
SUITE 120,
STERLING, VA 20166
(703) 406-3300
(800) 634-2890

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD
ELECT DIST. 15

SCALE: 1"=50'

DATE: MAY 2, 1994
REVISED: MAY 23, 1994
SHT. 2 OF 2
REV. 6/16/94 JSC





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

THE PRICE COMPANY R.E.I.T. INC. - WHITE MARSH
37 AMANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

DEVELOPER: K&F DEVELOPMENT COMPANY
46010 MANERIN PLAZA
SUITE 120
STERLING, VA 20166
(703) 486-3300
(800) 864-0899

PETSMART PRICE CLUB PLAZA
BALTIMORE COUNTY MD
ELECT DIST 15
DATE MAY 8, 1994
REVISED MAY 11, 1994
SHEET 1 OF 2

#424
REV
5/11/94

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE AND SPECIAL HEARING

ZONING HISTORY

(Note: All Zoning Issues are Pertinent to Parcel ONLY)

86-334-SPH - Special Hearing for approving the use by the Price Club of their whole-sale operation as a matter of right in a ML Zone

Granted - June 11, 1986 subject to following restrictions:

1. That at such time as Petitioner's facility is in full operation verifiable records shall be maintained and available to Zoning Enforcement Inspectors indicating that at least 55% of the dollar volume of sales at any location shall be to wholesale customers. (complied with)
2. There shall be no free standing signs. The name painted on the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. (complied with)

87-414X - Special Exception for a service garage

Dismissed without prejudice and the service garage as an accessory use to the warehouse is approved April 24, 1987

Subject to the following restrictions:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time. (complied with)

89-407-X - Special Exception to use a portion of the Price Club property for a service garage and to amend the previously approved site plan in Case No. 87-414X.

Granted - May 8, 1989

Subject to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its 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 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. (complied with)
2. Prior to the issuance of any permits, Petitioner shall submit for review and approval by the Office of Current Planning a revised CRG Plan and a revised landscaping plan. (complied with)
3. Prior to the issuance of any building and/or use permits, Petitioner shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner a revised site plan which includes the requirements of the Zoning Office and sets forth and addresses the restrictions of this Order. (complied with)
4. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 6, 1989, attached hereto and made a part hereof. (complied with)
5. Patronage of the service garage shall be limited to Price members only. (complied with)
6. All service work performed in the service garage shall be limited to light, mechanical work, including, but not limited to, tune-ups and oil changes. (complied with)
7. No body or fender work shall be conducted on the premises. (complied with)
8. At no time shall any vehicles be stored overnight on the premises (complied with); and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued June 11, 1986 in Case No. 86-334-SPH and the Order issued April 24, 1987 in Case No. 87-414-X shall remain in full force and effect, except as herein modified.

CR-91-364 -

PETITION FOR ZONING RECLASSIFICATION
TO RECLASSIFY HEREIN DESCRIBED PROPERTY FROM AN ML-CS-1 AND ML-IN ZONE TO A BR-CS-1 AND BR-IN ZONE AND FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR RETAIL SALES OF AUTOMOTIVE PARTS AND SERVICE GARAGE.

GRANTED - NOVEMBER 20, 1991 SUBJECT TO THE FOLLOWING RESTRICTIONS:

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE BALTIMORE COUNTY LANDSCAPE PLANNING. THE PLAN SHOULD THEN BE FORWARDED TO THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF ANY INTERESTING PERMITS. SUBSEQUENT TO THE APPROVAL OF THE DEPUTY DIRECTOR, THE PETITIONER SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO THE ZONING OFFICE TO ENSURE THAT IT BECOMES A PART OF THE OFFICIAL FILE.

August 26, 1992

RECEIVED

James S. Kline
Project Planner
G.W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Development Regulations Exemption
Status for Proposed Minor Addition
to Price Club
SE Pulaski Highway and Mohr Lane
15th Election District

Dear Mr. Kline:

This letter is in response to your correspondence requesting a confirmation that a proposed addition to the Price Club building at the above referenced location would not require a revised or amended C.R.G. due to its minor nature (a 3.6% +/- expansion). The information as provided was presented to the Development Review Committee on August 24, 1992, which confirmed the following:

The approval for Phase I of the C.R.G. expired on 12/11/89; however, since Phase I was constructed prior to that date, the C.R.G. approval is waived. An expired C.R.G. may not be revised or amended. In light of this issue, the proposed improvements will be considered exempt from the current development regulations per Section 26-171-(a)(7) as a minor commercial structure.

Please be aware that well in advance of any building permit application, the Zoning Office should be provided with revised plans which further detail the proposed use and how this use may possibly be effected by Zoning Case 887-414-X, which severely limited automobile service uses on the site.

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 John Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

By: John A. Lewis
Planner II

SITE AREA (GROSS & NET)

EXISTING ZONING
ZONING MAP
EXISTING USE

PROPOSED USE

ELECTION DISTRICT
COUNCILMANIC DISTRICT
CENSUS TRACT
PROPERTY NUMBER
OWNER

DEED
PLAT
TAX ACCOUNT #

FLOOR AREA RATIO

TOTAL FLOOR AREA - 176,978 SF

GROSS AREA OF SITE 828,629 SF

FLOOR AREA RATIO PERMITTED

BUILDING COVERAGE WITH PAVING

AREA TO BE VEGETATIVELY STABILIZED

PREVIOUS CRG PLAN

(COVERING THE ENTIRE PROPERTY)

CRG PLAN FOR THE PEP BOYS

CURRENT PLANNING

STORM WATER MANAGEMENT

BUILDING HEIGHT

PREVIOUS HEARINGS

EXISTING SIGNAGE

PROPOSED SIGNAGE

NO 100 YEAR FLOOD PLAINS
NO HISTORIC BUILDINGS
NO WETLANDS ON THE SITE
NOT WITHIN CRITICAL AREA
NO ARCHAEOLGICAL
NO ENDANGERED SPECIES HABITAT
NO HAZARDOUS MATERIALS
SITE SERVED BY WATER AND SEWER
PAVING SHALL BE DURABLE AND DUSTFREE
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.

SITE DATA

828,629 SF +/-
or 19.02 ACRES +/-
BR-IM, BR-CS-1
NE 61 & 68
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
#15
#6
451701

THE PRICE COMPANY
2657 ARAINE DRIVE
SAN DIEGO, CA 92117
709-495 & 713-2001
S.M. 62/129
22-00-005182

0.21

2.0 MAXIMUM

565,410 SF

or 12.98 ACRES

263,102 SF

or 6.04 ACRES

86273

APPROVED 12/11/86

AMENDED 9/7/90 (W90-217)

91347 APPROVED 1/16/92

#XV - 435

PROVIDED BY EXISTING

FACILITY SHOWN ON PLAN

SEE ZONING HISTORY

THIS SHEET

IN ACCORDANCE WITH SECTION

413 AND ALL ZONING POLICIES

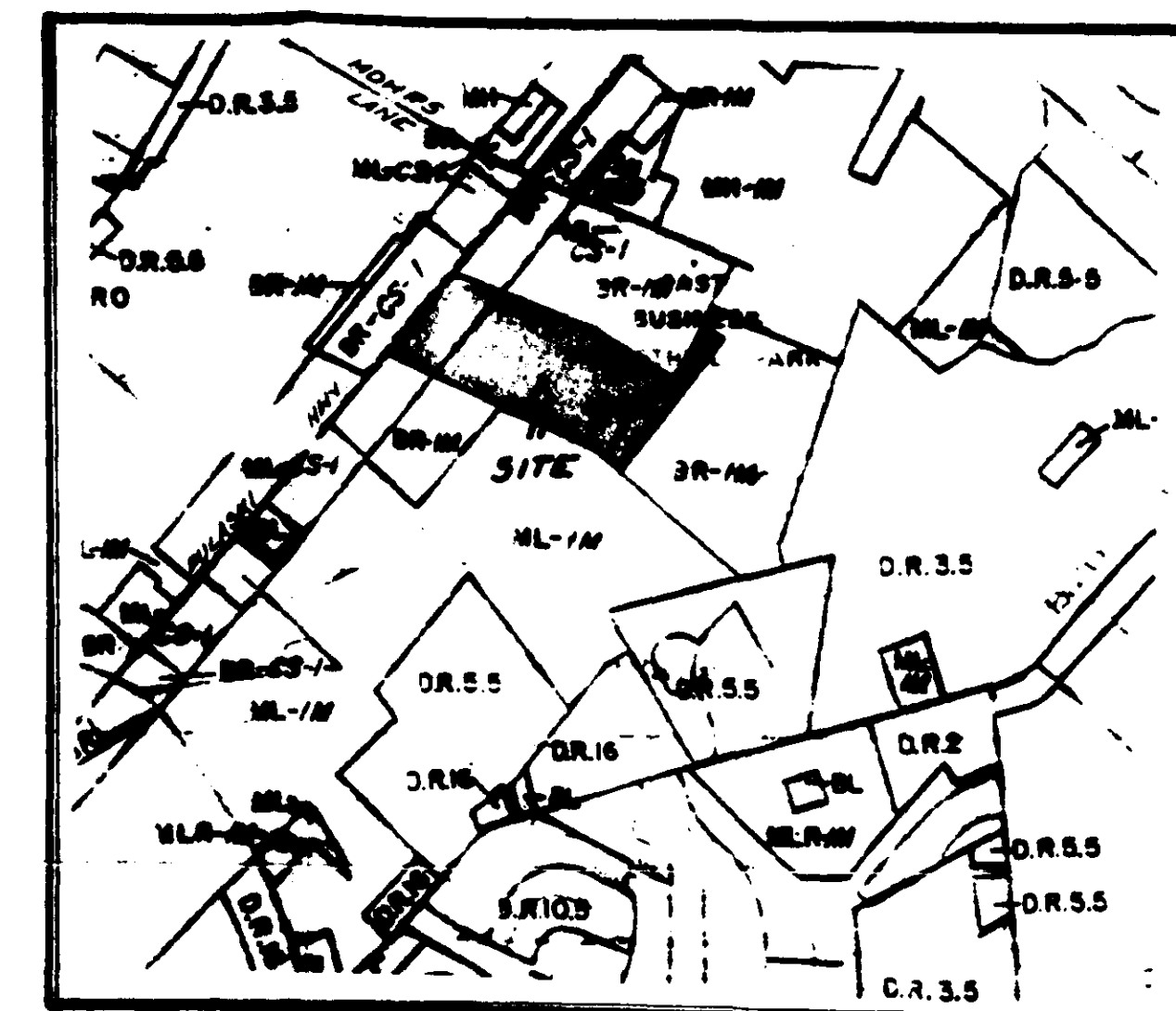
NON PROPOSED AT THIS TIME

HOWEVER, ANY FUTURE

SIGNAGE SHALL COMPLY WITH

SECTION 413 AND ALL ZONING

SIGN POLICIES



ZONING MAP
SCALE: 1"=100'

PARKING TABULATION				
	RETAIL (S.F.)	AUTO SERVICE BAY (S.F.)	TOTAL(S.F.)	PARKING SPACES PROVIDED
EXISTING THE PRICE CLUB	109,920	3,990	113,910	469
EXISTING OUTSIDE PLANT SALES AREA**	16,200	0	16,200	65
EXISTING THE PEP BOYS	18,820	3,538	22,358	118
PROPOSED PETSMART	24,908	0	24,908	97
TOTAL	169,848	7,528	177,376	789

TOTAL PARKING SPACES REQUIRED

RETAIL 169,848 S.F. @ 35 SPACES/1,000S.F. 847.2
SERVICE BAY AREA 7,528 S.F. @ 3.35 SPACES/1,000S.F. 24.8

TOTAL SPACES REQUIRED 872.0

TOTAL SPACES PROVIDED 789.0*

*VARIANCE REQUIRED

** EXISTING OUTSIDE PLANT SALES AREA SHALL BE RELOCATED TO SOUTH CORNER OF PARKING LOT PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR PETSMART.

ALL PARKING SPACES ARE MINIMUM OF 8.5'x 18'
ALL HANDICAPPED PARKING SPACES ARE EQUIVALENT OF 13'x 18'

* NOTE:
PARKING VARIANCE INCLUDES NO CHANGES TO DOCUMENTED SITE PLAN IN RECLASSIFICATION CASE CR-91-364, IF APPLICABLE. THE CURRENT SIZE OF THE PEP BOYS USE ALLOWS FOR AN ADDITIONAL 26 SPACES TO BE AVAILABLE TO THE PRICE CLUB/PETSMART USE, BUT HAVE NOT BEEN INCLUDED IN THE CALCULATION OF REQUIRED SPACES.

THIS PLAN SHOWS REVISIONS
IN ORANGE (FROM DEV. ENGR.)
KEEP IN FILE.

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
AND
SPECIAL HEARING

PETSMART
PRICE CLUB PLAZA

BALTIMORE COUNTY, MD

ELECT. DIST. 15

SCALE 1"=50'

DATE MAY 2, 1994
REVISED MAY 20, 1994
SHT. 2 OF 2

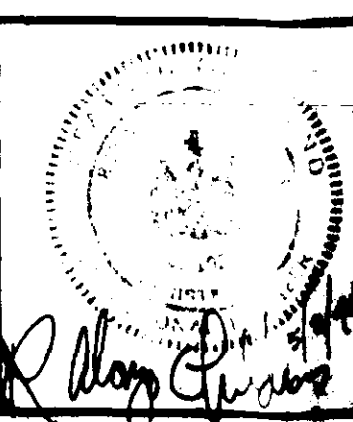
FILE COPY



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

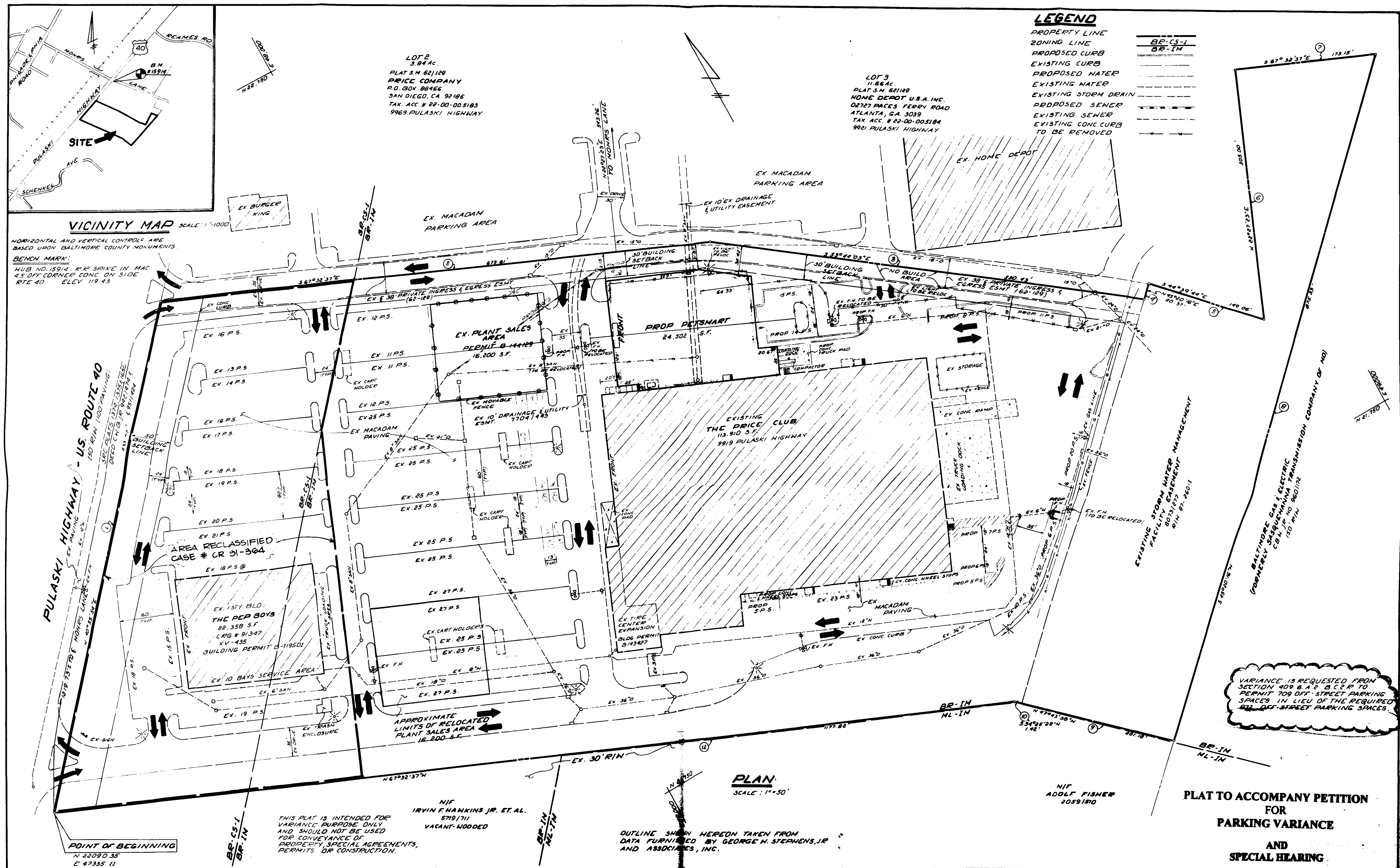
CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

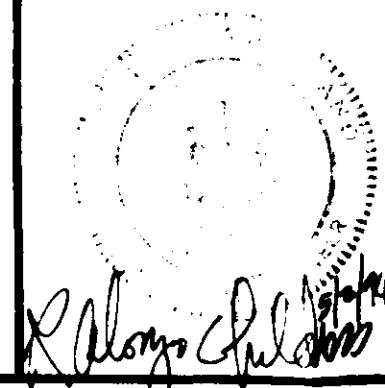


STEPHENS & ASSOCIATES, INC.

STEPHENS & ASSOCIATES, INC.



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

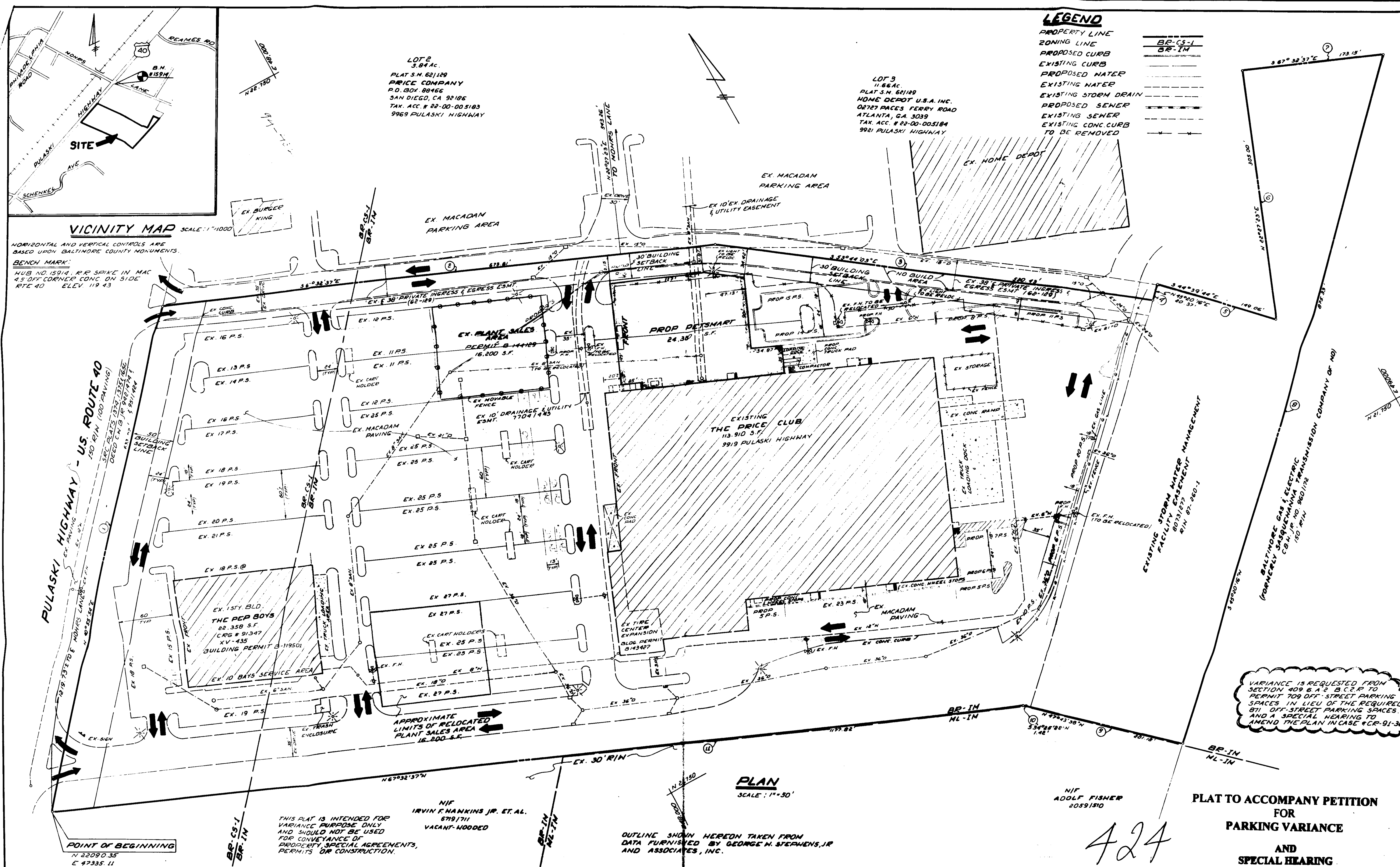


THE PRICE COMPANY R.E.L.T. INC.
WHITE MARSH
37 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 584-4701

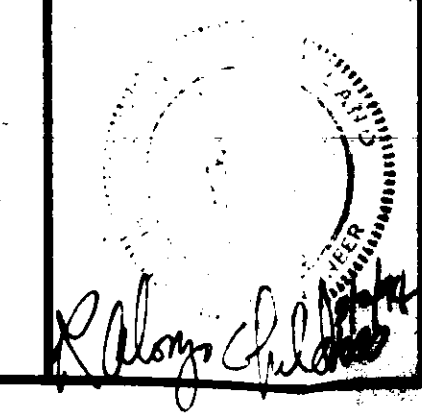
DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEIN PLAZA
SUITE 120
STERLING, VA 20166
(703) 406-3200
(800) 634-3998

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD
SCALE: 1"=50'

ELECT. DIST. 15
DATE: MAY 8, 1994
REVISED: MAY 20, 1994
SHT. 1 OF 2



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



THE PRICE COMPANY R.E.I.T. INC.
WHITE MARSH
3070 ANNE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 591-4701

K&F DEVELOPMENT COMPANY
46010 MANEKIN PLAZA
SUITE 120
STERLING, VA 20166
(703) 406-3300
(800) 434-2890

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD
ELECT DIST 15
SCALE 1"=40' DATE MAY 2, 1994
SHEET 1 OF 2
94-432-SPH-A

IN RE: PETITION FOR VARIANCE * BEFORE THE
SE/S Pulaski Highway * DEPUTY ZONING COMMISSIONER
1219' S of Mohrs Lane *
(Price Club Plaza) *
15th Election District * BALTIMORE COUNTY
6th Councilmanic District * CASE NO. 94-432-SPHA
The Price R.E.I.T., Inc. *
White Marsh, *
Petitioner * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, The Price R.E.I.T., Inc. - White Marsh, ("the Petitioner"). The Petitioner requests relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 726 off-street parking spaces at the Price Club Plaza in lieu of the required 873 off-street parking spaces.

Appearing on behalf of the Petitioner was John I. Elias with K & F Development Co., a wholly-owned subsidiary of the Price Club R.E.I.T. - White Marsh and Thomas Poole with PetsMart, the proposed new use. Also present were James S. Kline, an engineer with G.W. Stephens and Associates, the firm which prepared the site plan, and Mickey A. Cornelius, a traffic engineer with The Traffic Group, Inc., who prepared an analysis of the existing and proposed on-site parking conditions. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no protestants present.

Testimony indicated that the subject property is commercially zoned BR-IM and BR-CS-1 and consists of approximately 19 acres. It is Lot No. 1 of the overall tract known as the Price Club Plaza

Northeast (the "Plaza"). A mixture of retail businesses are located at the Plaza which was initially constructed in the late 1980's. Among the major retail stores currently located at the Plaza are the Price Club, Home Depot, the Pep Boys and the Sports Authority. The Petitioner recently entered into a lease with PetsMart, a large retail pet store, for a portion of the Plaza that is directly adjacent to the Price Club store. As indicated above, the subject property is a separate lot (Lot No. 1) and currently has two retail uses, The Price Club and the Pep Boys. PetsMart is proposing to construct an approximately 24,300 sq. ft. retail facility at this location as is shown more particularly on the Plat to Accompany Petition for Variance submitted as Petitioner's Exhibit 1 at the hearing.

Testimony proffered on behalf of the Petitioner indicated that the addition of the PetsMart pet store would result in an increase in the square footage of retail space on the property, thus changing the required amount of parking. Testimony was proffered on behalf of Mr. Kline as to the amount of spaces required under the Zoning Regulations (873 spaces) as well as the amount proposed after the addition of the PetsMart (726 spaces). Testimony proffered on behalf of Mr. Elias stated that, notwithstanding the addition of PetsMart, more than enough parking existed on site to accommodate the volume of customers generated by the Plaza. This testimony was corroborated by the parking analysis prepared by Mr. Cornelius of the Traffic Group which concluded that even during the Plaza's peak demand for parking (Saturday afternoons), only 65% of the available

2

parking spaces were utilized. With regard to the number of spaces for the subject property (Lot No. 1), the figures were even more dramatic with only 60% of spaces being utilized at peak demand. Overall, the average parking occupancy for Saturday was only 45%. Thus, Mr. Cornelius's testimony was that the proposed PetsMart would not create an adverse impact on parking conditions at the site.

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

(1) Whether strict compliance with the 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 the 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. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

I find it clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the Zoning Regulations and will not result in any injury to the public good. After due consideration of the testimony and evidence presented, I find that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been

3

established that the existing parking on site is fully developed and that accordingly the Petitioner is limited in the amount of parking that can be provided. Moreover, based upon the fact that there is presently a substantial degree of unutilized parking on the property, it is clear that the requirements from which the Petitioner seeks relief would unduly restrict the use of the Petitioner's land unless the requested variance is granted. Finally, the variance requested will not cause any injury to the public health, safety or general welfare. Thus, I find that the granting of the Petitioner's request is in strict harmony with the spirit and intent of the Zoning Regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated herein, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 1994 that the Petition for Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations to permit 726 off-street parking spaces in lieu of the required 873 off-street parking spaces, be and is hereby GRANTED, subject to the following restriction:

(1) 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 such time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

4

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 27, 1994

(410) 887-4386

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S Pulaski Highway, 1219' S of Mohrs Lane
(Price Club Plaza)
15th Election District - 6th Councilmanic District
The Price R.E.I.T., Inc., White Marsh - Petitioner
Case No. 94-432-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

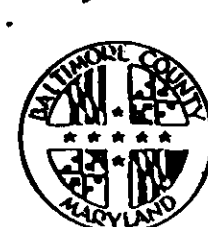
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph K. Kornwasser, President, K & F Development
46010 Manekin Plaza, Suite 120, Sterling, VA 20166

People's Counsel

File



Petition for Variance

(AND SPECIAL HEARING)
to the Zoning Commissioner of Baltimore County
for the property located at Price Club Plaza, Pulaski Highway
which is presently zoned BR-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 409.6.A.2 of the Baltimore County Zoning Regulations to permit 726 off-street parking spaces in lieu of the required 873 off-street parking spaces. And a special hearing to amend the plan in Case # 94-432-SPHA.

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

Contact Purchased/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Agency for Petitioner:

(Type or Print Name)

Venable, Baetjer & Howard

210 Allegheny Avenue 494-6200

Towson, Maryland 21204

City State Zipcode

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

Legal Owner(s): The Price R.E.I.T., Inc. - White Marsh

(Type or Print Name)

By: Joseph K. Kornwasser, President

(Type or Print Name)

Signature

Agency for Petitioner:

(Type or Print Name)

c/o K & F Development

46010 Manekin Plaza, Suite 120

Sterling, Virginia 20166 1-800-634-2890

City State Zipcode

Name, Address and phone number of legal owner, contact purchaser or representative

Robert A. Hoffman, Esquire

210 Allegheny Avenue

Towson, Maryland 21204 494-6200

City State Zipcode

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER: _____

REVIEWED BY: _____ DATE: _____



Petition for Variance

(AND SPECIAL HEARING)
to the Zoning Commissioner of Baltimore County
for the property located at Price Club Plaza, Pulaski Highway
which is presently zoned BR-IM & BR-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 409.6.A.2 of the Baltimore County Zoning Regulations to permit 709 off-street parking spaces in lieu of the required 872 off-street parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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

Contact Purchased/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Agency for Petitioner:

(Type or Print Name)

Robert A. Hoffman, Esquire

210 Allegheny Avenue

Towson, Maryland 21204

City State Zipcode

Name, Address and phone number of legal owner, contact purchaser or representative

Robert A. Hoffman, Esquire

210 Allegheny Avenue

Towson, Maryland 21204 494-6200

City State Zipcode

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER: _____

REVIEWED BY: _____ DATE: _____

REVISION DEPOFF
NO REVIEW
5/20/94
WCR/jul



Petition for Variance

(AND SPECIAL HEARING)
to the Zoning Commissioner of Baltimore County
for the property located at Price Club Plaza, Pulaski Highway
which is presently zoned BR-IM & BR-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 409.6.A.2 of the Baltimore County Zoning Regulations to permit 709 off-street parking spaces in lieu of the required 872 off-street parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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

Contact Purchased/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Agency for Petitioner:

(Type or Print Name)

Robert A. Hoffman, Esquire

210 Allegheny Avenue

Towson, Maryland 21204

City State Zipcode

Name, Address and phone number of legal owner, contact purchaser or representative

Robert A. Hoffman, Esquire

210 Allegheny Avenue

Towson, Maryland 21204 494-6200

City State Zipcode

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER: _____

REVIEWED BY: _____ DATE: _____

REVISION DEPOFF
NO REVIEW
5/20/94
WCR/jul

1103 20-25 PA 11/9/95

TOWSON
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

REL AIR
11/9/95
PA 11/9/95

TO: Mr. Arnold Jablon, Director
Zoning Administration &
Development Management
Baltimore Co. MD
ATTENTION: Mr. John Lewis

DATE: 1/3/95
REFERENCE: PRICE CLUB ADDITION
PERMIT # B-219836
A-6-219833

We are
Submitting ☒ For review ☒ For processing ☐ Forwarding ☐ Returning

COPIES
1 PREVIOUS PERMIT ADDITION REFLECTING VARIANCES
1 PROPOSED ADDITION PRICE CLUB
1 COPY DRC LETTER
1 SPLIT & INTENT VERIFICATION LETTER
1 COPY POLICY
1 CHECK FOR #40

DESCRIPTION
In accordance with your request
For your review
Plans reviewed and accepted
Plans reviewed and accepted as noted

For your use
Please call when ready
Please return to this office
Approval requested
Meeting requested

Remarks: 1. LAND LINES 94-432 SPHA, 1. SUBMITTAL SQ. FT. 150,000
CHANGES THE PLANS, THESE CHANGES MUST BE CLEAR ON
THE NEW LINES/PLANS AND SHOW BOTH THE NEW BUILD AREA
AND THE CALCULATED (GFA AND GFA CHANGING) THE LETTERS
FOR FURTHER INFORMATION, PLEASE CONTACT THE WRITER AT THIS OFFICE
CALLER JIM KING 1/16/95, LEFT
MESSAGE FOR J.K. TO CALL ME
SPHC 1/16/95, 11:00 AM

RECEIVED
JAN 11 1995
JAMES S. KING, PLANNER

1103 20-25 PA 11/9/95

TOWSON
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

REL AIR
11/9/95
PA 11/9/95

TO: Mr. Arnold Jablon, Director
Zoning Administration &
Development Management
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTENTION: Mr. John Lewis

DATE: 1/3/95
REFERENCE: PRICE CLUB ADDITION
PERMIT # B-219836
A-6-219833

We are
Submitting ☒ For review ☒ For processing ☐ Forwarding ☐ Returning

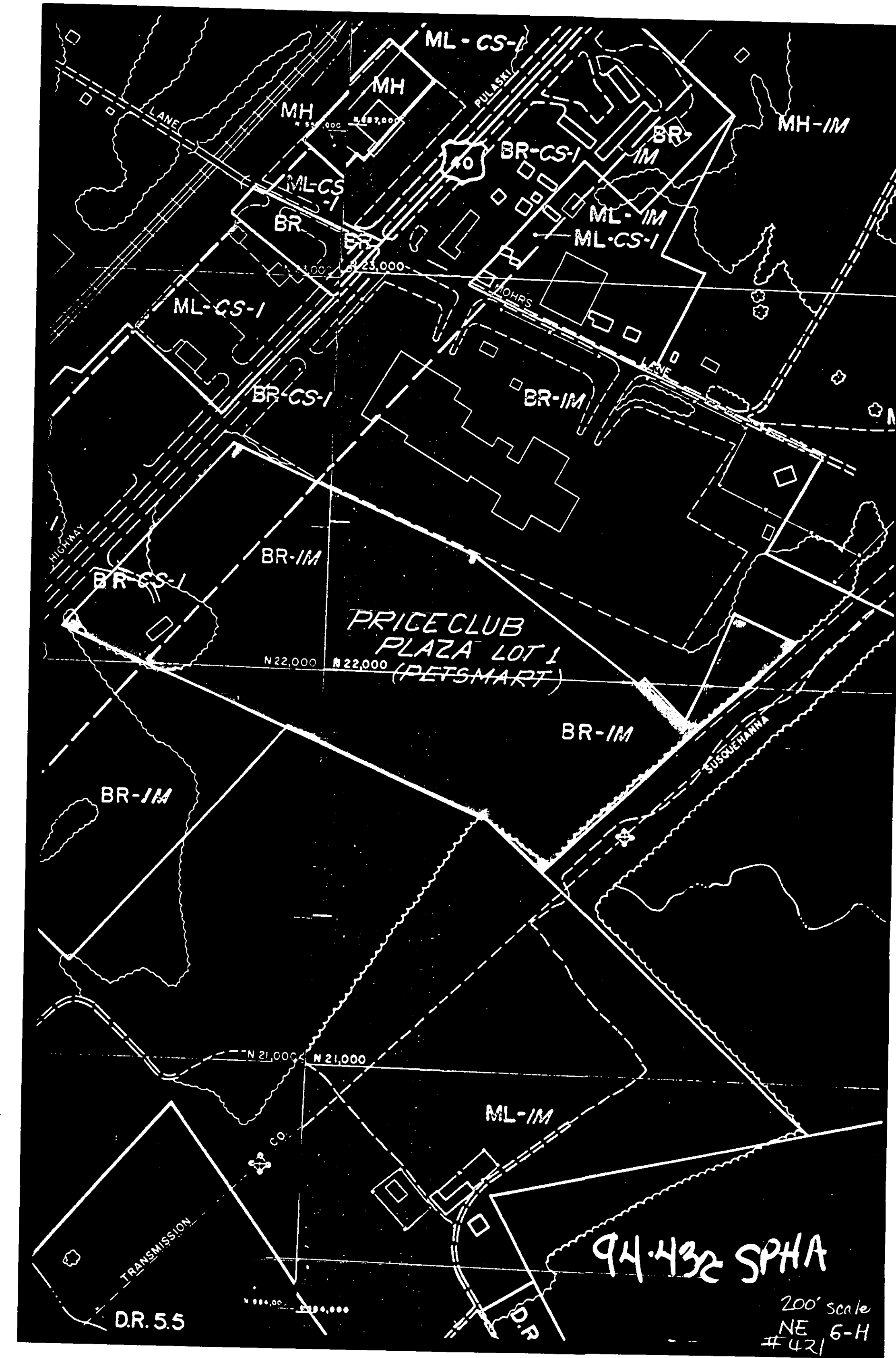
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1 CHECK FOR #40

DESCRIPTION
In accordance with your request
For your review
Plans reviewed and accepted
Plans reviewed and accepted as noted

For your use
Please call when ready
Please return to this office
Approval requested
Meeting requested

Remarks: 1. LAND LINES 94-432 SPHA, 1. SUBMITTAL SQ. FT. 150,000
CHANGES THE PLANS, THESE CHANGES MUST BE CLEAR ON
THE NEW LINES/PLANS AND SHOW BOTH THE NEW BUILD AREA
AND THE CALCULATED (GFA AND GFA CHANGING) THE LETTERS
FOR FURTHER INFORMATION, PLEASE CONTACT THE WRITER AT THIS OFFICE
CALLER JIM KING 1/16/95, LEFT
MESSAGE FOR J.K. TO CALL ME
SPHC 1/16/95, 11:00 AM

RECEIVED
JAN 11 1995
JAMES S. KING, PLANNER



24-27-1

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(410) 584-6200
FAX (410) 584-0147

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD

May 9, 1994

Re: Petitioner: Price R.E.I.T., Inc. - Whitmarsh
Property: Price Club Plaza - 9919 Pulaski Highway
Item No. 424 - Request for Special Hearing & Variance

Dear Mr. Jablon:

We represent Price R.E.I.T., Inc. - Whitmarsh ("Price Club") and filed a request on their behalf last Thursday, May 5, 1994, for a parking variance and special hearing to amend the plan previously approved in CR-91-364. Price Club's lessee, PetsMart, is proposing to construct a 24,300 sq. ft. retail facility as part of the existing plaza.

We are writing to request any assistance you might be able to provide in obtaining a hearing before the Zoning Commissioner as soon as possible. Due to obligations contained in the lease, Price Club is to begin construction of the PetsMart facility in June. A request for a refinement to the CRG Plan will be considered by the Development Review Committee next Monday, May 16. To the extent possible, Price Club has asked us to try and secure a hearing date which will enable them to obtain a building permit and keep their time obligations under the lease.

Should you have any questions, please do not hesitate to call. Any assistance, even a week or two earlier than normal, would be most appreciated. Thank you for your consideration.

Sincerely,
Robert A. Hoffman By: GAW
Robert A. Hoffman

RAH/gpw
cc: R. Alonzo Childress, P.E.
JABLON23 OPW

RECEIVED
MAY 9 1994
ZADM

Petitioner's Sign In

Rob Hoffman 210 Allegheny Ave 21204
Jim King (G.W. Stephens) 658 KENILWORTH DR 21204
Tom Peale (PetSmart) 644 ANNE AVE ATLANTA, GA 30318
John Lewis (K&F Development) 4610 MAINTENANCE ST SE SHELBY, VA 22166
Mickey Condon 40 W. Chesapeake Ave 21204

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 13, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief *RWB/DK*
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 8, 1994
Item No. 424 Revised

The Developers Engineering Section has reviewed the subject zoning item. A schematic landscape plan must be submitted and tentatively approved, prior to Development Plan approval.

RWB:aw

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



DEC 5 (410) 887-3353

November 29, 1994

George William Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204

RE: Price Club-New Recv. Add'n.
9919 Pulaski Highway
DRC Number 11284H Dist. 15C6

Dear Sir:

On November 28, 1994, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(7) of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's Hearing, and the submittal of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to permit approval. For further information, contact Robert Small, at 333-1350.

To determine whether additional engineering plans are required, contact:

1. The Department of Environmental Protection and Resource Management, Environmental Impact Review Division at 887-3980, to determine whether Chesapeake Bay Critical Area, storm water management, sediment and erosion control, forest conservation, etc., plans will be required.
2. The Department of Public Works, Development Engineering Services at 887-3751, to determine if a landscape plan or other construction plans will be required.

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Department of Permits and Licenses.

G.W. Stephens, Jr. and Associates, Inc.
Page 2
November 29, 1994

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,
Donald T. Rascoe
DONALD T. RASCOE
Development Manager

DTR:KAK:aw
cc: Larry Pilson, Carolyn Beatty

ZONING COMMISSIONER'S POLICY MANUAL

PARKING

SECTION
409.1 APPLICABILITY

- A. If a parking variance has been previously granted and the use is the same and no expansion in the use/building is proposed, credit will be given for the previous variance whether or not a new variance is required.
- B. If a variance has been granted for parking for a particular use on a property and the use changes (with no expansion in the use area):
 1. If the parking requirement does not increase, or if it increases and the new requirement can be met, another variance wouldn't be required.
 2. If the new requirement cannot be met, credit will not be allowed for the previous variance and the total deficiency will have to be variances. Also, a new variance would be taken into consideration at the new hearing.
- C. If a parking variance has been previously granted, the use changes and there is an expansion in the building or the area of use:
 1. Even if the parking requirement doesn't increase, or if it increases and it can be met, a special hearing may be required to determine if the new use and expansion could receive credit from the old variance. Also, a new variance may be required in the judgement of the Zoning Supervisor and/or the Zoning Commissioner.
 2. If the new parking requirement cannot be met, see E.2 above.
- D. If the property use is nonconforming with regard to parking and the use expands or changes, no credit will be given for the existing deficiency, even if the new requirement is less than the old one. The only exception to this would be that if the principal use has been determined to be non-conforming and the use doesn't change, credit would be given for the parking existing at that time, provided that the additional spaces for any expansion or addition wouldn't interfere with the existing parking or usurp the parking potential on the site.

409.3 PARKING SPACE DIMENSIONS

A standard angled parking space may contain a portion of a planting diamond per the standards set forth in Section 409.8.A.1.a ZCPM, Page 4-406

4-33

APPROVED 1/1/94

111 West Chesapeake Avenue
Towson, MD 21204

May 23, 1994

(410) 887-3353

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

RE: Preliminary Petition Review (Item #424)
Legal Owner: The Price R.E.I.T., Inc.
- White Marsh
Petamart - Price Club Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revision 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/plans 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.

Based on the revised plan note (shown highlighted on a plan from the developer's engineer) concerning the fact that no changes are being made in the documented reclassification plan in case #CR-31-364, this plan is acceptable for filing.

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
John L. Lewis
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner

111 West Chesapeake Avenue
Towson, MD 21204

May 27, 1994

(410) 887-3353

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

RE: Preliminary Revision Review (Item #424)
Legal Owner: The Price R.E.I.T., Inc. -
White Marsh
Price Club Plaza, Pulaski Highway
(Petamart)
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The plan 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/plans 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.

Changes made to the plan, i.e., white out of certain information, should be initialed by the engineer who sealed the plans.

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
John L. Lewis
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 7, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-432-SPMA, Item No. 424
Petitioner: The Price R.E.I.T., Inc. - White Marsh
Petition for Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 6, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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 preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 424

The Developers Engineering Section has reviewed the subject zoning item. The proposed Petemart Store is shown located directly over an existing public 8-inch sanitary sewer in a 10-foot drainage and utility easement. This sewer must be relocated and the 10-foot drainage and utility easement abandoned.

In addition, a revised schematic landscape plan must be submitted to this office prior to the special hearing.

RWB:sw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief *for Bob Small*
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 31, 1994
Item No. 424

The Developers Engineering Section has reviewed the subject zoning item. See our previous comments, dated May 23, 1994 for this item. Also, a schematic landscape plan must be submitted and tentatively approved, prior to the special hearing.

RWB:sw



5-17-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 424 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RANDEN, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202



5-25-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 424

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RANDEN, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 24, 1994

SUBJECT: The Price R.E.I.T., Inc. - White Marsh

INFORMATION:

Item Number: 424

Petitioner: Joseph K. Kornwasser

Property Size: _____

Zoning: B.R.-I.M.

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that the parking area to the rear of the center be identified as employee parking.

Prepared by: *Jeffrey M. Long*

Division Chief: *Cathy Kern*

PK/JL:lw



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/17/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 411, 421, 424, 426, AND 427.

RECEIVED
MAY 18 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Recycled Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

June 17, 1994

(410) 887-3353

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-432-A, Item No. 424
Petition for Variance

Dear Mr. Hoffmann:

Enclosed are copies of comments received from the Developers Engineering Section of the Department of Public Works on June 15, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

 Printed with Soybean Ink
on Recycled Paper

ZONING HISTORY

(Note: All Zoning Issues are Pertinent to Parcel 1 ONLY)

86-334-SPH - Special Hearing for approving the use by the Price Club of their whole sale operation as a matter of right in a ML Zone

Granted - June 11, 1986 subject to following restrictions:

1. That at such time as Petitioners facility is in full operation verifiable records shall be maintained and available to Zoning Enforcement Inspectors indicating that at least 55% of the dollar volume of sales at any location shall be to wholesale customers. (complied with)
2. There shall be no free standing signs. The name painted on the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. (complied with)

87-414X - Special Exception for a service garage

Dismissed without prejudice and the service garage as an accessory use to the warehouse is approved April 24, 1987

Subject to the following restrictions:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time. (complied with)

89-407-X - Special Exception to use a portion of the Price Club property for a service garage and to amend the previously approved site plan in Case No. 87-414X.

Granted - May 8, 1989

Subject to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its 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 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. (complied with)
2. Prior to the issuance of any permits, Petitioners shall submit for review and approval by the Office of Current Planning a revised CRD Plan and a revised landscaping plan. (complied with)
3. Prior to the issuance of any building and/or use permits, Petitioner shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner a revised site plan which includes the requirements of the Zoning Office and sets forth and addresses the restrictions of this Order. (complied with)
4. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 6, 1989, attached hereto and made a part hereof. (complied with)
5. Patronage of the service garage shall be limited to Price members only. (complied with)
6. All service work performed in the service garage shall be limited to light, mechanical work, including, but not limited to, tune-ups and oil changes. (complied with)
7. No body or fender work shall be conducted on the premises. (complied with)
8. At no time shall any vehicles be stored overnight on the premises (complied with); and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued June 11, 1986 in Case No. 86-334-SPH and the Order issued April 24, 1987 in Case No. 87-414-X shall remain in full force and effect, except as herein modified.

CR-91-364 - PETITION FOR ZONING RECLASSIFICATION TO RECLASSIFY HEREIN DESCRIBED PROPERTY FROM AN ML-CS-1 AND ML-1M ZONE TO A BR-CS-1 AND BR-1M ZONE AND FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR RETAIL SALES OF AUTOMOTIVE PARTS AND SERVICE GARAGE.

GRANTED - NOVEMBER 20, 1991 SUBJECT TO THE FOLLOWING RESTRICTION:

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE BALTIMORE COUNTY LANDSCAPE PLANNER. THE PLAN SHOULD THEN BE FORWARDED TO THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. SUBSEQUENT TO THE APPROVAL OF THE DEPUTY DIRECTOR, THE PETITIONER SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO THE ZONING OFFICE TO ISSUE THAT IT BECOMES A PART OF THE OFFICIAL FILE.

August 26, 1992

RECEIVED

James S. Kline
Project Planner
G.W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Development Regulations Exemption Status for Proposed Minor Addition to Price Club
SE Pulaski Highway and Mohrs Lane
15th Election District

Dear Mr. Kline:

This letter is in response to your correspondence requesting a confirmation that a proposed addition to the Price Club building at the above referenced location would not require a revised or amended C.R.G. due to its minor nature (a 3.6% +/- expansion). The information as provided was presented to the Development Review Committee on August 24, 1992, which confirmed the following:

The approval for Phase I of the C.R.G. expired on 12/11/89; however, since Phase I was constructed prior to that date, the C.R.G. approval is vested. An expired C.R.G. may not be revised or amended. In light of this issue, the proposed improvements will be considered exempt from the current development regulations per Section 26-171-(a)(7) as a minor commercial structure.

Please be aware that well in advance of any building permit application, the Zoning Office should be provided with revised plans which further detail the proposed use and how this use may possibly be effected by Zoning Case #87-414-X, which severely limited automobile service uses on the site.

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 John Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

John L. Lewis
Planner II

(PARKING REQUIRED)

1. PEP BOYS SITE AREA
 - A. (PEP BOYS)
RETAIL = 18,820 S.F. @ 5/1000 S.F. = 94.1 P.S.
SERVICE = 3,538 S.F. @ 3.3/1000 S.F. = 11.78 P.S.
TOTAL = 105.88 OR 106 P.S.
2. PRICE CLUB SITE AREA
 - A. (PRICE CLUB) INCLUDING OUTSIDE PLANT SALES
RETAIL = 126,120 S.F. @ 5/1000 S.F. = 630.6 P.S.
SERVICE = 3,990 S.F. @ 3.3/1000 S.F. = 13.17 P.S.
 - B. (PETSMART)
RETAIL = 24,502 S.F. @ 5/1000 S.F. = 122.51 P.S.
TOTAL = 766.28 OR 767 P.S.

(PARKING PROVIDED)

1. PEP BOYS SITE AREA = 234 P.S.
 2. PRICE CLUB SITE AREA = 492 P.S.
- TOTAL = 726 P.S.*

(*INCLUDES SERVICE BAYS)

(PARKING AVAILABLE) IF PEP BOYS REQUIRES 118 P.S.

	PROVIDED	REQUIRED ON RECLASS PLAN	EXCESS
PEP BOYS SITE	234 P.S.	118 P.S.	116 P.S.
PRICE CLUB SITE (INCLUDES PETSMART)	492 P.S.	116 P.S.	608 P.S.

(PROVIDED 608 P.S.)/(REQUIRED 767 P.S.) = 79.3%

SITE DATA

SITE AREA (GROSS & NET)

EXISTING ZONING
ZONING MAP
EXISTING USE

PROPOSED USE

ELECTION DISTRICT
COUNCILMANIC DISTRICT
CENSUS TRACT
PROPERTY REFERENCE
OWNER

DEED
PLAT
TAX ACCOUNT #
FLOOR AREA RATIO
TOTAL FLOOR AREA = 176,970 SF
GROSS AREA OF SITE = 828,629 SF
FLOOR AREA RATIO PERMITTED
BUILDING COVERAGE WITH PAVING

AREA TO BE VEGETATIVELY STABILIZED

PREVIOUS CRG PLAN
(COVERING THE ENTIRE PROPERTY)
CRG PLAN FOR THE PEP BOYS
CURRENT PLANNING
STORM WATER MANAGEMENT

BUILDING HEIGHT
PREVIOUS HEARINGS

EXISTING SIGNAGE

PROPOSED SIGNAGE

NO 100 YEAR FLOOD PLAINS.
NO HISTORIC BUILDINGS.
NO WETLANDS ON THE SITE.
NOT WITHIN CRITICAL AREA.
NO ARCHEOLOGICAL.
NO ENDANGERED SPECIES HABITAT.
NO HAZEROUS MATERIALS.
SITE SERVED BY WATER AND SEWER.
PAVING SHALL BE DURABLE AND DUSTFREE.
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.

828,629 SF +/-
or 19.02 ACRES +/-
BR-1M, BR-CS-1
NE 61 & 6H
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
#15
#6
451701

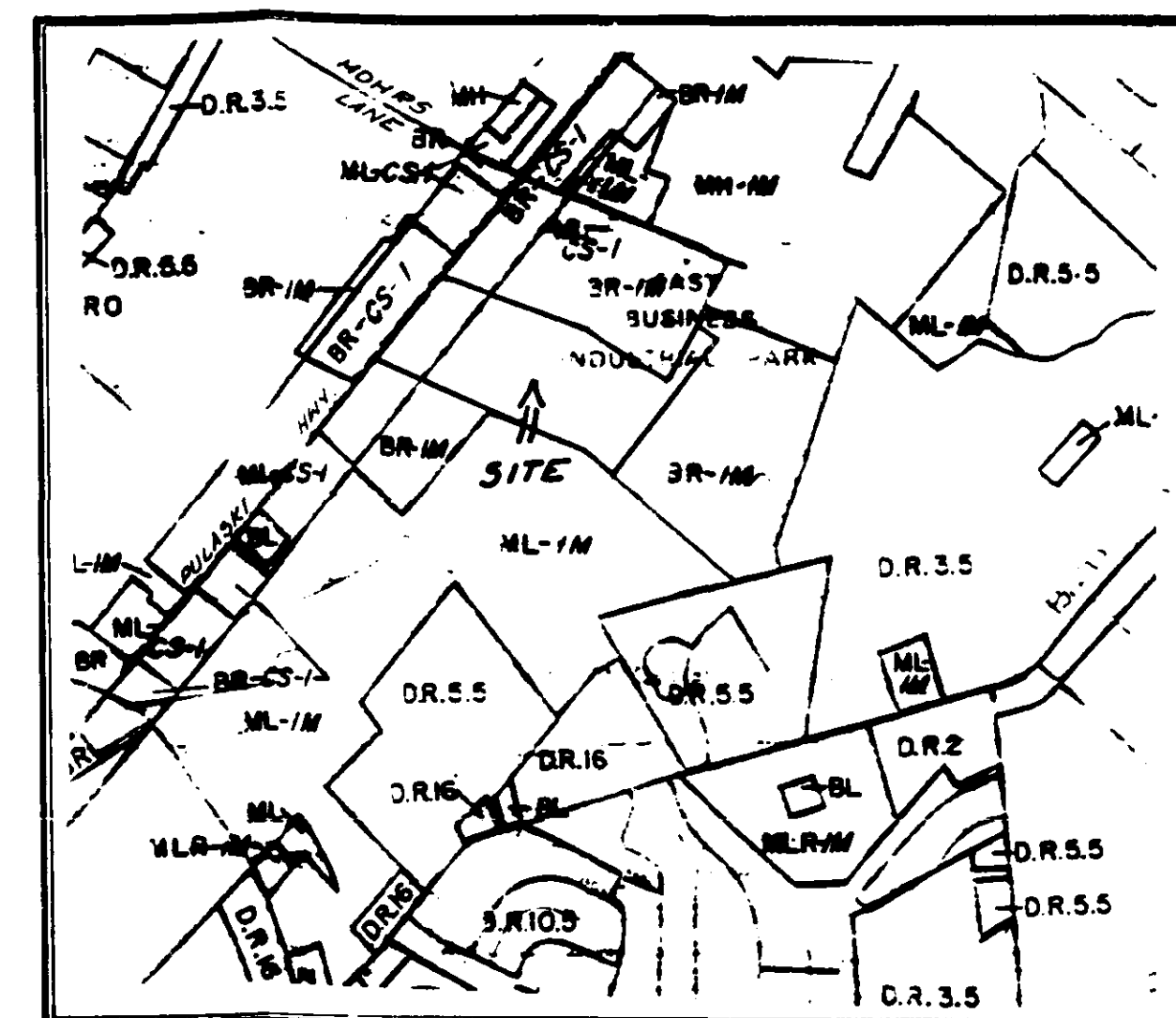
THE PRICE COMPANY
2657 ARIANE DRIVE
SAN DIEGO, CA 92117
7206093 & 7132001
S.M. 62129
22-00-005182

0.21

2.0 MAXIMUM
565,410 SF
or 12.98 ACRES
263,102 SF
or 6.04 ACRES
86273
APPROVED 12/11/86
AMENDED 9/7/90 (W90-217)
91347 APPROVED 1/16/92
XV - 435
PROVIDED BY EXISTING
FACILITY SHOWN ON PLAN

SEE ZONING HISTORY
THIS SHEET
IN ACCORDANCE WITH SECTION
413 AND ALL ZONING POLICIES
NON PROPOSED AT THIS TIME
HOWEVER, ANY FUTURE
SIGNAGE SHALL COMPLY WITH

SECTION 413 AND ALL ZONING
SIGN POLICIES



ZONING MAP

SCALE: 1"=1000'

PETITIONER'S
EXHIBIT NO. 2

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
AND
SPECIAL HEARING

PETSMART

PRICE CLUB PLAZA

BALTIMORE COUNTY, MD

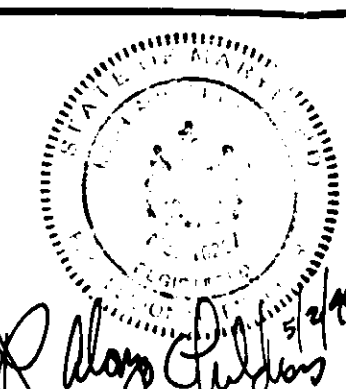
ELECT DIST. 15

SCALE: 1"=50'

DATE MAY 2, 1994
REVISED MAY 22, 1994
SNT: B OF 2
RBN 6/16/94

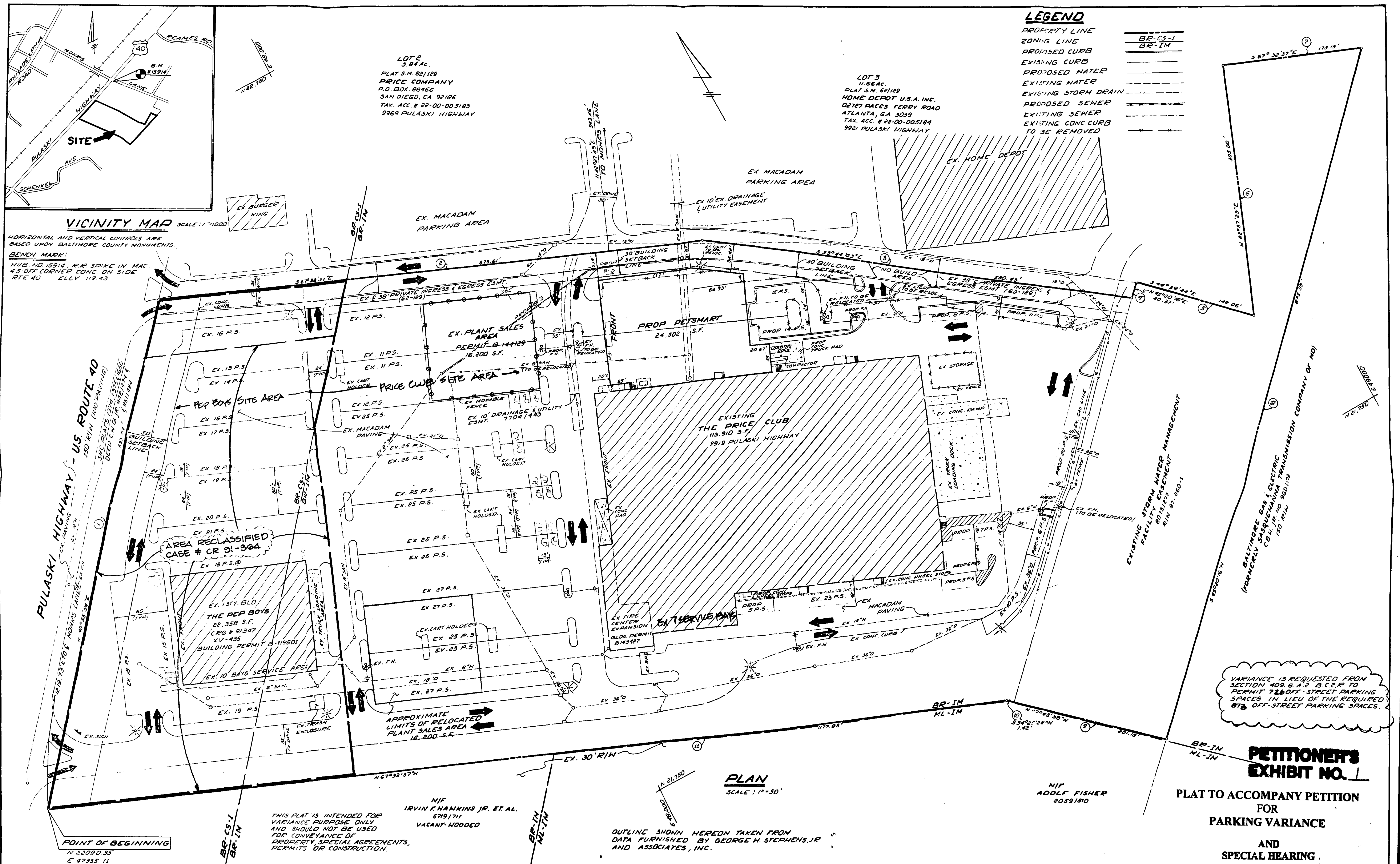


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

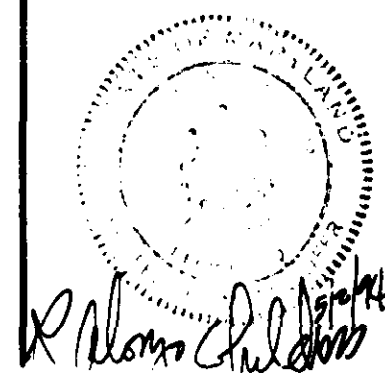


OWNER/PETITIONER
THE PRICE COMPANY R.E.I.T. INC.-
WHITE MARSH
2657 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEKIN PLAZA
SUITE 120,
STERLING, VA 20166
(703) 406-3300
(800) 634-2890



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AND ASSOCIATES, INC.
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850 KENILWORTH DRIVE, SUITE 100
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SUITE 120
STERLING, VA 20166
(703) 406-3300
(800) 634-2890

PETSMART PRICE CLUB PLAZA

BALTIMORE COUNTY, MD
ELECT. DIST. 15
DATE: MAY 2, 1994
REVISED: MAY 20, 1994
SHEET 1 OF 1
REV. 6/10/94 J.S.K.

ZONING HISTORY

(Note: All Zoning Issues are Pertinent to Parcel 1 ONLY)

86-134-SPH - Special Hearing for approving the use by the Price Club of their whole-sale operation as a matter of right in a ML Zone

Granted - June 11, 1986 subject to following restrictions:

1. That at such time as Petitioners facility is in full operation verifiable records shall be maintained and available to Zoning Enforcement inspectors indicating that at least 55% of the dollar volume of sales at any location shall be to wholesale customers. (complied with)
2. There shall be no free standing signs. The name painted on the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. (complied with)

87-414X - Special Exception for a service garage

Dismissed without prejudice and the service garage as an accessory use to the warehouse is approved April 24, 1987

Subject to the following restrictions:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time. (complied with)

89-407-X - Special Exception to use a portion of the Price Club property for a service garage and to amend the previously approved site plan in Case No. 87-414X.

Granted - May 8, 1989

Subject to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its 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 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. (complied with)
2. Prior to the issuance of any permits, Petitioners shall submit for review and approval by the Office of Current Planning a revised CRG Plan and a revised landscaping plan. (complied with)
3. Prior to the issuance of any building and/or use permits, Petitioners shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner a revised site plan which includes the requirements of the Zoning Office and sets forth and addresses the restrictions of this Order. (complied with)
4. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 6, 1989, attached hereto and made a part hereof. (complied with)
5. Patronage of the service garage shall be limited to Price members only. (complied with)
6. All service work performed in the service garage shall be limited to lights, mechanical work, including, but not limited to, tune-ups and oil changes. (complied with)
7. No body or fender work shall be conducted on the premises. (complied with)
8. At no time shall any vehicles be stored overnight on the premises (complied with); and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued June 11, 1986 in Case No. 86-134-SPH and the Order issued April 24, 1987 in Case No. 87-414-X shall remain in full force and effect, except as herein modified.

89-91-254 - PETITION FOR ZONING RECLASSIFICATION TO RECLASSIFY HEREIN DESCRIBED PROPERTY FROM AN ML-CS-1 AND ML-M ZONE TO A BR-CS-1 AND BR-M ZONE AND FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR RETAIL SALES OF AUTOMOTIVE PARTS AND SERVICE GARAGE.

GRANTED - NOVEMBER 22, 1991 SUBJECT TO THE FOLLOWING RESTRICTIONS:

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE BALTIMORE COUNTY LANDSCAPE PLANNER. THE PLAN SHOULD THEN BE FORWARDED TO THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. BUILDINGS TO BE APPROVED BY THE DEPUTY DIRECTOR. THE PETITIONERS SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO THE ZONING OFFICE TO ENSURE THAT IT BECOMES A PART OF THE OFFICIAL FILE.

James S. Kline
Project Planner
G.W. Stephens, Jr. & Associates, Inc.
630 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Development Regulations Exemption
Status for Proposed Minor Addition
to Price Club
SE Pulaski Highway and Mohr Lane
15th Election District

Dear Mr. Kline:

This letter is in response to your correspondence requesting a confirmation that a proposed addition to the Price Club building at the above referenced location would not require a revised or amended C.R.G. due to its minor nature (a 3.6% +/- expansion). The information as provided was presented to the Development Review Committee on August 24, 1992, which confirmed the following:

The approval for Phase I of the C.M.G. expired on 12/11/89; however, since Phase I was constructed prior to that date, the C.R.G. approval is vested. An expired C.R.G. may not be revised or amended. In light of this issue, the proposed improvements will be considered exempt from the current development regulations per Section 26-171-(a)(7) as a minor commercial structure.

Please be aware that well in advance of any building permit application, the Zoning Office should be provided with revised plans which further detail the proposed use and how this use may possibly be effected by Zoning Case #87-414-X, which severely limited automobile service uses on the site.

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 John Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

John L. Lewis
Planner II

(PARKING REQUIRED)

1. PEP BOYS SITE AREA
 - A. (PEP BOYS)
RETAIL = 18,820 S.F. @ 5/1000 S.F. = 94.1 P.S.
SERVICE = 3,538 S.F. @ 3.3/1000 S.F. = 11.78 P.S.
TOTAL = 105.88 OR 106 P.S.
2. PRICE CLUB SITE AREA
 - A. (PRICE CLUB) INCLUDING OUTSIDE PLANT SALES
RETAIL = 126,120 S.F. @ 5/1000 S.F. = 630.6 P.S.
SERVICE = 3,990 S.F. @ 3.3/1000 S.F. = 13.17 P.S.
NEW RECEIVING AREA = 8,000 S.F. @ 5/1000 S.F. = 49.00 P.S.
 - B. (PETSMART)
RETAIL = 24,502 S.F. @ 5/1000 S.F. = 122.51 P.S.

TOTAL = 766.28 OR 767 P.S.
815.28 OR 816 P.S.

(PARKING PROVIDED)

1. PEP BOYS SITE AREA = 234 P.S.
 2. PRICE CLUB SITE AREA = 541 P.S.
- TOTAL = 775 P.S. + 775 P.S.

(*INCLUDES SERVICE BAYS)

(PARKING AVAILABLE)

IF PEP BOYS REQUIRES 118 P.S.

	PROVIDED	REQUIRED ON RECLASS PLAN	EXCESS
PEP BOYS SITE	234 P.S.	118 P.S.	116 P.S.
	PROVIDED	PEP BOYS EXCESS	AVAILABLE
PRICE CLUB SITE (INCLUDES PETSMART) + NEW RECEIVING AREA	492 P.S. + 541	116 P.S.	608 P.S. 657
	(PROVIDED 688 P.S.)/(REQUIRED 767 P.S.) = 79.3% 657 816 80.50%		

SITE DATA

SITE AREA (GROSS & NET)

EXISTING ZONING
ZONING MAP
EXISTING USE

PROPOSED USE

ELECTION DISTRICT
COUNCILMANIC DISTRICT
CENSUS TRACT
PROPERTY REFERENCE
OWNER

DEED
PLAT
TAX ACCOUNT #
FLOOR AREA RATIO
TOTAL FLOOR AREA = 186,710 SF
GROSS AREA OF SITE = 828,629 SF

FLOOR AREA RATIO PERMITTED
BUILDING COVERAGE WITH PAVING
AREA TO BE VEGETATIVELY STABILIZED

PREVIOUS CRG PLAN
(COVERING THE ENTIRE PROPERTY)

CRG PLAN FOR THE PEP BOYS
CURRENT PLANNING
STORM WATER MANAGEMENT

BUILDING HEIGHT
PREVIOUS HEARINGS

EXISTING SIGNAGE

PROPOSED SIGNAGE

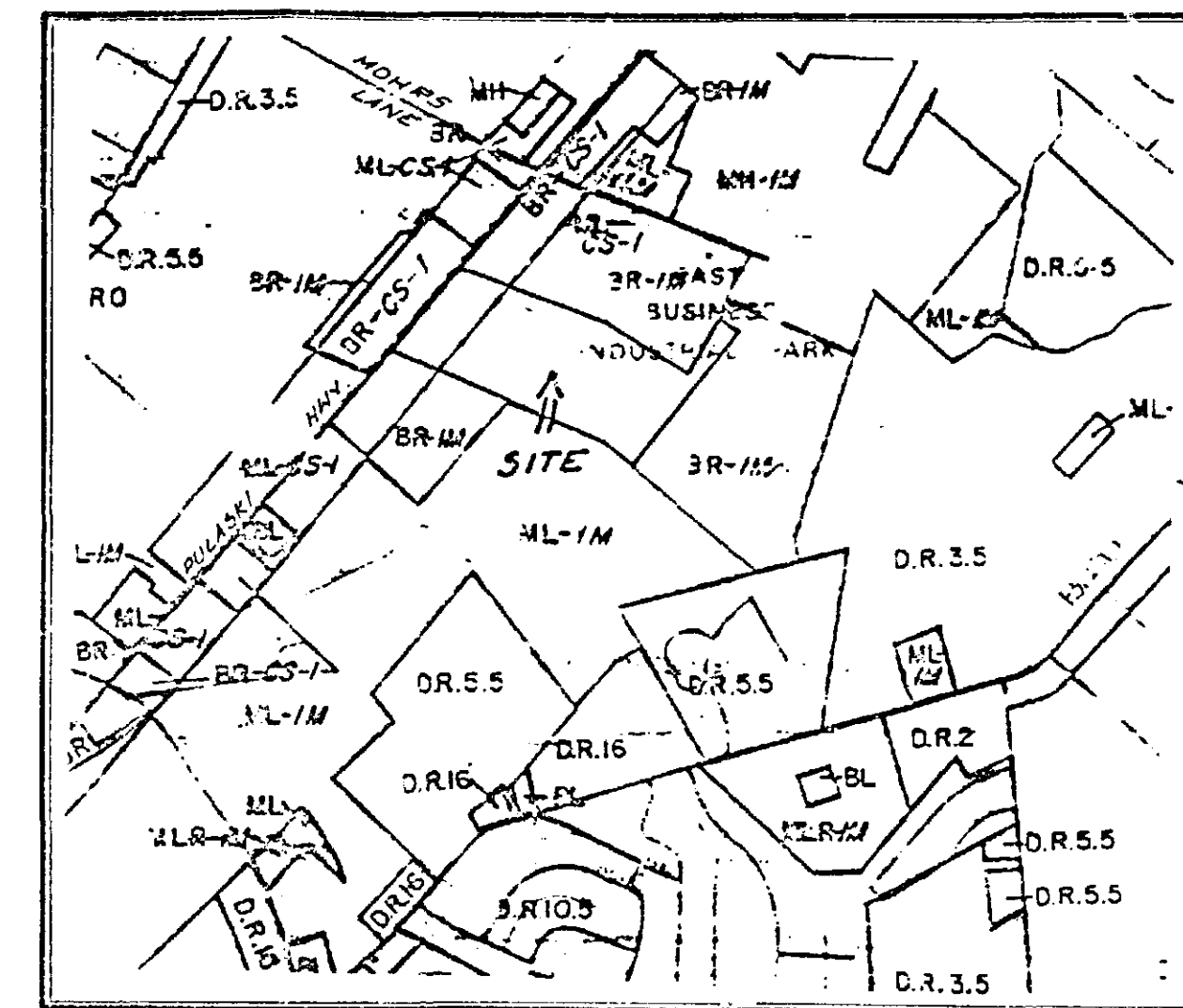
NO 100 YEAR FLOOD PLAINS.
NO HISTORIC BUILDINGS.
NO WETLANDS ON THE SITE.
NOT WITHIN CRITICAL AREA.
NO ARCHEOLOGICAL
NO ENDANGERED SPECIES HABITAT.
NO HAZARDOUS MATERIALS.
SITE SERVED BY WATER AND SEWER.
PAVING SHALL BE DURABLE AND DUSTFREE.
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.

PARKING TABULATION

	RETAIL (SF)	AUTO SERVICE BAY (SF)	TOTAL (SF)
EXISTING THE PRICE CLUB	109,910	3,990	113,910
EXISTING OUTSIDE PLANT SALES AREA	16,200	0	16,200
EXISTING THE PEP BOYS	18,820	3,528	22,358
EXISTING PETSMART	24,502	0	24,502
TOTAL	169,442	7,528	176,970
EX. PARKING SPACES REQUIRED			
RETAIL	169,442 SF @ 5.95/1000 SF = 847.21		
SERVICE AREA	7,528 SF @ 3.35/1000 SF = 24.80		
TOTAL SPACES REQUIRED	CALCULATION 873.05 = 873		
	- ZONING VARIANCE 874 - 432 SPHA 726		
TOTAL SPACES PROVIDED	726		
PROPOSED ADDITION	9,800 SF RETAIL		
TOTAL SPACES REQUIRED	9,800 SF @ 5.95/1000 SF = 49		
PARKING REQUIRED:			
EXISTING USES			126
PROPOSED USES			49
TOTAL			175
PARKING PROVIDED			175

(PARKING AVAILABLE)

	PROVIDED	REQUIRED	EXCESS
PEP BOYS SITE	234 P.S.	106 P.S.	128 P.S.
	PROVIDED	PEP BOYS EXCESS	AVAILABLE
PRICE CLUB SITE (INCLUDES PETSMART)	541 P.S. + 492 P.S.	128 P.S.	669 P.S. 669
	679 816 82.0% (PROVIDED 688 P.S.)/(REQUIRED 767 P.S.) = 89.8%		



ZONING MAP
SCALE: 1"=1000'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/21/95
SEE SPIN AND INTENT LTR.

EXHIBIT A

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

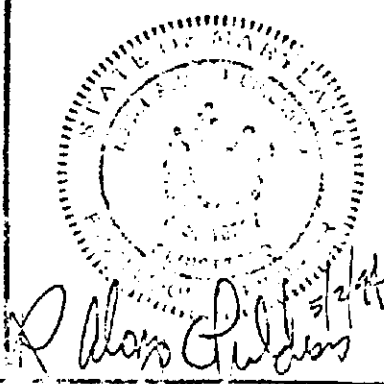
AND
SPECIAL HEARING

SHEET 2 OF 2

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

633 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



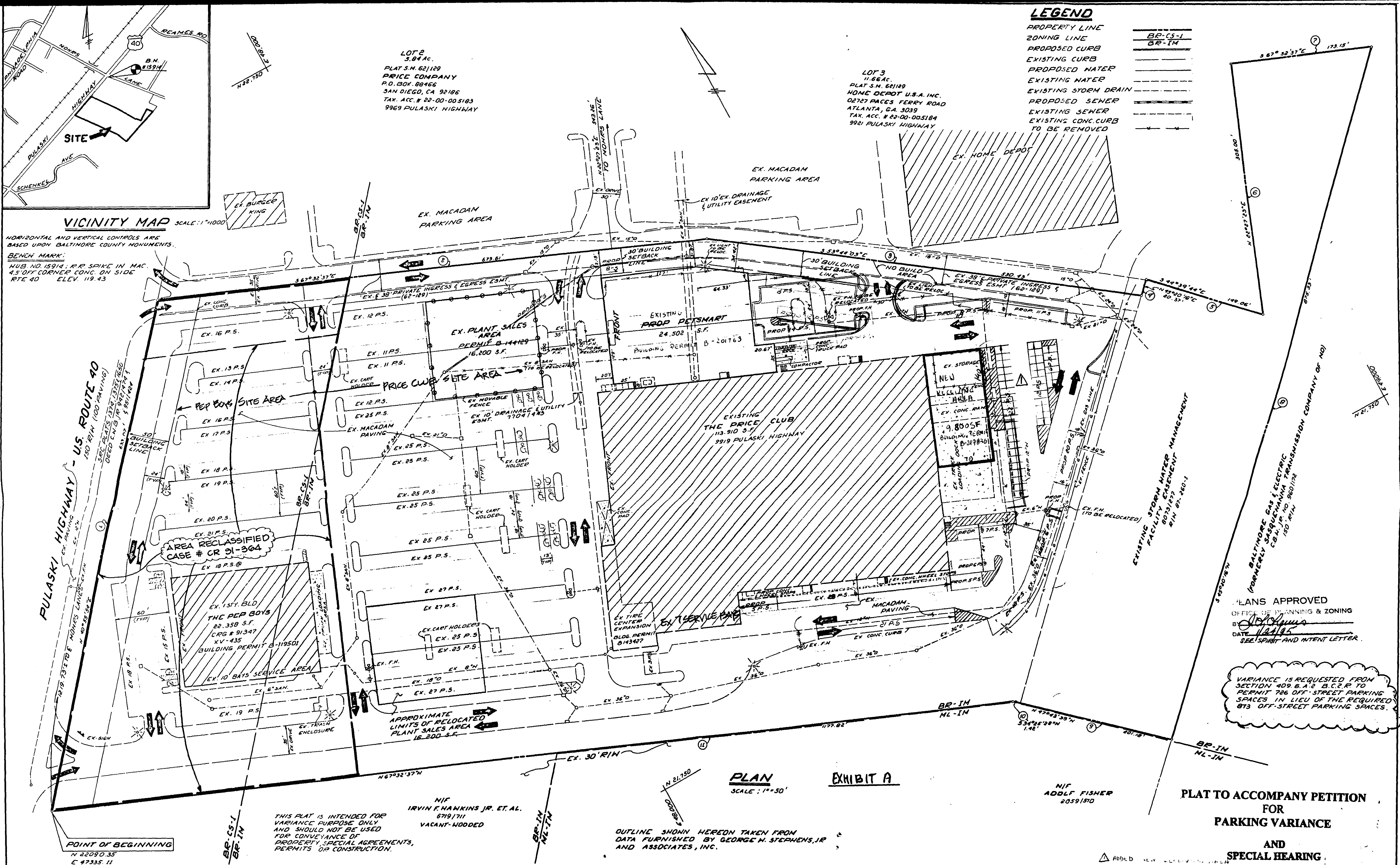
OWNER/PETITIONER
THE PRICE COMPANY R.E.I.T. INC.
WHITE MARSH
267 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

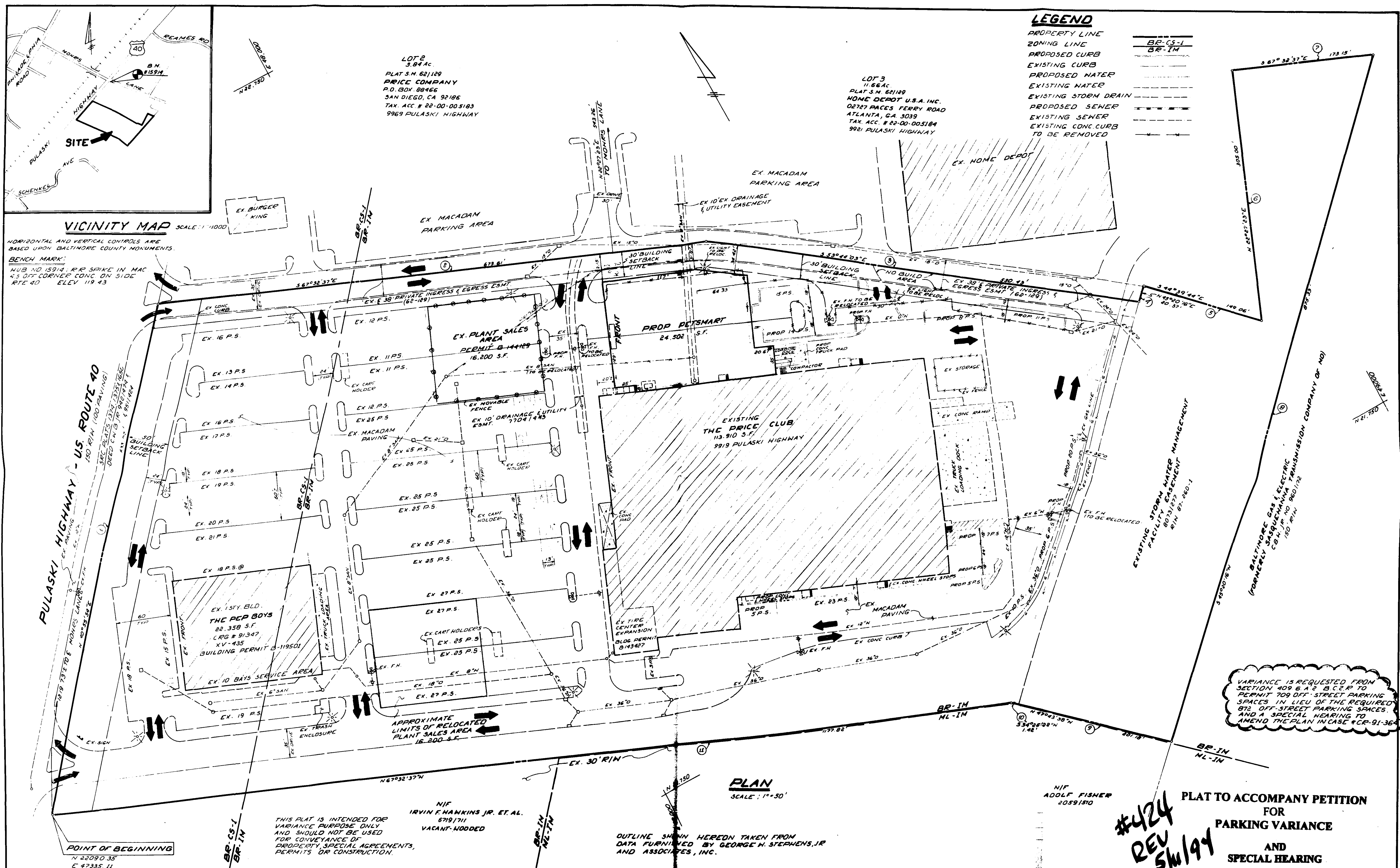
DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEKIN PLAZA
SUITE 120,
STERLING, VA 20166
(703) 406-3300
(800) 634-2890

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD
ELECT DIST. 15

SCALE: 1"=50'

DATE: MAY 2, 1994
REVISED: MAY 23, 1994
SHT. 2 OF 2
REV. 6/16/94 JSC





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

THE PRICE COMPANY R.E.I.T. INC. - WHITE MARSH
37 AMANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 581-4701

DEVELOPER: K&F DEVELOPMENT COMPANY
46010 MANEWIN PLAZA
SUITE 120
STERLING, VA 20166
(703) 486-3200
(800) 864-0899

PETSMART PRICE CLUB PLAZA
BALTIMORE COUNTY MD
ELECT DIST 15
DATE MAY 8, 1994
REVISED MAY 11, 1994
SHEET 1 OF 2

#424
REV
5/11/94

PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE AND SPECIAL HEARING

ZONING HISTORY

(Note: All Zoning Issues are Pertinent to Parcel ONLY)

86-334-SPH - Special Hearing for approving the use by the Price Club of their whole-sale operation as a matter of right in a ML Zone

Granted - June 11, 1986 subject to following restrictions:

1. That at such time as Petitioner's facility is in full operation verifiable records shall be maintained and available to Zoning Enforcement Inspectors indicating that at least 55% of the dollar volume of sales at any location shall be to wholesale customers. (complied with)
2. There shall be no free standing signs. The name painted on the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. (complied with)

87-414X - Special Exception for a service garage

Dismissed without prejudice and the service garage as an accessory use to the warehouse is approved April 24, 1987

Subject to the following restrictions:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time. (complied with)

89-407-X - Special Exception to use a portion of the Price Club property for a service garage and to amend the previously approved site plan in Case No. 87-414X.

Granted - May 8, 1989

Subject to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its 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 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. (complied with)
2. Prior to the issuance of any permits, Petitioner shall submit for review and approval by the Office of Current Planning a revised CRG Plan and a revised landscaping plan. (complied with)
3. Prior to the issuance of any building and/or use permits, Petitioner shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner a revised site plan which includes the requirements of the Zoning Office and sets forth and addresses the restrictions of this Order. (complied with)
4. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 6, 1989, attached hereto and made a part hereof. (complied with)
5. Patronage of the service garage shall be limited to Price members only. (complied with)
6. All service work performed in the service garage shall be limited to light, mechanical work, including, but not limited to, tune-ups and oil changes. (complied with)
7. No body or fender work shall be conducted on the premises. (complied with)
8. At no time shall any vehicles be stored overnight on the premises (complied with); and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued June 11, 1986 in Case No. 86-334-SPH and the Order issued April 24, 1987 in Case No. 87-414-X shall remain in full force and effect, except as herein modified.

CR-91-364 -

PETITION FOR ZONING RECLASSIFICATION TO RECLASSIFY HEREIN DESCRIBED PROPERTY FROM AN ML-CS-1 AND ML-IN ZONE TO A BR-CS-1 AND BR-IN ZONE AND FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR RETAIL SALES OF AUTOMOTIVE PARTS AND SERVICE GARAGE.

GRANTED - NOVEMBER 20, 1991 SUBJECT TO THE FOLLOWING RESTRICTIONS:

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE BALTIMORE COUNTY LANDSCAPE PLANNER. THE PLAN SHOULD THEN BE FORWARDED TO THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF ANY INTERESTING PERMITS. SUBSEQUENT TO THE APPROVAL OF THE DEPUTY DIRECTOR, THE PETITIONER SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO THE ZONING OFFICE TO ENSURE THAT IT BECOMES A PART OF THE OFFICIAL FILE.

August 26, 1992

RECEIVED

James S. Kline
Project Planner
G.W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Development Regulations Exemption Status for Proposed Minor Addition to Price Club SE Pulaski Highway and Mohr Lane 15th Election District

Dear Mr. Kline:

This letter is in response to your correspondence requesting a confirmation that a proposed addition to the Price Club building at the above referenced location would not require a revised or amended C.R.G. due to its minor nature (a 3.6% +/- expansion). The information as provided was presented to the Development Review Committee on August 24, 1992, which confirmed the following:

The approval for Phase I of the C.R.G. expired on 12/11/89; however, since Phase I was constructed prior to that date, the C.R.G. approval is waived. An expired C.R.G. may not be revised or amended. In light of this issue, the proposed improvements will be considered exempt from the current development regulations per Section 26-171-(a)(7) as a minor commercial structure.

Please be aware that well in advance of any building permit application, the Zoning Office should be provided with revised plans which further detail the proposed use and how this use may possibly be effected by Zoning Case 887-414-X, which severely limited automobile service uses on the site.

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 John Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

By: John A. Lewis
Planner II

SITE AREA (GROSS & NET)

EXISTING ZONING
ZONING MAP
EXISTING USE

PROPOSED USE

ELECTION DISTRICT
COUNCILMANIC DISTRICT
CENSUS TRACT
PROPERTY NUMBER
OWNER

DEED
PLAT
TAX ACCOUNT #

FLOOR AREA RATIO

TOTAL FLOOR AREA - 176,978 SF

GROSS AREA OF SITE 828,629 SF

FLOOR AREA RATIO PERMITTED

BUILDING COVERAGE WITH PAVING

AREA TO BE VEGETATIVELY STABILIZED

PREVIOUS CRG PLAN

(COVERING THE ENTIRE PROPERTY)

CRG PLAN FOR THE PEP BOYS

CURRENT PLANNING

STORM WATER MANAGEMENT

BUILDING HEIGHT

PREVIOUS HEARINGS

EXISTING SIGNAGE

PROPOSED SIGNAGE

PROPOSED SIGNAGE

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PROPOSED SIGNAGE

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PROPOSED SIGNAGE

PROPOSED SIGNAGE

PROPOSED SIGNAGE

SITE DATA

828,629 SF +/-
OR 19.02 ACRES +/-
BR-IM, BR-CS-1
NE 61 & 68
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
MEMBERSHIP OUTLET
WITH OUTSIDE PLANT
SALES, RETAIL SALES &
SERVICE GARAGE
#15
#6
451701

THE PRICE COMPANY
2657 ARAINE DRIVE
SAN DIEGO, CA 92117
709495 & 7132001
S.M. 62/129
22-00-005182

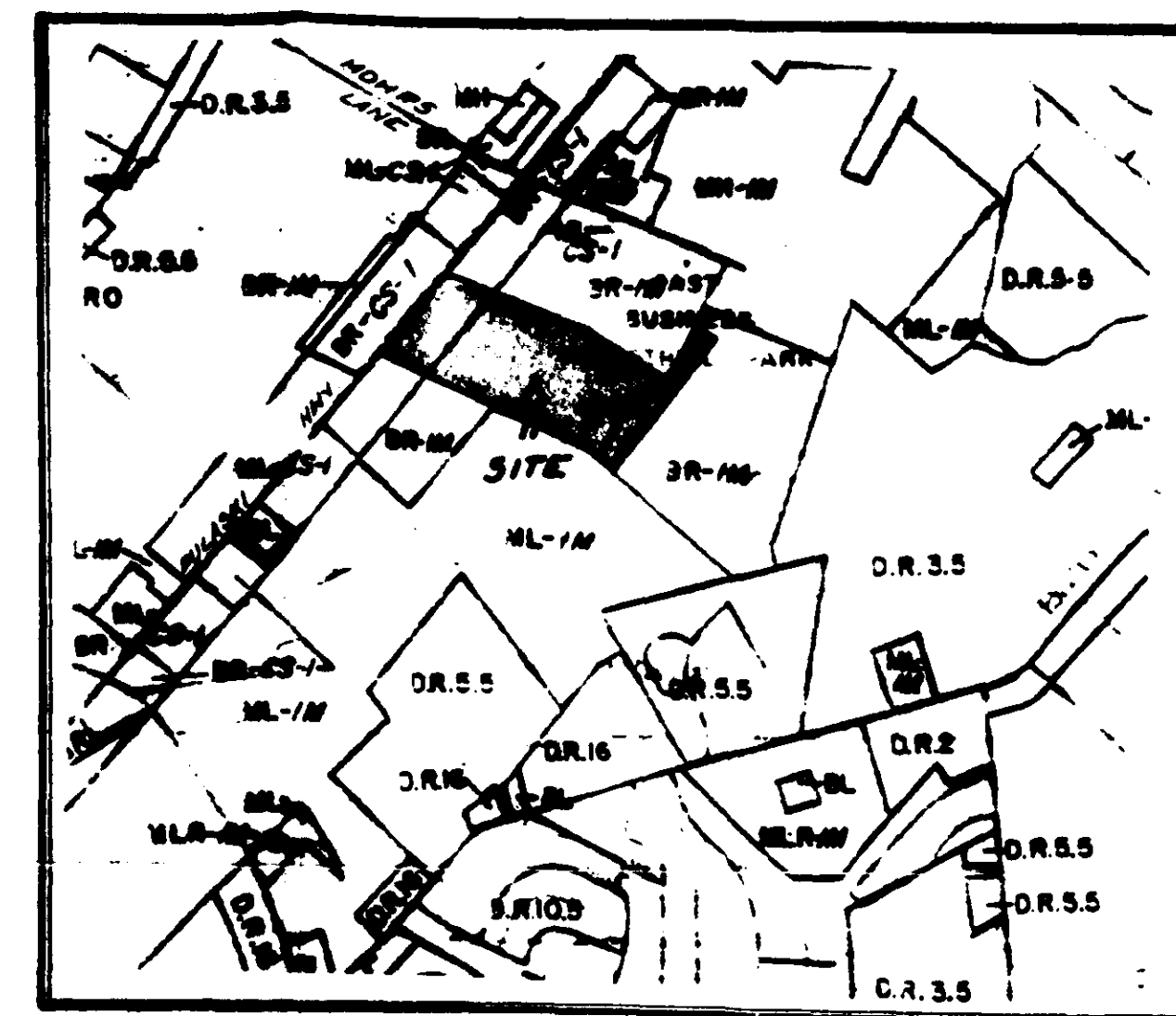
0.21

2.0 MAXIMUM
565,410 SF
OR 12.98 ACRES
263,102 SF
OR 6.04 ACRES
86273
APPROVED 12/11/86
AMENDED 9/7/90 (W90-217)
91347 APPROVED 1/16/92
XV - 435
PROVIDED BY EXISTING
FACILITY SHOWN ON PLAN

SEE ZONING HISTORY
THIS SHEET
IN ACCORDANCE WITH SECTION
413 AND ALL ZONING POLICIES
NON PROPOSED AT THIS TIME
HOWEVER, ANY FUTURE
SIGNAGE SHALL COMPLY WITH

SECTION 413 AND ALL ZONING
SIGN POLICIES

NO 100 YEAR FLOOD PLAINS
NO HISTORIC BUILDINGS
NO WETLANDS ON THE SITE
NOT WITHIN CRITICAL AREA
NO ARCHAEOLGICAL
NO ENDANGERED SPECIES HABITAT
NO HAZARDOUS MATERIALS
SITE SERVED BY WATER AND SEWER
PAVING SHALL BE DURABLE AND DUSTFREE
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.



ZONING MAP
SCALE: 1"=100'

	RETAIL (S.F.)	AUTO SERVICE BAY (S.F.)	TOTAL(S.F.)	PARKING SPACES PROVIDED
EXISTING THE PRICE CLUB	109,920	3,990	113,910	469
EXISTING OUTSIDE PLANT SALES AREA**	16,200	0	16,200	65
EXISTING THE PEP BOYS	18,820	3,538	22,358	118
PROPOSED PETSMART	24,908	0	24,908	97
TOTAL	169,848	7,528	176,976	709

TOTAL PARKING SPACES REQUIRED

RETAIL 169,848 S.F. @ 3SPACES/1,000S.F. 847.2
SERVICE BAY AREA 7,528 S.F. @ 3.35SPACES/1,000S.F. 24.8

TOTAL SPACES REQUIRED 872.0

TOTAL SPACES PROVIDED 709.0*

*VARIANCE REQUIRED

** EXISTING OUTSIDE PLANT SALES AREA SHALL BE RELOCATED TO SOUTH CORNER OF PARKING LOT PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR PETSMART.

ALL PARKING SPACES ARE MINIMUM OF 8.5'x 18'
ALL HANDICAPPED PARKING SPACES ARE EQUIVALENT OF 13'x 18'

* NOTE:
PARKING VARIANCE INCLUDES NO CHANGES TO DOCUMENTED SITE PLAN IN RECLASSIFICATION CASE CR-91-364, IF APPLICABLE. THE CURRENT SIZE OF THE PEP BOYS USE ALLOWS FOR AN ADDITIONAL 26 SPACES TO BE AVAILABLE TO THE PRICE CLUB/PETSMART USE, BUT HAVE NOT BEEN INCLUDED IN THE CALCULATION OF REQUIRED SPACES.

THIS PLAN SHOWS PARSONS
IN ORANGE (FROM DEV. ENGR.)
KEEP IN FILE.

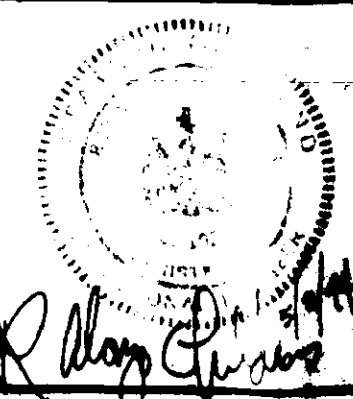
PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE
AND
SPECIAL HEARING

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD ELECT. DIST. 15
SCALE 1"=50'
DATE MAY 2, 1994
REVISED MAY 20, 1994
SHT. 2 OF 2

FILE COPY

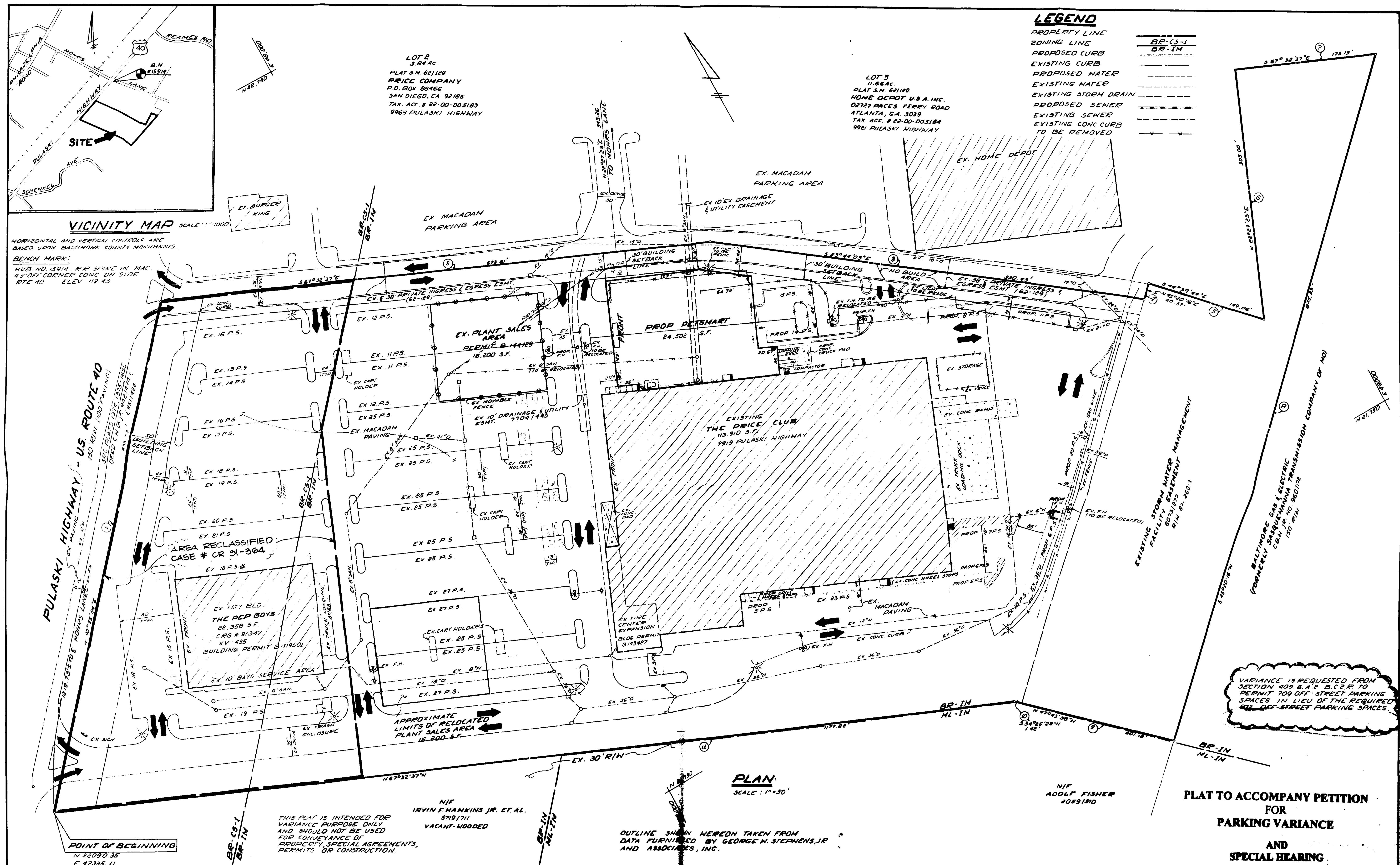


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

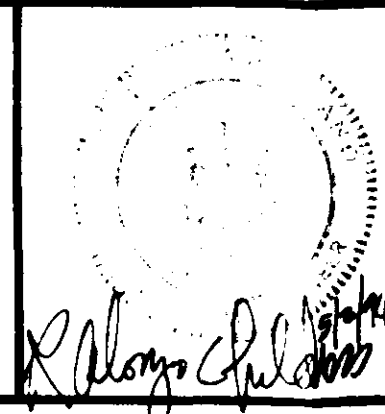


STEPHENS & ASSOCIATES, INC.

STEPHENS & ASSOCIATES, INC.



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

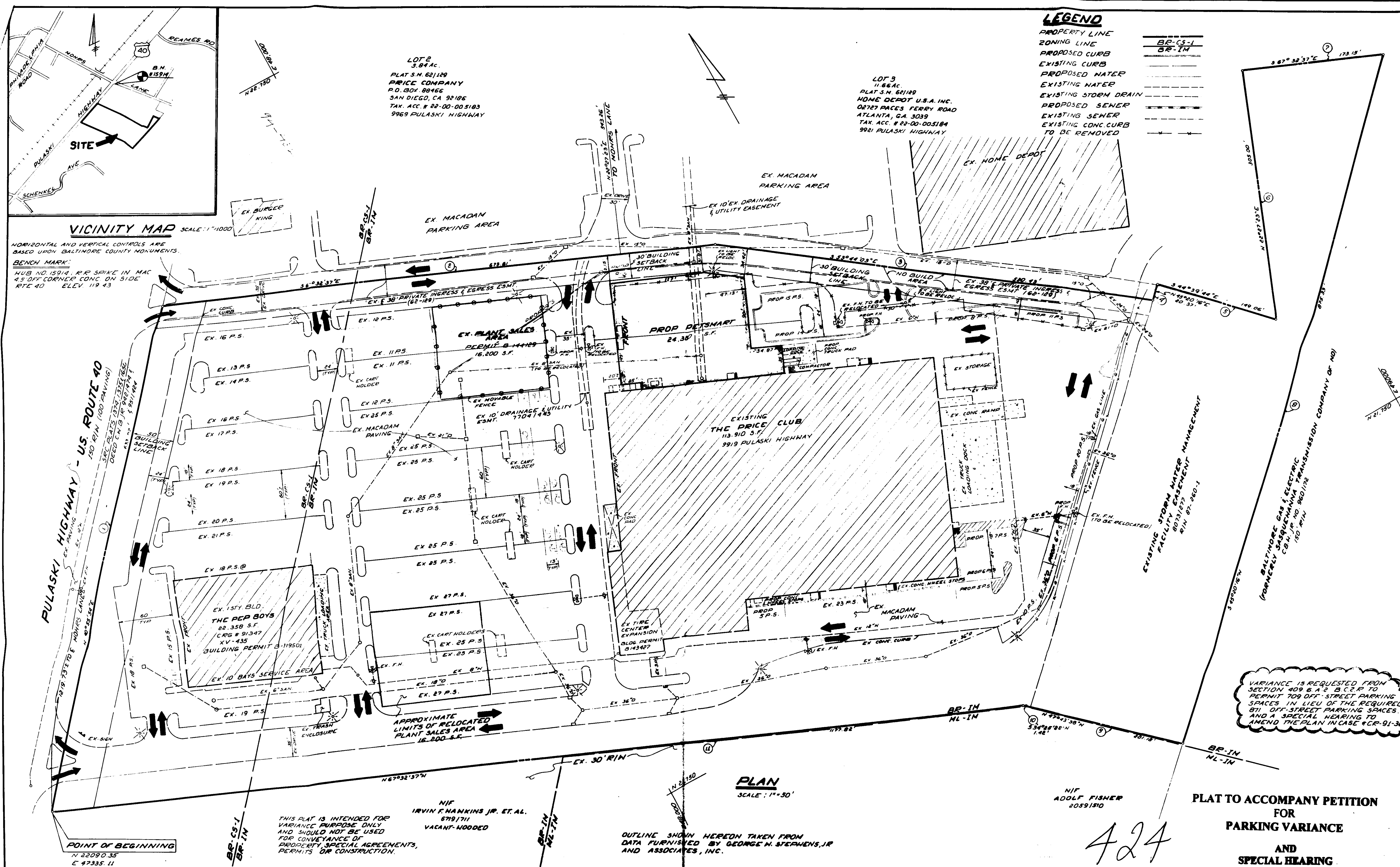


THE PRICE COMPANY R.E.L.T. INC.
WHITE MARSH
37 ARIANE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 584-4701

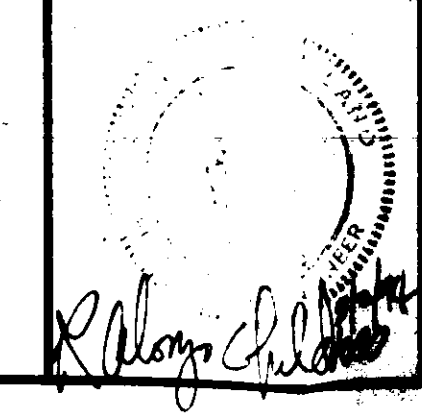
DEVELOPER
K&F DEVELOPMENT COMPANY
46010 MANEIN PLAZA
SUITE 120
STERLING, VA 20166
(703) 406-3200
(800) 634-3998

PETSMART
PRICE CLUB PLAZA
BALTIMORE COUNTY, MD
SCALE: 1"=50'

ELECT. DIST. 15
DATE: MAY 8, 1994
REVISED: MAY 20, 1994
SHEET: 1 OF 2



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



THE PRICE COMPANY R.E.I.T. INC.
WHITE MARSH
3070 ANNE DRIVE
SAN DIEGO, CALIFORNIA 92117
(619) 591-4701

K&F DEVELOPMENT COMPANY
46010 MANEKEN PLAZA
SUITE 120
STERLING, VA 20166
(703) 406-3300
(800) 434-2890

**PETSMART
PRICE CLUB PLAZA**
BALTIMORE COUNTY, MD
ELECT DIST 15
SCALE 1"=40'
DATE MAY 2, 1994
SHEET 1 OF 2
94-432-SPH-A

IN RE: PETITION FOR VARIANCE * BEFORE THE
SE/S Pulaski Highway * DEPUTY ZONING COMMISSIONER
1219' S of Mohrs Lane *
(Price Club Plaza) *
15th Election District * BALTIMORE COUNTY
6th Councilmanic District * CASE NO. 94-432-SPHA
The Price R.E.I.T., Inc. - *
White Marsh, *
Petitioner * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, The Price R.E.I.T., Inc. - White Marsh, ("the Petitioner"). The Petitioner requests relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 726 off-street parking spaces at the Price Club Plaza in lieu of the required 873 off-street parking spaces.

Appearing on behalf of the Petitioner was John I. Elias with K & F Development Co., a wholly-owned subsidiary of the Price Club R.E.I.T. - White Marsh and Thomas Poole with PetsMart, the proposed new use. Also present were James S. Kline, an engineer with G.W. Stephens and Associates, the firm which prepared the site plan, and Mickey A. Cornelius, a traffic engineer with The Traffic Group, Inc., who prepared an analysis of the existing and proposed on-site parking conditions. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no protestants present.

Testimony indicated that the subject property is commercially zoned BR-IM and BR-CS-1 and consists of approximately 19 acres. It is Lot No. 1 of the overall tract known as the Price Club Plaza

Northeast (the "Plaza"). A mixture of retail businesses are located at the Plaza which was initially constructed in the late 1980's. Among the major retail stores currently located at the Plaza are the Price Club, Home Depot, the Pep Boys and the Sports Authority. The Petitioner recently entered into a lease with PetsMart, a large retail pet store, for a portion of the Plaza that is directly adjacent to the Price Club store. As indicated above, the subject property is a separate lot (Lot No. 1) and currently has two retail uses, The Price Club and the Pep Boys. PetsMart is proposing to construct an approximately 24,300 sq. ft. retail facility at this location as is shown more particularly on the Plat to Accompany Petition for Variance submitted as Petitioner's Exhibit 1 at the hearing.

Testimony proffered on behalf of the Petitioner indicated that the addition of the PetsMart pet store would result in an increase in the square footage of retail space on the property, thus changing the required amount of parking. Testimony was proffered on behalf of Mr. Kline as to the amount of spaces required under the Zoning Regulations (873 spaces) as well as the amount proposed after the addition of the PetsMart (726 spaces). Testimony proffered on behalf of Mr. Elias stated that, notwithstanding the addition of PetsMart, more than enough parking existed on site to accommodate the volume of customers generated by the Plaza. This testimony was corroborated by the parking analysis prepared by Mr. Cornelius of the Traffic Group which concluded that even during the Plaza's peak demand for parking (Saturday afternoons), only 65% of the available

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parking spaces were utilized. With regard to the number of spaces for the subject property (Lot No. 1), the figures were even more dramatic with only 60% of spaces being utilized at peak demand. Overall, the average parking occupancy for Saturday was only 45%. Thus, Mr. Cornelius's testimony was that the proposed PetsMart would not create an adverse impact on parking conditions at the site.

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

(1) Whether strict compliance with the 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 the 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. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

I find it clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the Zoning Regulations and will not result in any injury to the public good. After due consideration of the testimony and evidence presented, I find that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been

3

established that the existing parking on site is fully developed and that accordingly the Petitioner is limited in the amount of parking that can be provided. Moreover, based upon the fact that there is presently a substantial degree of unutilized parking on the property, it is clear that the requirements from which the Petitioner seeks relief would unduly restrict the use of the Petitioner's land unless the requested variance is granted. Finally, the variance requested will not cause any injury to the public health, safety or general welfare. Thus, I find that the granting of the Petitioner's request is in strict harmony with the spirit and intent of the Zoning Regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated herein, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 1994 that the Petition for Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations to permit 726 off-street parking spaces in lieu of the required 873 off-street parking spaces, be and is hereby GRANTED, subject to the following restriction:

(1) 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 such time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

4

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 27, 1994

(410) 887-4386

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S Pulaski Highway, 1219' S of Mohrs Lane
(Price Club Plaza)
15th Election District - 6th Councilmanic District
The Price R.E.I.T., Inc., White Marsh - Petitioner
Case No. 94-432-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

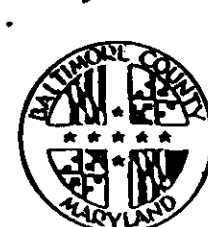
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph K. Kornwasser, President, K & F Development
46010 Manekin Plaza, Suite 120, Sterling, VA 20166

People's Counsel

File



Petition for Variance

(AND SPECIAL HEARING)
to the Zoning Commissioner of Baltimore County
for the property located at Price Club Plaza, Pulaski Highway
which is presently zoned BR-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 409.6.A.2 of the Baltimore County Zoning Regulations to permit 726 off-street parking spaces in lieu of the required 873 off-street parking spaces. And a special hearing to amend the plan in Case # 94-432-SPHA
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
**number CR-91-364.

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

Contact Purchased/Lessor:

(Type or Print Name)
Signature

Address

City State Zipcode

Agency for Petitioner:
Robert A. Hoffman, Esquire

(Type or Print Name)
Signature

Address

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER _____

REVIEWED BY: _____ DATE _____

I, or we, do solemnly declare and affirm, under the penalties of perjury, that that are the legal owner(s) of the property which is the subject of this Petition
Legal Owner: The Price R.E.I.T., Inc. - White Marsh

(Type or Print Name)
Signature

Address

City State Zipcode

Agency for Petitioner:
C/O K & F Development

46010 Manekin Plaza, Suite 120

Sterling, Virginia 20166 1-800-634-2890

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER _____

REVIEWED BY: _____ DATE _____



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Price Club Plaza, Pulaski Highway
which is presently zoned BR-IM & BR-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 409.6.A.2 of the Baltimore County Zoning Regulations to permit 709 off-street parking spaces in lieu of the required 872 off-street parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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

Contact Purchased/Lessor:

(Type or Print Name)
Signature

Address

City State Zipcode

Agency for Petitioner:
Robert A. Hoffman, Esquire

(Type or Print Name)
Signature

Address

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER _____

REVIEWED BY: _____ DATE _____

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Legal Owner: The Price R.E.I.T., Inc. - White Marsh

(Type or Print Name)
Signature

Address

City State Zipcode

Agency for Petitioner:
C/O K & F Development

46010 Manekin Plaza, Suite 120

Sterling, Virginia 20166 1-800-634-2890

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER _____

REVIEWED BY: _____ DATE _____



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Price Club Plaza, Pulaski Highway
which is presently zoned BR-IM & BR-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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(s) 409.6.A.2 of the Baltimore County Zoning Regulations to permit 709 off-street parking spaces in lieu of the required 872 off-street parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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(Type or Print Name)
Signature

Address

City State Zipcode

Agency for Petitioner:
Robert A. Hoffman, Esquire

(Type or Print Name)
Signature

Address

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER _____

REVIEWED BY: _____ DATE _____

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(Type or Print Name)
Signature

Address

City State Zipcode

Agency for Petitioner:
C/O K & F Development

46010 Manekin Plaza, Suite 120

Sterling, Virginia 20166 1-800-634-2890

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER _____

REVIEWED BY: _____ DATE _____