

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NWC Lynch Road and Wise Ave. * ZONING COMMISSIONER
 *
 Lynch Manor Shopping Center *
 12th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District *
 * Case No. 95-225-A
 Mars Super Markets, Inc. *
 Petitioner *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property located at the intersection of Wise Avenue and Lynch Road in the Kenwood section of Baltimore County. The Petition is filed by Mars Super Markets, Inc., property owner. Variance relief is requested from Section 413.2.E of the Baltimore County Zoning Regulations (BCZR) to permit an identification sign of 328 sq. ft. in lieu of the permitted 150 sq. ft. Also, relief is sought from Section 413.2.F of the BCZR to permit two business signs having a total area of 292 sq. ft. in lieu of the permitted 100 sq. ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Ray Wrigley, on behalf of Mars Super Markets, Inc. Also present was Jim Kline, a Land Planner with G.W. Stephens and Associates. Mr. Kline assisted in the preparation of the site plan. Also present was Duke Wilford on behalf of Getz Taylor, Architects. The Petitioner was represented by Deborah C. Dopkin, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject site is a large tract of 9.4275 acres located on the northwest side of the intersection of Wise Avenue and Lynch Road in the Kenwood section of Balti-

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Date 2/21/95
 By M. Howard

MICROFILMED

more County. The property is zoned B.L.-C.N.S. This site has an extensive history of use as a shopping center. In fact, the site is improved by three separate structures. On the north side of the site, there is an existing Mars Super Market building which is 37,270 sq. ft. Immediately adjacent to the intersection is a small one story brick building which is used as a branch of the Nations Bank. The third building is a large structure located along the western property line. Presently, this building is vacant. In years gone past, it was used for a number of single retail uses.

Mr. Kline testified that Mars Super Market has decided to rehabilitate this site and significantly upgrade same. The rehabilitation efforts include a remodeling of the facade of the existing Mars Super Market building. Elevation drawings for the Mars building were shown at the hearing. As to the vacant building, the interior and exterior of same will be extensively rehabilitated. The size of the building is being reduced by a significant amount, approximately 25,000 sq. ft. The Petitioner proposes leasing the building to a number of tenants when the renovations are completed. Thus, the Mars Super Market will be the anchor store for this shopping center which will include a number of other retail type uses.

The site plan and testimony offered clearly demonstrate that the renovation efforts have been well thought out and will upgrade the site and constitute an improvement for the surrounding locale. There is more than sufficient parking spaces on the existing parking lot to accommodate the existing and proposed uses. Moreover, the entrances to the site are being upgraded and reconfigured so as to improve sight distance and meet public safety concerns.

The matter comes before this Zoning Commissioner for variance because of proposed signage. There are actually two signs proposed. The first

ORDER PREPARED FOR FILING
Date 2/24/95
By M. G. Gorch

sign fronts Wise Avenue and is the major means of identification and advertising for the shopping center. The Mars logo will be prominently displayed and additional spaces are available to identify the other tenants. This sign is clearly shown on the elevation drawings both on the site plan and on Petitioner's Exhibit No. 1. The smaller sign, advertising only the Mars store will be located on Lynch Avenue. Both of these signs are placed a significant distance away from the intersection so as to not impede traffic or block the view of motorists. Moreover, the signs are tastefully designed and are entirely compatible with the improved facade and elevation of the drawings. It is to be noted that the Office of Planning and Zoning supports the variance requests. Specifically, that agency commented that the new signs will compliment the architectural elements of the project. Other Zoning Plans Advisory Committee comments from reviewing agencies were favorable, or neutral, as to the request. Moreover, it need be emphasized that the signs are merely a part of the total renovation package, which includes enhanced landscaping as well as improvements to the buildings, themselves.

The standard to be applied to a variance is set forth within Section 307 of the BCZR and the case law. In essence, the Petitioner must demonstrate that practical difficulty or undue hardship would result to the property owner if the variances were denied. Moreover, the Petitioner must demonstrate that no adverse affect will result if the variances are granted. It must be established that the property has unique characteristics and features which justify the variances.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (BCZR) and, therefore,

ORDER RECEIVED FOR FILING

Date

By

should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. The revitalization of the shopping center, including the new signage, constitutes a clear improvement to this old commercial property and will render benefit to the nearby residential locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of February, 1995, that a variance from Section 413.2.E of the Baltimore County Zoning Regulations (BCZR) to permit an identification sign of 328 sq. ft. in lieu of the permitted 150 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.F of the BCZR to permit two business signs having a total area of 292 sq. ft. in lieu of the permitted 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

2/21/95

By

M. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 17, 1995

Deborah C. Dopkin, Esquire
502 Washington Avenue
Towson, Maryland 21204

RE: Case No. 95-225-A
Petition for Variance
Mars Super Markets, Inc., Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mr. Ray Wrigley
Mars Super Markets, Inc.
7183 Holabird Avenue
Dundalk, Maryland 21222

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

95-225-A

for the property located at Wise Avenue and Lynch Road

which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2E as described.

SEE ATTACHED.

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

Practical difficulty and reasons to be presented 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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Deborah C. Dopkin

(Type or Print Name)

Signature

(339-7100)

502 Washington Avenue, Suite 220

Address

Towson, Maryland

Phone No.

21204

City

State

Zipcode

Legal Owner(s):

Mars Super Markets, Inc.

(Type or Print Name)

Signature Angelo N. D'Anna, President

(Type or Print Name)

Signature

7148 Holabird Avenue

Address

Phone No.

Baltimore, Maryland 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates JAN 30 - FEB 6, FEB 8. Next Two Months

ALL

OTHER

REVIEWED BY: SMA

DATE

12-20-96



Printed with Soybean Ink on Recycled Paper



MICROFILMED

219

Re: Proposed Sign No. 1

From Section 413.2E to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet.

Re: Proposed Sign No. 2

From Section 413.2F to permit two (2) business signs having a total area of 292 square feet in lieu of the permitted 100 square feet.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Plat to Accompany a
Zoning Petition.

December 12, 1994

RE: Lynch Manor Shopping Center

Beginning at the point of intersection of the north side of Wise Avenue and the west side of Lynch Road, thence in a clockwise direction:

- 1 - North 61° 30' 29" West 642.93 feet±
- 2 - North 10° 09' 32" East 592.22 feet±
- 3 - A curve to the left having a radius of 591.69 feet± and a length of 114.57 feet±
- 4 - North 89° 05' 51" East 278.59 feet±
- 5 - South 09° 10' 36" West 217.73 feet±
- 6 - South 80° 54' 20" East 237.53 feet±
- 7 - A curve to the right having a radius of 2,165.00 feet± and a length of 284.07 feet±

and

8 - South 13° 25' 31" West 362.34 feet± to the place of beginning.

Containing 9.43 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED IN CONVEYANCES AND AGREEMENTS.



219

[Handwritten signature/initials]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-225-14

District 17th Date of Posting 1/20/95

Posted for: Variation

Petitioner: Mars Super Market

Location of property: W 30 Ave & Lynch Rd

Location of Signs: Facing roadway, on property being zoned

Remarks: (No poles used)

Posted by M. H. [Signature] Date of return: 1/20/95
Signature

Number of Signs: 2

MICROFILMED



NOTICE OF HEARING

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

Case Number:
95-225-A (Item 219)
Lynch Manor Shopping
Center
Wise Avenue and NWC
Lynch Road

12th Election District
7th Councilmanic
Legal Owner(s):

Mars Super Markets, Inc.
HEARING: WEDNESDAY,
FEBRUARY 8, 1995 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Variance: to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

1/14 January 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan 13, 1995

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 Jan 12, 1995

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

~~Subscribed~~

MICROFILMED



Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

95-225-A

Account: R-001-6150

Number

219

JTUA

Date 12-20-94.

MARS SUPERMKT. INC., WISE AVE. & LYNCH RD.

020 C.U.

250

080 SIGNS.

70

TOTAL

320

MICROFILMED

03A03#0036MICHR

\$320.00

BA 0010#20AM12-20-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Σ SPACE, GLEN, WINT.
2 SIGNS, ONE AT EACH
ENTRANCE TO SUPERMKT.
(ONE ON LUNCH RD. &
ONE ON WISE RD.)

APPROXIMATE

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 assessed 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, DIRECTOR

For newspaper advertising:

Item No.: 219

Petitioner: MARS SUPER MARKETS, INC.

Location: WISE AVE & LYNCH RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DEBORAH C. DOPKIN, ESQ

ADDRESS: 502 WASHINGTON AVE ST 220

TOWSON, MD 21204

PHONE NUMBER: 339-7100

AJ:ggs

219-
(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
January 12, 1995 Issue - Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esq.
502 Washington Avenue, Suite 200
Towson, Maryland 21204
339-7100

NOTICE OF HEARING

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

CASE NUMBER: 95-225-A (Item 219)
Lynch Manor Shopping Center
Wise Avenue and NWC Lynch Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mars Super Markets, Inc.
HEARING: WEDNESDAY, FEBRUARY 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 6, 1995

(410) 887-3353

NOTICE OF HEARING

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

CASE NUMBER: 95-225-A (Item 219)

Lynch Manor Shopping Center

Wise Avenue and NWC Lynch Road

12th Election District - 7th Councilmanic

Legal Owner(s): Mars Super Markets, Inc.

HEARING: WEDNESDAY, FEBRUARY 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

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

Arnold Jablon
Director

cc: Mars Super Markets, Inc.
Deborah C. Dopkin, Esq.

~~NOTE:~~ (1) ZONING 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.

APPROVED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 11, 1995

NOTICE OF REASSIGNMENT

CASE NUMBER: 95-225-A (Item 219)
Lynch Manor Shopping Center
Wise Avenue and NWC Lynch Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mars Super Markets, Inc.

Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

HEARING: THURSDAY, FEBRUARY 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204.

ARNOLD JABLON
DIRECTOR

cc: Mars Super Markets, Inc.
Deborah C. Dopkin, Esq.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 1, 1995

Deborah C. Dopkin, Esquire
502 Washington Avenue, Suite 220
Towson, Maryland 21204

RE: Item No.: 219
Case No.: 95-225-A
Petitioner: Mars Super Markets

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 20, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

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

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)


MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: January 13, 1995

SUBJECT: Lynch Manor Shopping Center

INFORMATION:

Item Number: 219

Petitioner: Mars Super Markets, Inc.

Property Size: 9.4 acres

Zoning: BL-CNS

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant has filed a Petition for Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet, and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet.

The Development Review Committee reviewed the applicant's renovation plan on April 25, 1994, and approved a limited exemption under Section 26-171(a)(7) of the Baltimore County Development Regulations.

The improvements to the Lynch Manor Shopping Center involve renovation of the entire development. In connection with the overall renovation, a new sign treatment will be provided to complement the architectural elements of the project. Therefore, staff recommends that the applicant's request be granted.

Prepared by: Jeffrey W. Long

Division Chief: Cam L. Kern

PK/JL:lw

[Faint, illegible stamp]



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-3-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: +219 (JRA)

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,

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MAR 10 1995

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 1/18/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 1/3/95

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s: 217
218
219 ✓
221

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management

Date: January 9, 1995

FROM: *RWB* Robert W. Bowling, Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
for January 9, 1995
Item Nos. 218, 219, 220, & 221

The Developers Engineering Section has reviewed the subject zoning item. There are no comments for subject items.

RWB:jrb

cc: File

RWB12

MICROFILMED

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 01/18/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 3, 1995.

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.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 217, 218, 219 AND 220.

RECEIVED

JAN 19 1995

ZADM

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

cc: File

2000-01-18 10:00 AM



RE: PETITION FOR VARIANCE	*	BEFORE THE
Lynch Manor Shopping Center, Wise Avenue	*	ZONING COMMISSIONER
and NWC Lynch Road, 12th Election Dist.,	*	
7th Councilmanic	*	OF BALTIMORE COUNTY
Mars Super Markets, Inc.	*	CASE NO. 95-225-A
Petitioners	*	
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 502 Washington Avenue, Suite 220, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JIM KLINE (G.M. STEPHENS)

658 KENILWORTH DRIVE

Duke (Wilford) (Getz Taylor Arch)

450 Franklin St. Havre de Grace MD

RAY WRIGLEY (MARS)

7183 HOLABIRD AVE. 21222

DEBORAH DOPKIN

502 WASHINGTON AVE 21204



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 28, 1994

Red No 4

RECEIVED

MAY 2 1994

Mr. J. Strong Smith
G W Stephens & Associates
658 Kenilworth Drive
Suite 100
Towson, MD 21204

GEORGE WILLIAM STEPHENS JR
& ASSOC, INC.

RE: Limited Exemption
Wise Avenue Shopping Center
7800 Wise Avenue
DRC No. 04254G, 12C7

Dear Mr. Smith:

On April 25, 1994, the Development Review Committee reviewed the plan submitted 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. This exempts your development from the requirements for a Community Input Meeting (CIM), a Hearing Officer's Hearing (HOH), and the submittal of a development plan for review and approval; however, compliance with all applicable zoning regulations and county design standards, including private and public improvements, are required. Additionally, a landscape plan must be submitted and reviewed by both the Department of Public Works and the Office of Planning and Zoning.

A plan review fee in the amount of \$1,170.00, (fee schedule effective 4/1/92, Baltimore County Code, Section 15.9(c)), must be submitted to:

Zoning Administration and Development Management (ZADM)
County Office Building - Room 123
111 W. Chesapeake Avenue, Towson, MD 21204

Payment can be either a certified or cashiers check made payable to Baltimore County, MD;

MICROFILMED

Mr. J. John Smith
Page 2
April 28, 1994

Additional engineering plans may be required by the county as follows:

In order to determine whether critical area; storm water management; sediment and erosion control; forest buffer; forest conversation; etc., plans will be required, contact the Department of Environmental Protection and Resource Management (DEPRM), Environmental Impact Review (EIR) at 887-3980.

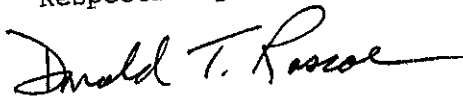
In order to determine if other construction plans will be required, contact the Department of Public Works (DPW), Development Engineering Services (DES) at 887-3751.

In order to further process your plans, the following is required:

1. A landscape plan.
2. A copy of this letter must be presented when submitting plans for review and approval.

If you have any questions, please feel free to call me at 410-887-3353.

Respectfully,



Donald T. Rascoe
Development Manager

DTR:KAK:jaw

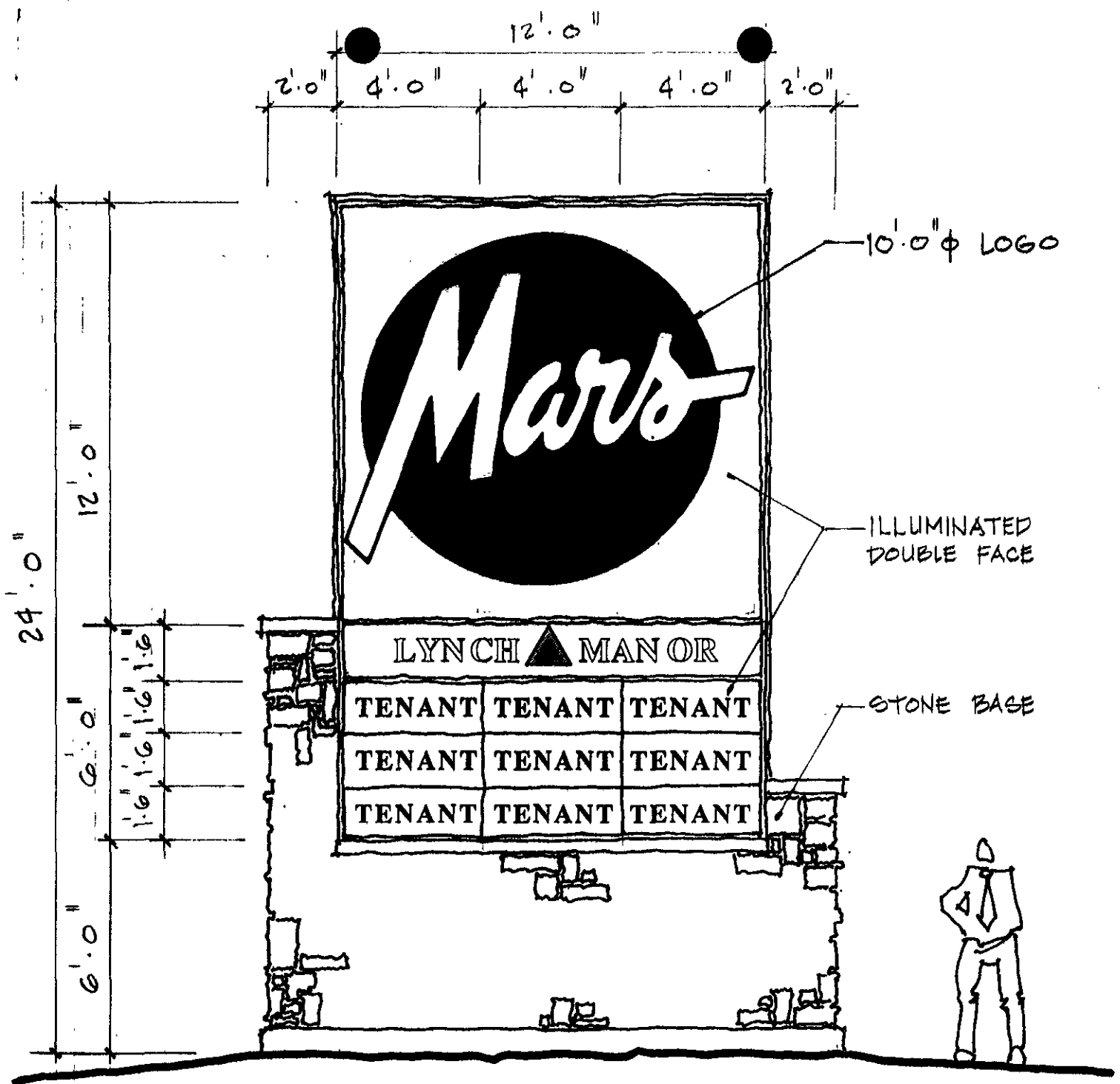
c: Larry Pilson
Carolyn Beatty

MICROFILMED

WAVED

EXEMPT THIS

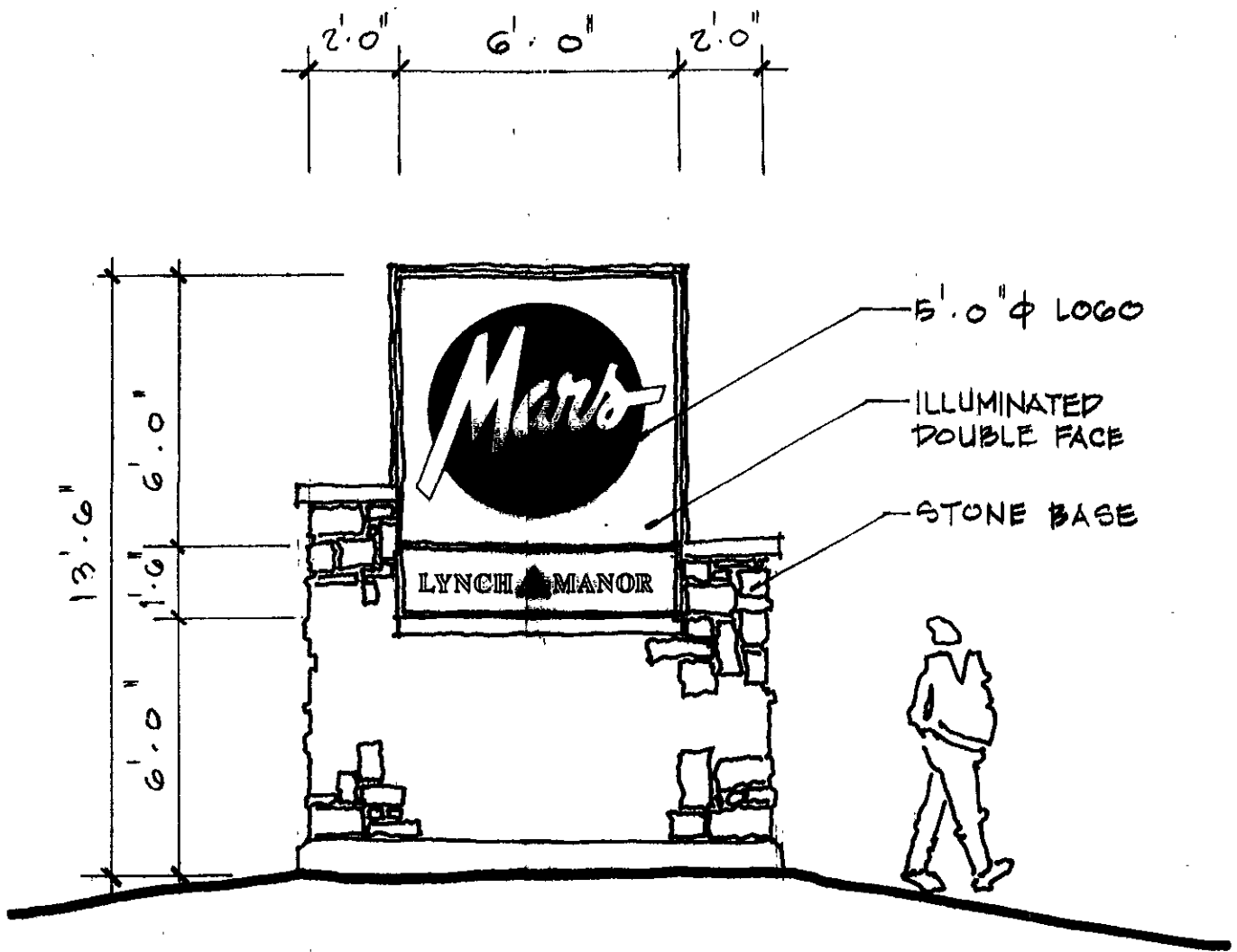
NOT REQUIRED



Red No 5

A SIGN ELEVATION

GT	LYNCH MANOR Shopping Center			Getz Taylor Architects, Inc. 450 Franklin Street Havre de Grace Maryland 21078 (410) 939-0056
	Sign Studies			
File	Drawn	Date	Sheet	
9304.00	1/4" = 1'-0"	23 AUG 94		



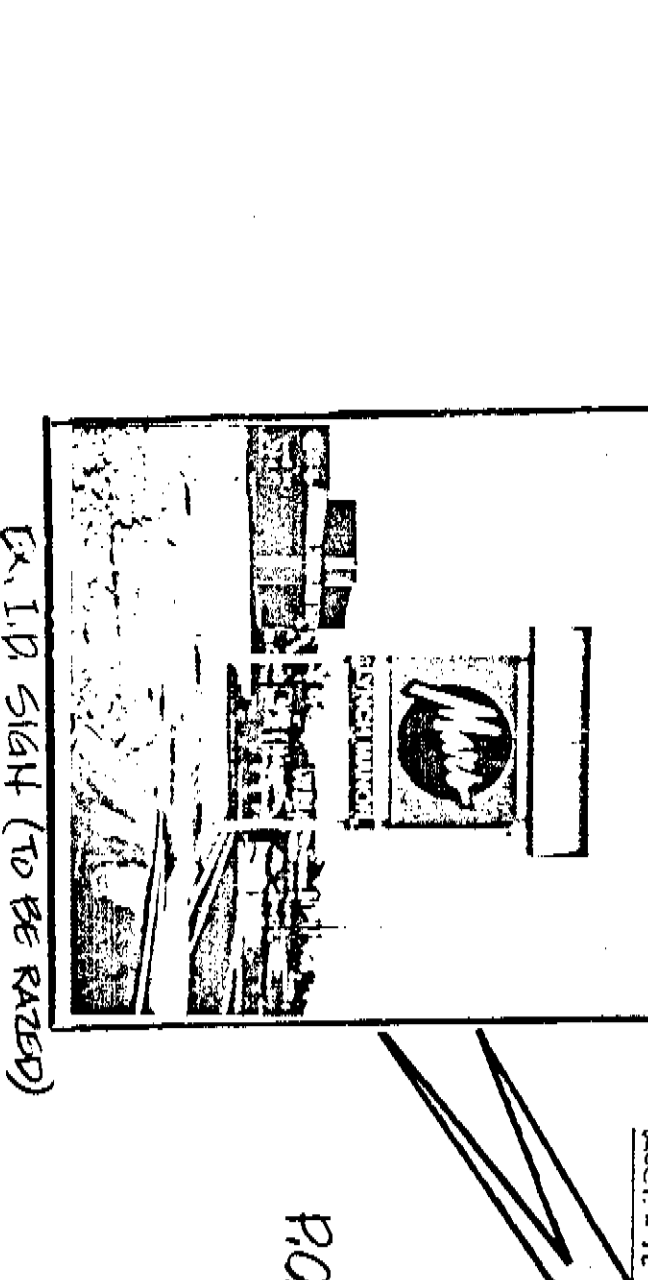
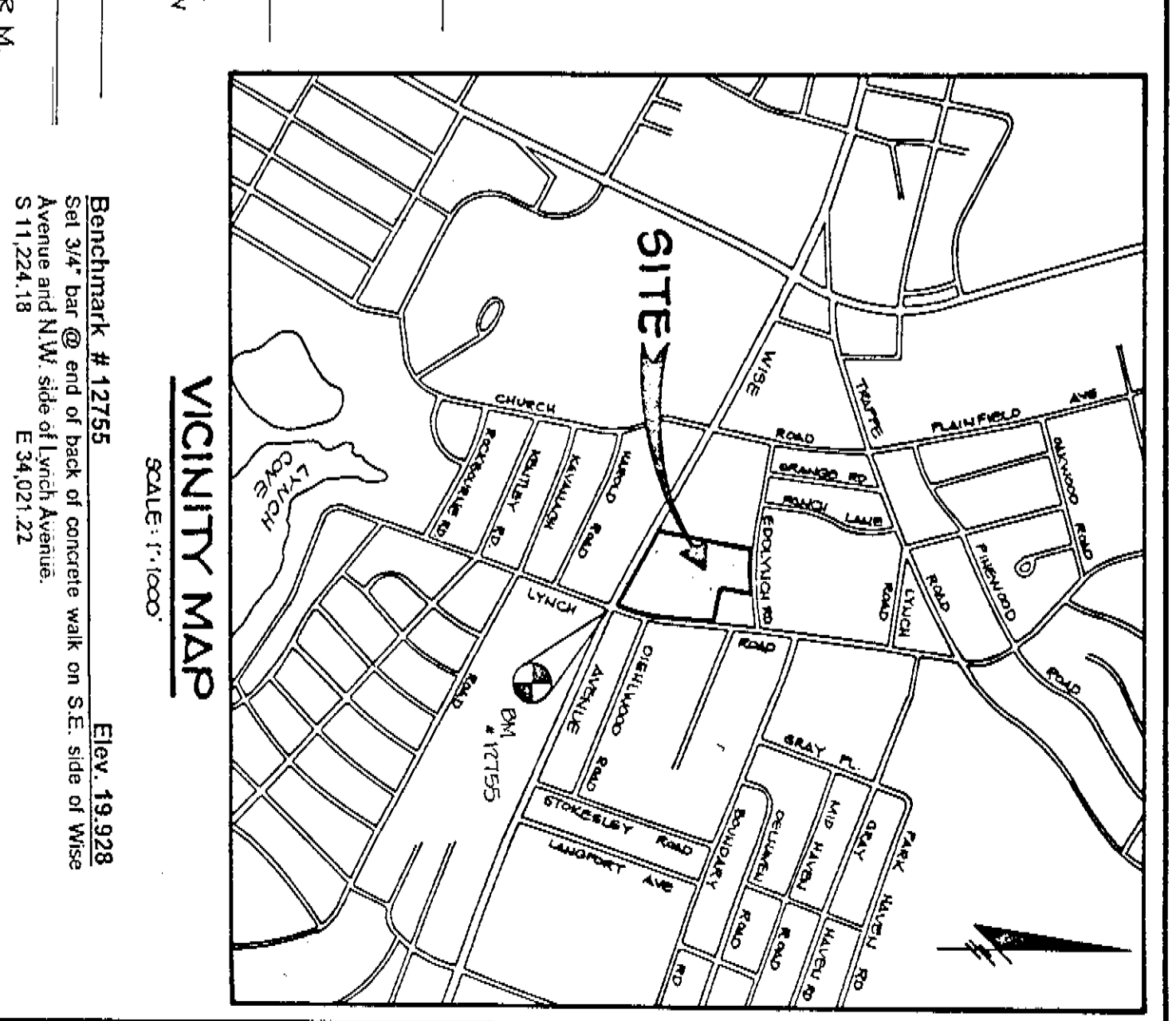
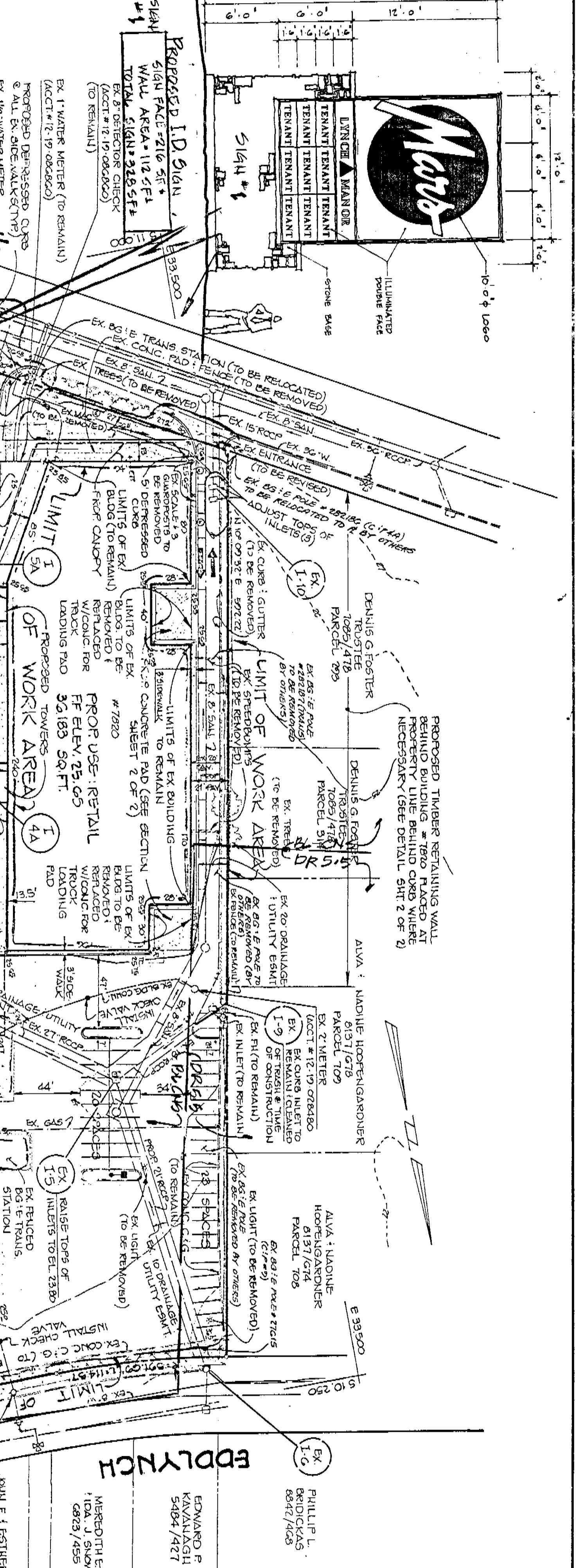
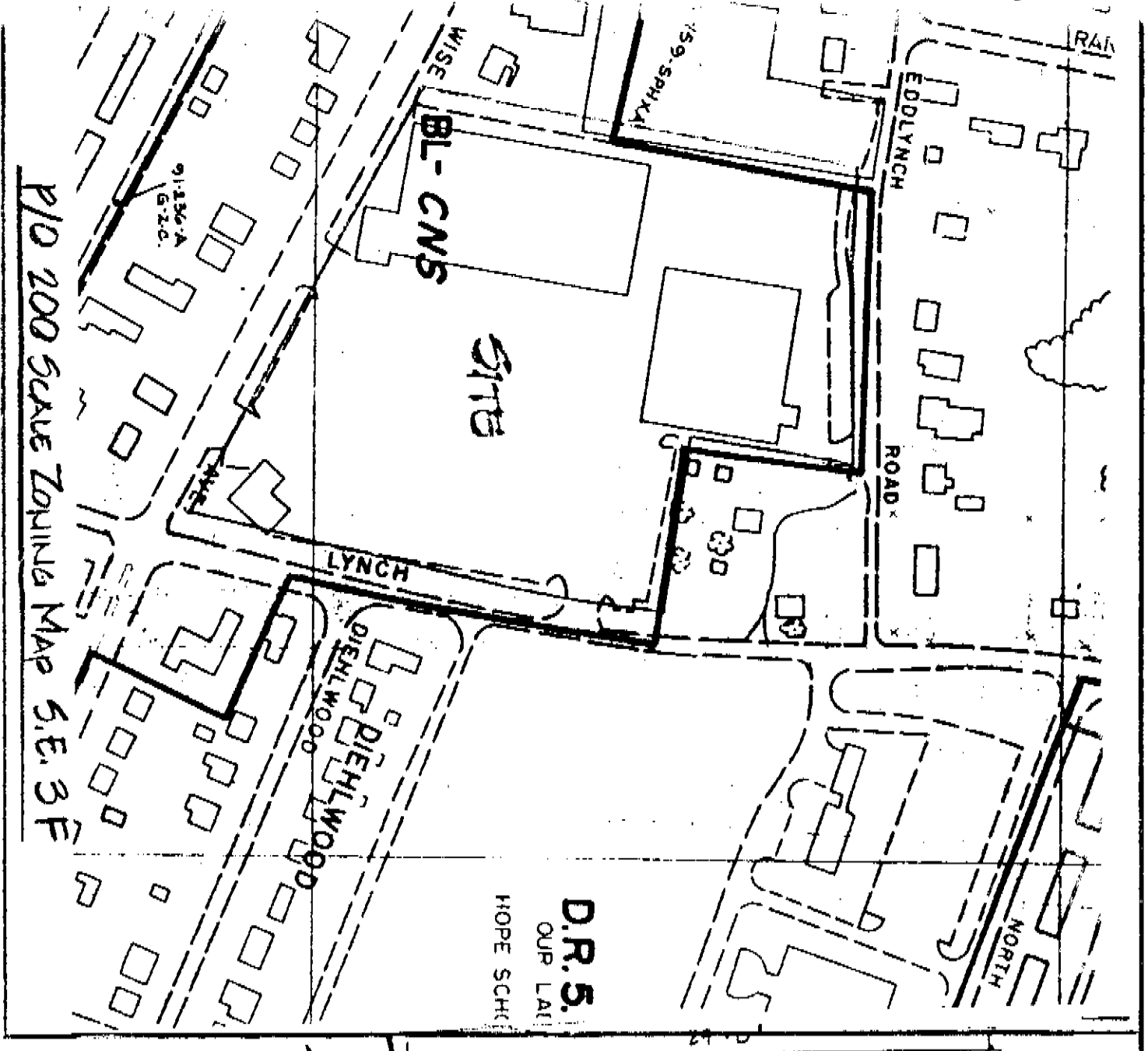
C SIGN ELEVATION



**LYNCH MANOR Shopping Center
Sign Studies**

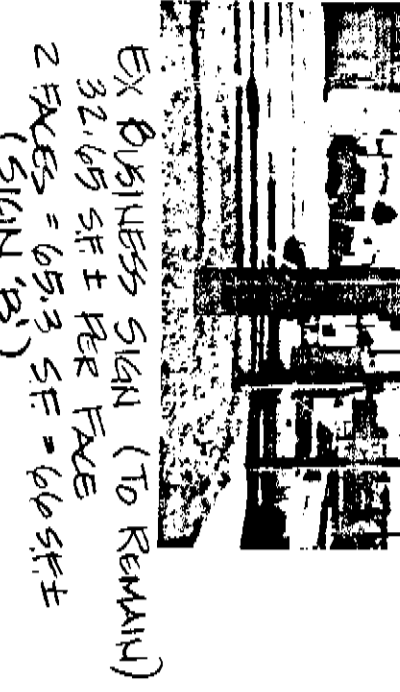
File	Drawn	Date	Sheet
9304.00	1/4" = 1'-0"	23 AUG 94	

**Getz Taylor
Architects, Inc.**
450 Franklin Street
Havre de Grace
Maryland 21078
(410) 939-0056



VARIOUS REVISIONS:
 #1: From Set 413, 2010 Permit All Identification Sign of 328 SF IN LUD OF 1805 SF REMOVED.
 #2: From Set 413, 10' to Permit to Permit 2 BUSINESS SIGNS HAVING A TOTAL OF 292 SF IN LUD OF THE PERMITTED 1005 SF.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21284
 (410) 825-8120



Mars Super Markets, Inc.
 OWNER/DEVELOPER
 7148 Holabird Avenue
 Baltimore, Maryland 21222

LYNCH MANOR SHOPPING CENTER
 WISE AVENUE AT LYNCH ROAD
 BALTIMORE, MARYLAND

95-225-A

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCE

PARKING TABULATION

Parking Required:	73,453 S.F. @ 5.0 / 1000	= 368 Spaces
Retail:	2410 S.F. @ 3.3 / 1000	= 8 Spaces
Total Parking Spaces Required:		376 Spaces
Total Parking Spaces Provided:		546 Spaces
*Includes 13 Handicap Spaces (see plan for dimensions)		

SITE DATA

Area of Tract:	9.4275 Acres
Existing Use:	Blot
Proposed Use:	Grocery, Vacant and Bank
Deed References:	6649 / 676 & 6409 / 335
Tax Account Numbers:	121905890 & 121902840
Concessionaire District:	7
Floor Area Ratio:	100,889 S.F. Total
Existing:	75,889 S.F. Total
Proposed:	30 Feet
Waterfront:	35
Subwatershed:	42

LEGEND

EXISTING CIRCULAR PROPOSED CONTOUR PROPERTY LINE PROPOSED CHIMNEY GUTTER EX FIRE HYDRANT EX WATER EX SEWER EX RAIN DRAIN EX GAS EX 60 & 6 POLE EX TRAFFIC LIGHT EX PARKING LOT LIGHT EX CONCRETE EX EVERGREEN EX SHRUB EX FENCE EX REMAINS CLEANOUT PROP. STORM DRAIN EX COLLARING WELL EX COLLARING WELL EX CONCRETE ROOF SCHEDULE LIGHT LIMITS OF PROPOSED RESULTS OF PROPOSED LIMITS OF FULL DEPTH PROP. PAVING

Election District: 12
 Tax Map 103 - Parcels 241 & 424
 Scale: As shown

PETITIONER'S EXHIBIT No. 1

GENERAL NOTES

- ALL EXISTING UTILITIES HAVE BEEN SHOWN BASED ON ORIGINAL SURVEY DATA AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. SOME EXISTING UTILITIES MAY NOT BE ACCURATELY SHOWN OR MAY BE MISSING FROM THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE UTILITY @ 1-800-257-7777 AND EXERCISE THE BALTIMORE GAS AND ELECTRIC COMPANY AND THE C & P TELEPHONE COMPANY PRIOR TO BEGINNING WORK AS SHOWN ON THESE PLANS. CALL MISS UTILITY RELOCATION OF THESE FACILITIES. IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER.
- COORDINATE RELOCATION OF THESE FACILITIES WITH B.G.A.E. AND ANY DAMAGE TO OFF-SITE RIGHTS-OF-WAY, ROADS, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING CONSTRUCTION ON-SITE SHALL BE DONE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, DATED 1978 AND AMENDED NOTES. THE BALTIMORE COUNTY STANDARD SPECIFICATIONS FOR THE BALTIMORE COUNTY STANDARD SPECIFICATIONS OF THE AFFOREMENTIONED SHOWN HEREON. IN ADDITION, SIDEWALK IS TO BE PLACED ON CRUSHED STONE BASE AND IS TO BE REINFORCED WITH WIRE MESH. CONTRACTOR TO PROVIDE MINIMUM 2 FOOT BENCH BEHIND ALL CURBS AND GUTTER IN FILL AREAS.
- CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAP SPACES INDICATED ON HEREON IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. A LETTER STATING THAT ALL WATER MAINS HAVE BEEN STERILIZED AND PRESSURE TESTED IN ACCORDANCE WITH THE BALTIMORE COUNTY PLUMBING CODE AND PROCEDURES ESTABLISHED BY THE BALTIMORE COUNTY FIRE DEPARTMENT TO BALTIMORE COUNTY CONTRACTOR, INSPECTOR, AND THE OWNER STATING THAT ALL UTILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARDS AND DETAILS FOR CONSTRUCTION AND THESE PLANS.
- CONTRACTOR SHALL PROVIDE MINIMUM 1 FOOT OF COVER OVER STORM DRAIN PIPES DURING CONSTRUCTION.
- SEE LANDSCAPE PLAN FOR DETAILS OF PROPOSED LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING AND NEW UTILITIES. PERMIT REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- PROPOSED CONTOURS ARE TOP OF PROPOSED PAVING OR 4" TOPSOIL COVER.
- CONCRETE ENTRANCE CURBS RETURNS.
- STORMWATER MANAGEMENT WAIVER HAS BEEN GRANTED. 5/10/24.
- THIS SITE IS EXEMPT FROM ANY FOREST CONSERVATION AND FOREST BUFFER REGULATIONS.
- TOPS OF EXISTING INLETS AND MANHOLES TO BE ADJUSTED IF ONLY REMOVE 1/16" TO 3/16" THICKNESS AND/OR SHIRTS NECESSARY FOR IMPROVEMENTS.

FOR GRADING & WATER CONNECTION DETAIL THIS AREA. SEE SHEET 2 OF 2

NOTE:
The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection & Resource Management and the Department of Public Works. However, due to building types and layout, some field adjustment may be required. All changes must comply with the above mentioned requirements.

AREA OF PROPOSED PAVING = 23,231 S.F. (0.533 AC)
AREA OF PAVING = 242,460 S.F. (5.561 AC)
AREA OF DISTURBANCE = 55,941 S.F. (1.2794 AC)
WORK AREA = 298,801 S.F. (6.8595 AC)

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(410) 825-8120



OWNER / DEVELOPER'S GRADING CERTIFICATION

I, THE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE EXISTING GRADING AND THE REQUIREMENTS SPECIFIED IN TITLE 14, ARTICLE 14.1 OF THE BALTIMORE COUNTY CODE.

OWNER / DEVELOPER: _____ TITLE: _____ DATE: _____
PRINT NAME: _____

OWNER / DEVELOPER'S CERTIFICATION - AIR QUALITY

I, THE CERTIFY THAT I AM RESPONSIBLE UNDER THE CODE OF MARYLAND REGULATIONS (B&E 16.03) TO CONSTRUCTION OR OTHER RELATED ACTIVITIES. I HAVE RECEIVED A COPY OF "GUIDELINES TO THE AIR POLLUTION REGULATIONS FOR CONTROLLING EXCESSIVE AIR DUST" WHICH INCLUDES A CHECKLIST OF MEASURES TO BE TAKEN TO AVOID EXCESSIVE AIR DUST. I HAVE REVIEWED THE AIR QUALITY PLAN AT LEAST THREE DAYS PRIOR TO BEGINNING WORK.

OWNER / DEVELOPER: _____ TITLE: _____ DATE: _____
PRINT NAME: _____

Mars Super Markets, Inc.
7148 Hoabird Avenue
Baltimore, Maryland 21222

OWNER / DEVELOPER

Site & Grading Plan

LYNCH MANOR SHOPPING CENTER
WISE AVENUE AT LYNCH ROAD
Baltimore County, Maryland
July 12, 1994
Tax Map 103 - Parcels 241 & 424
Scale: As shown
Sheet 1 of 2

NOTE: ALL CURB RADII ARE 5' UNLESS OTHERWISE SPECIFIED.

PLAN
SCALE: 1" = 30'

ROAD

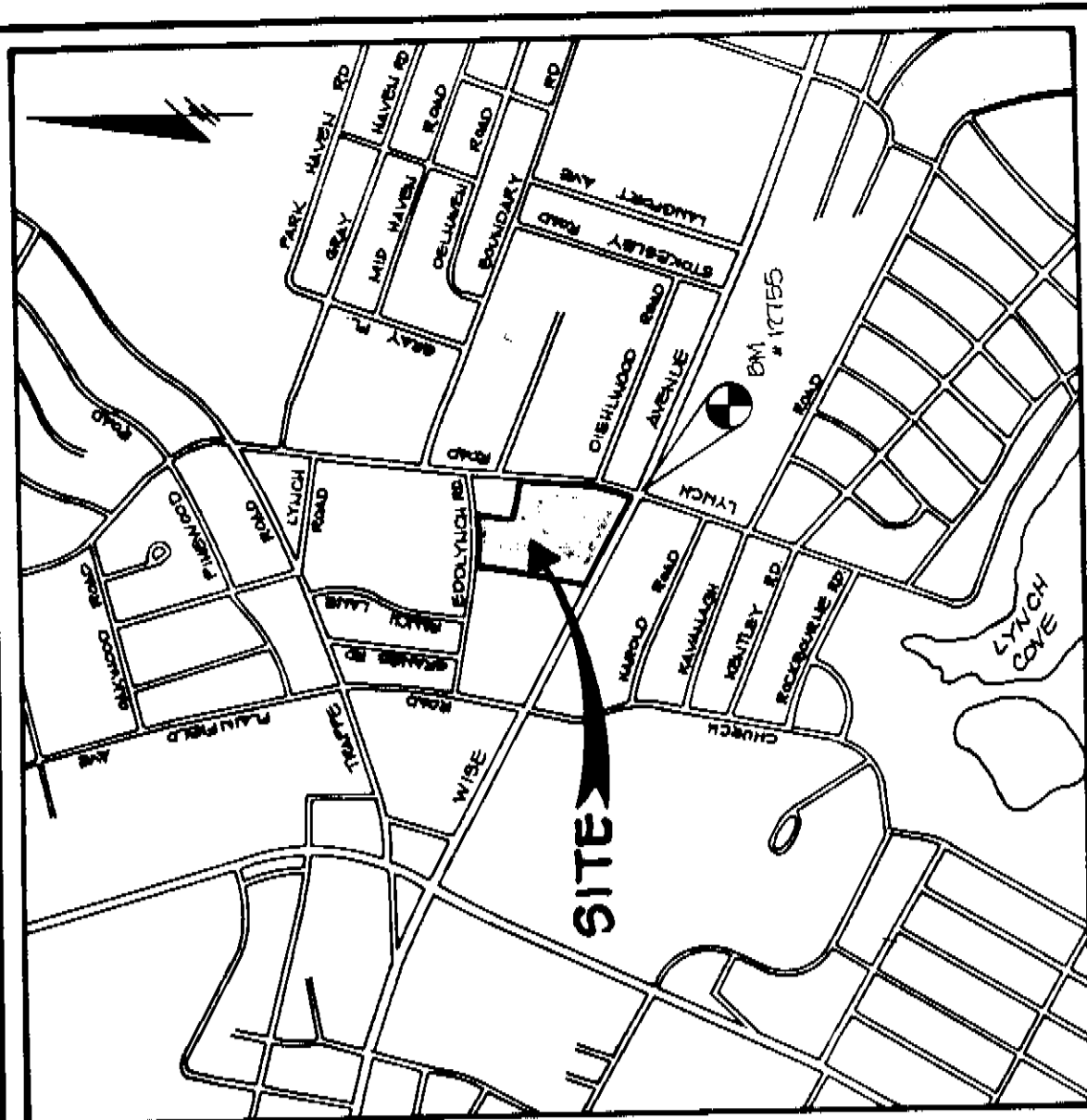
ROAD

ROAD

ROAD

ROAD

ROAD



VICINITY MAP
SCALE: 1" = 1,000'

Benchmark # 12755
Elev. 19.928
8 3/4" bar @ end of back of concrete walk on S.E. side of Wise Avenue and N.W. side of Lynch Avenue.
S 11,224.18 E 34,021.22

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- EX CURB & GUTTER
- EX GUTTER
- EX SIDEWALK
- EX WATER
- EX SEWER
- EX STORM DRAIN
- EX GAS
- EX GAS POLE
- EX TRAFFIC LIGHT
- EX PARKING LIGHT
- EX ROAD RIGHT-OF-WAY
- EX SIDEWALK
- EX SHIELD
- EX FENCE
- PROP PAVING
- PROP STORM DRAIN
- EX SOLAR
- EX CANOPY
- PROP STREETS LIGHT
- PROP STREETS LIGHT
- LIMITS OF EXPOSED SURFACING
- LIMITS OF FULL DEPTH PAVING
- PROP FLAGPOLE

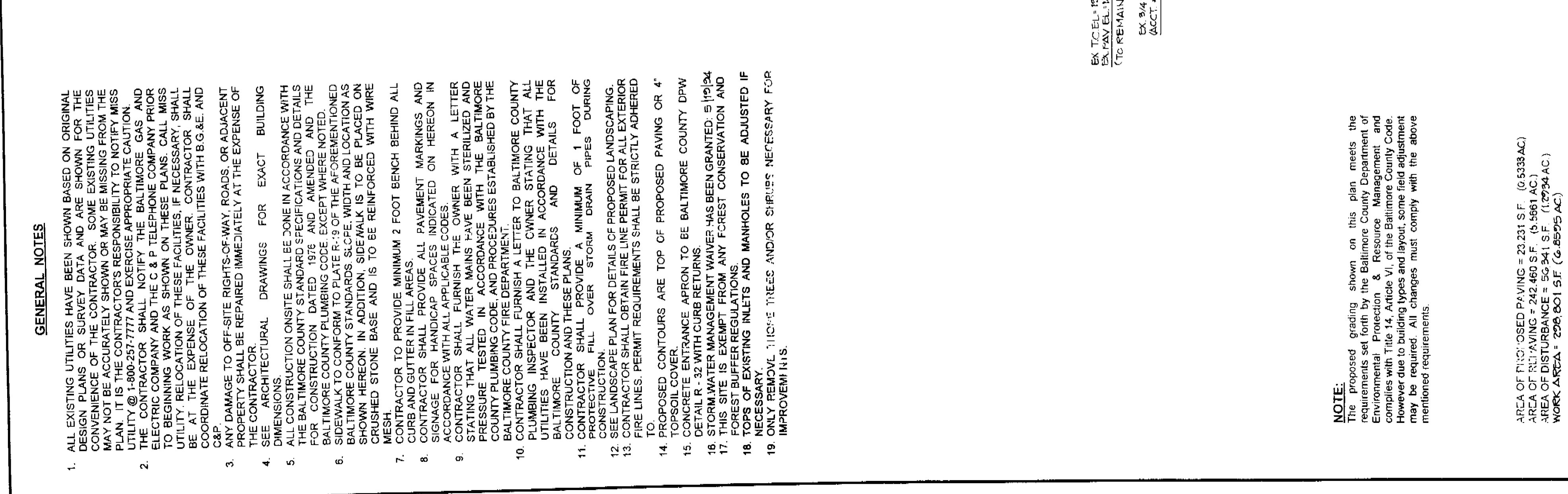
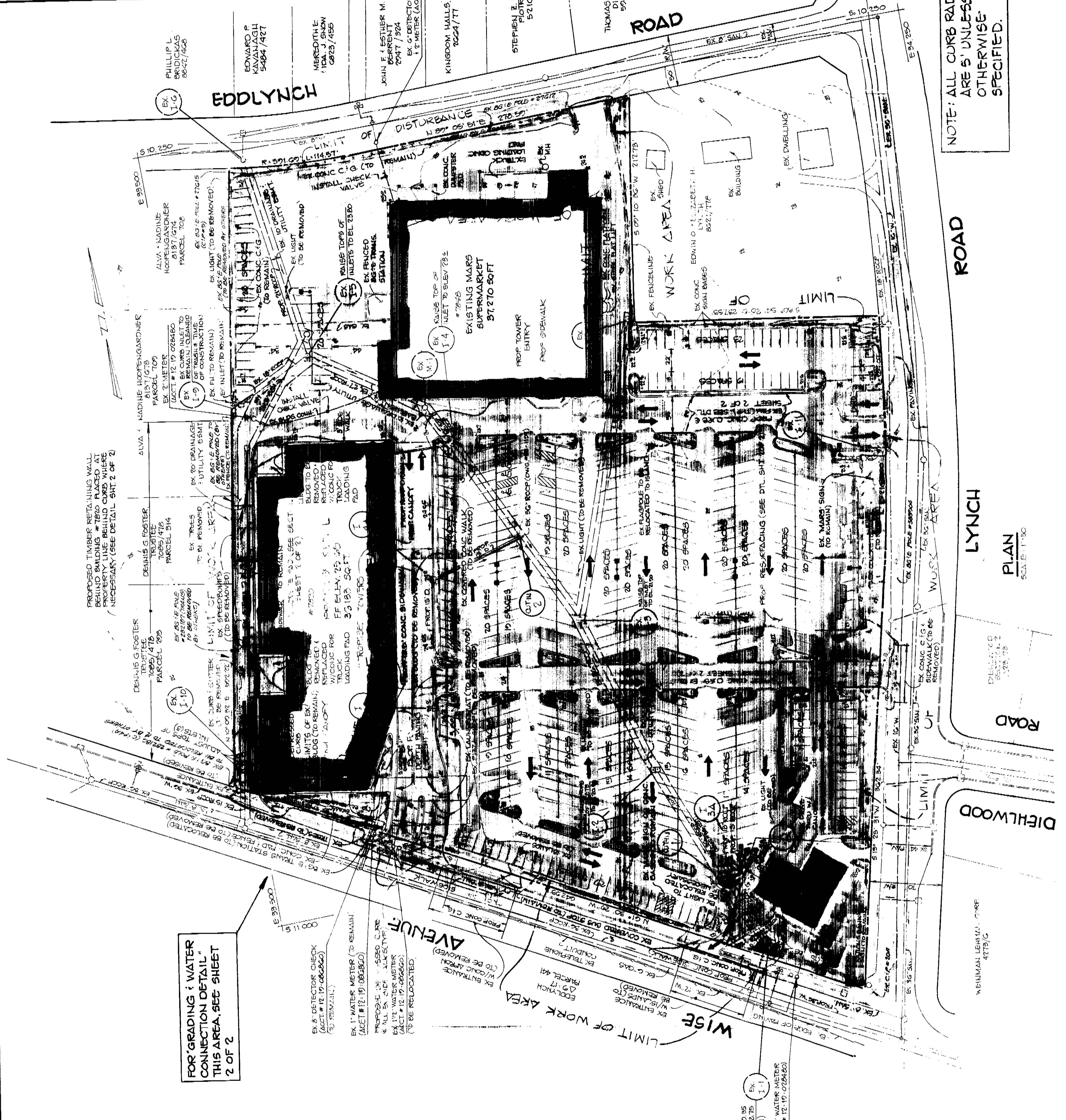
SITE DATA

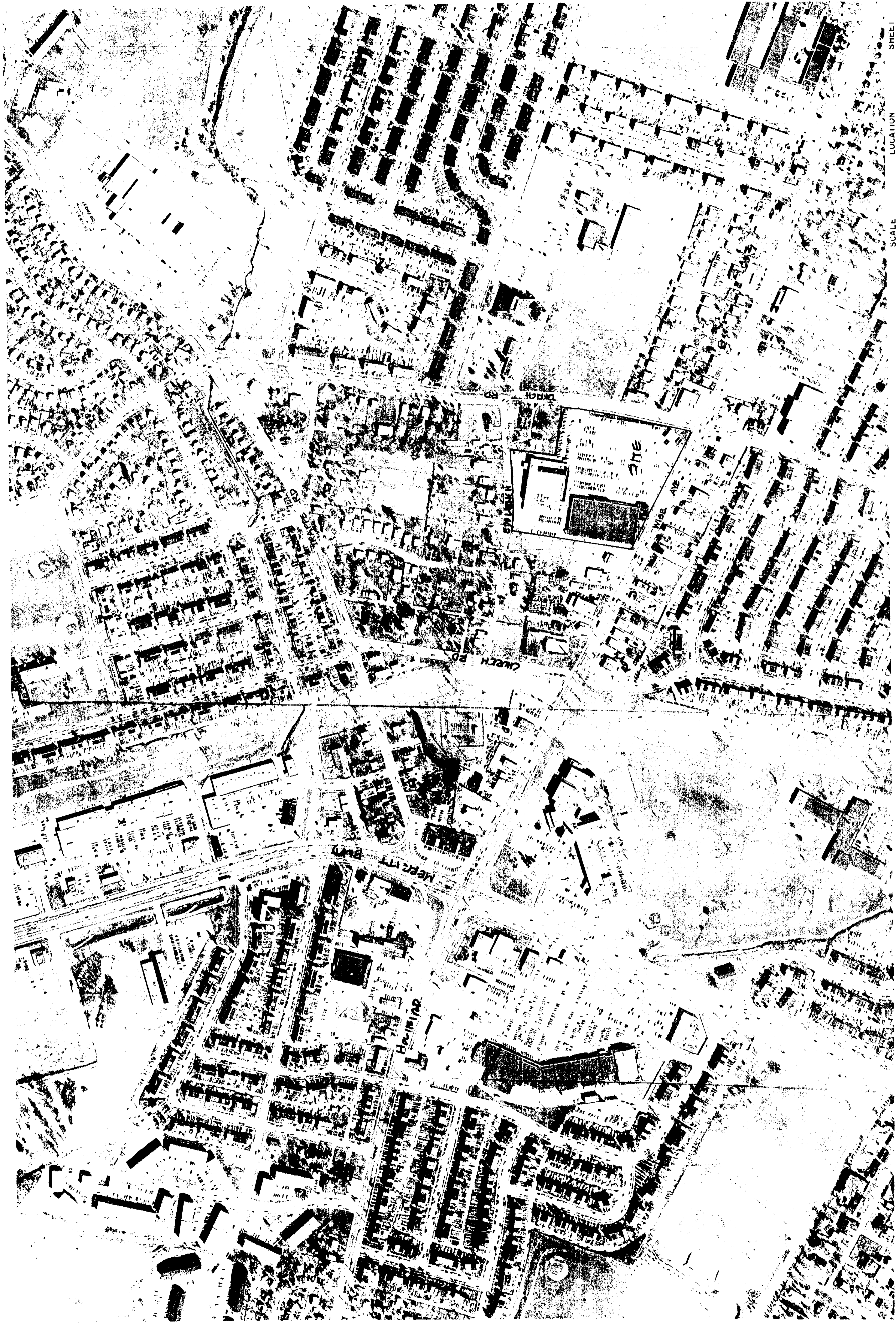
8.4275 Acres
BL-CNS Vacant and Bank
Grocery, Retail and Bank
6649 / 676 & 6409 / 335
1219089880 & 1219028480
Election District 17
Floor Area Ratio District 2
100,880 S.F. Total
75,963 S.F. Total
Max. Building Height: 30 Feet
Watershed: 35
Subwatershed: 42

PARKING TABULATION

Parking Required:
Retail: 75,453 S.F. @ 5.0 / 1,000 = 988 Spaces
Bank: 2,410 S.F. @ 3.3 / 1,000 = 8 Spaces
Total Parking Spaces Required: 996 Spaces
Total Parking Spaces Provided: 646 Spaces
*Includes 13 Handicap Spaces (see plan for dimensions)

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT
APPROVED FOR GRADING
BA. Heath 10-26-94
Date





SCALE 1" = 200' ±
LOCATION SHEET

NORTH POINT SE.
GRAY MANOR 3-F

DATE OF PHOTOGRAPHY
JANUARY 1986

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NMC Lynch Road and Wise Ave. * ZONING COMMISSIONER
 Lynch Manor Shopping Center *
 12th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District * Case No. 95-225-A
 Mars Super Markets, Inc. *
 Petitioner * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property located at the intersection of Wise Avenue and Lynch Road in the Kenwood section of Baltimore County. The Petition is filed by Mars Super Markets, Inc., property owner. Variance relief is requested from Section 413.2.E of the Baltimore County Zoning Regulations (BCZR) to permit an identification sign of 328 sq. ft. in lieu of the permitted 150 sq. ft. Also, relief is sought from Section 413.2.F of the BCZR to permit two business signs having a total area of 292 sq. ft. in lieu of the permitted 100 sq. ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Ray Wrigley, on behalf of Mars Super Markets, Inc. Also present was Jim Kline, a Land Planner with G.W. Stephens and Associates. Mr. Kline assisted in the preparation of the site plan. Also present was Duke Wilford on behalf of Getz Taylor, Architects. The Petitioner was represented by Deborah C. Dopkin, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject site is a large tract of 9.4275 acres located on the northwest side of the intersection of Wise Avenue and Lynch Road in the Kenwood section of Baltimore County.

more County. The property is zoned B.L.-C.N.S. This site has an extensive history of use as a shopping center. In fact, the site is improved by three separate structures. On the north side of the site, there is an existing Mars Super Market building which is 37,270 sq. ft. Immediately adjacent to the intersection is a small one story brick building which is used as a branch of the Nations Bank. The third building is a large structure located along the western property line. Presently, this building is vacant. In years gone past, it was used for a number of single retail uses.

Mr. Kline testified that Mars Super Market has decided to rehabilitate this site and significantly upgrade same. The rehabilitation efforts include a remodeling of the facade of the existing Mars Super Market building. Elevation drawings for the Mars building were shown at the hearing. As to the vacant building, the interior and exterior of same will be extensively rehabilitated. The size of the building is being reduced by a significant amount, approximately 25,000 sq. ft. The Petitioner proposes leasing the building to a number of tenants when the renovations are completed. Thus, the Mars Super Market will be the anchor store for this shopping center which will include a number of other retail type uses.

The site plan and testimony offered clearly demonstrate that the renovation efforts have been well thought out and will upgrade the site and constitute an improvement for the surrounding locale. There is more than sufficient parking spaces on the existing parking lot to accommodate the existing and proposed uses. Moreover, the entrances to the site are being upgraded and reconfigured so as to improve sight distance and meet public safety concerns.

The matter comes before this Zoning Commissioner for variance because of proposed signage. There are actually two signs proposed. The first

sign fronts Wise Avenue and is the major means of identification and advertising for the shopping center. The Mars logo will be prominently displayed and additional spaces are available to identify the other tenants. This sign is clearly shown on the elevation drawings both on the site plan and on Petitioner's Exhibit No. 1. The smaller sign, advertising only the Mars store will be located on Lynch Avenue. Both of these signs are placed a significant distance away from the intersection so as to not impede traffic or block the view of motorists. Moreover, the signs are tastefully designed and are entirely compatible with the improved facade and elevation of the drawings. It is to be noted that the Office of Planning and Zoning supports the variance requests. Specifically, that agency commented that the new signs will compliment the architectural elements of the project. Other Zoning Plans Advisory Committee comments from reviewing agencies were favorable, or neutral, as to the request. Moreover, it need be emphasized that the signs are merely a part of the total renovation package, which includes enhanced landscaping as well as improvements to the buildings, themselves.

The standard to be applied to a variance is set forth within Section 307 of the BCZR and the case law. In essence, the Petitioner must demonstrate that practical difficulty or undue hardship would result to the property owner if the variances were denied. Moreover, the Petitioner must demonstrate that no adverse affect will result if the variances are granted. It must be established that the property has unique characteristics and features which justify the variances.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (BCZR) and, therefore,

should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. The revitalization of the shopping center, including the new signage, constitutes a clear improvement to this old commercial property and will render benefit to the nearby residential locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of February, 1995, that a variance from Section 413.2.E of the Baltimore County Zoning Regulations (BCZR) to permit an identification sign of 328 sq. ft. in lieu of the permitted 150 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.F of the BCZR to permit two business signs having a total area of 292 sq. ft. in lieu of the permitted 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning
 Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-4386

February 17, 1995

Deborah C. Dopkin, Esquire
 502 Washington Avenue
 Towson, Maryland 21204

RE: Case No. 95-225-A
 Petition for Variance
 Mars Super Markets, Inc., Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mnn
 att.
 cc: Mr. Ray Wrigley
 Mars Super Markets, Inc.
 7183 Holabird Avenue
 Dundalk, Maryland 21222

Petition for Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at Wise Avenue and Lynch Road
 which is presently zoned B.L.-C.N.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2E as described.

SEE ATTACHED.

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

Practical difficulty and reasons to be presented 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 Person/Owner: Type or Print Name _____ Signature _____ Address _____ City _____ State _____ Zip _____ Attorney for Petitioner: Deborah C. Dopkin Type or Print Name _____ Signature _____ Address _____ City _____ State _____ Zip _____	With my voluntary decision and after under the penalty of perjury, that I am the legal owner(s) of the property which is the subject of this Petition. Legal Owner: Mars Super Markets, Inc. Signature _____ Angelo N. D'Anna, President Type or Print Name _____ Address _____ City _____ State _____ Zip _____ Phone No. _____ Date, Address and phone number of representative to be contacted: _____ Name _____ Address _____ City _____ State _____ Zip _____ Phone No. _____
--	---

Printed with Soybean Ink on Recycled Paper

SEPARATED LENGTH OF HEADINGS
 On following date: Feb. 6, 1995
 ALL OTHER _____
 REVIEWED BY: SDA DATE: 12-20-94

95-225-A

Re: Proposed Sign No. 1
 From Section 413.2E to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet.
 Re: Proposed Sign No. 2
 From Section 413.2F to permit two (2) business signs having a total area of 292 square feet in lieu of the permitted 100 square feet.

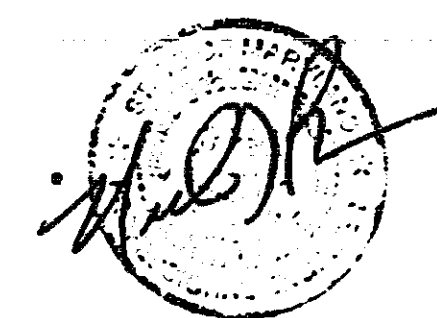
FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 418 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21284

Plat to Accompany a Zoning Petition. December 12, 1994

RE: Lynch Manor Shopping Center

Beginning at the point of intersection of the north side of Wise Avenue and the west side of Lynch Road, thence in a clockwise direction:
 1 - North 61° 30' 29" West 642.93 feet;
 2 - North 10° 09' 32" East 592.22 feet;
 3 - A curve to the left having a radius of 591.69 feet and a length of 114.57 feet;
 4 - North 89° 05' 51" East 278.59 feet;
 5 - South 09° 10' 38" West 217.73 feet;
 6 - South 80° 54' 20" East 237.53 feet;
 7 - A curve to the right having a radius of 2,165.00 feet and a length of 284.07 feet;
 and
 8 - South 13° 25' 31" West 362.34 feet to the place of beginning.
 Containing 9.43 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED IN CONVEYANCES AND AGREEMENTS.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-225-A

District 12th Date of Posting 1/20/95

Posted for: Various

Petitioner: Mars Super Markets

Location of property: Wise Ave & Lynch Rd

Location of Sign: Facing 200 sq ft property being zoned

Remarks: (Mc Pl. w. d.)

Posted by: M. Kelly Date of return: 1/20/95

Number of Signs: 2

receipt
95-225-A

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R 071-6150

Date: 12 20 94 Number: 219

Mars Supermarkets, Inc. Wise Ave & Lynch Rd

070 CU. 250

080 SIGN 70

TOTAL 320

Cashier Validation: _____

Please Make Checks Payable To: Baltimore County

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/neighboring 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 assessed 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.

Call John
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 219

Petitioner: Mars Super Markets, Inc.

Location: Wise Ave & Lynch Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DEBORAH C. DOPKIN, ESQ

ADDRESS: 502 Washington Ave St 220
Towson, MD 21204

PHONE NUMBER: 339-7107

ALJ:ggg (Revised 04/09/93)

TO: OFFICERS PUBLISHING COMPANY
January 12, 1995 Issue - Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esq.
502 Washington Avenue, Suite 200
Towson, Maryland 21204
339-7100

NOTICE OF HEARING

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

CASE NUMBER: 95-225-A (Item 219)
Lynch Manor Shopping Center
Wise Avenue and NNC Lynch Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mars Super Markets, Inc.
HEARING: WEDNESDAY, FEBRUARY 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 13, 1995

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 Jan 12, 1995

THE JEFFERSONIAN,
A. Henrich
LEGAL AD. - TOWSON

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 95-225-A (Item 219)
Lynch Manor Shopping Center
Wise Avenue and NNC Lynch Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mars Super Markets, Inc.
HEARING: WEDNESDAY, FEBRUARY 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.
Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
1/14 January 12

SPACE, GIVEN, W.A.T.

2 SIGNS, ONE AT EACH

ENTRANCE TO SUPERMARKET

(ONE ON LYNCH RD. & ONE ON WISE RD.)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
JANUARY 6, 1995

NOTICE OF HEARING

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

CASE NUMBER: 95-225-A (Item 219)
Lynch Manor Shopping Center
Wise Avenue and NNC Lynch Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mars Super Markets, Inc.
HEARING: WEDNESDAY, FEBRUARY 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

Call John

Arnold Jablon
Director

cc: Mars Super Markets, Inc.
Deborah C. Dopkin, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE REMOVED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE PRECEDING 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 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

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

JANUARY 11, 1995

NOTICE OF REASSIGNMENT

CASE NUMBER: 95-225-A (Item 219)
Lynch Manor Shopping Center
Wise Avenue and NNC Lynch Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mars Super Markets, Inc.

Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet for proposed sign #1; and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet for proposed sign #2.

HEARING: THURSDAY, FEBRUARY 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204.

ARNOLD JABLON
DIRECTOR

cc: Mars Super Markets, Inc.
Deborah C. Dopkin, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

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

February 1, 1995

Deborah C. Dopkin, Esquire
502 Washington Avenue, Suite 220
Towson, Maryland 21204

RE: Item No.: 219
Case No.: 95-225-A
Petitioner: Mars Super Markets

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 20, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc., are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards Jr.
W. Carl Richards, Jr.
Zoning Supervisor

MCR/lw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 13, 1995

SUBJECT: Lynch Manor Shopping Center

INFORMATION:

Item Number: 219

Petitioner: Mars Super Markets, Inc.

Property Size: 9.4 acres

Zoning: BI-CNS

Requested Action: Variance

Hearing Date: 1/13/95

SUMMARY OF RECOMMENDATIONS:

The applicant has filed a Petition for Variance to permit an identification sign of 328 square feet in lieu of the permitted 150 square feet, and to permit two business signs having a total area of 292 square feet in lieu of the permitted 100 square feet.

The Development Review Committee reviewed the applicant's renovation plan on April 25, 1994, and approved a limited exemption under Section 26-17(a)(7) of the Baltimore County Development Regulations.

The improvements to the Lynch Manor Shopping Center involve renovation of the entire development. In connection with the overall renovation, a new sign treatment will be provided to complement the architectural elements of the project. Therefore, staff recommends that the applicant's request be granted.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

Pg. 1

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-9-95

Ms. Julie Winarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winarski:

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
for Ronald Burns, 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 1/13/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 1/3/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 217
218
219 ✓
221

LS:sp
LETT2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management
Date: January 9, 1995

FROM: Robert W. Bowling, Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
for January 9, 1995
Item Nos. 218, 219, 220, & 221

The Developers Engineering Section has reviewed the subject zoning item. There are no comments for subject items.

RWB:jrb
cc: File
RWB12

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 01/18/95

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

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF JAN. 3, 1995.

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.

3. The Fire Marshal's Office has no comments at this time IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 217, 218, 219 AND 220.

RECEIVED
JAN 19 1995
ZADM

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

cc: File

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JIM KUNEL (G.M. STEPHAN)	658 KENILWORTH DRIVE
Dick Wilson (Getz Taylor Arch)	450 Franklin St. Havre de Grace MD
RAY WRIGLEY (MARS)	7183 HOLABIRD AVE. 21222
DEBORAH DOPKIN	502 WASHINGTON AVE 21204

RE: PETITION FOR VARIANCE
Lynch Manor Shopping Center, Wise Avenue
and NMC Lynch Road, 12th Election Dist.,
7th Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mars Super Markets, Inc.
Petitioners

CASE NO. 95-225-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 502 Washington Avenue, Suite 220, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

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

April 28, 1994

Mr. J. John Smith
Page 2
April 28, 1994

Additional engineering plans may be required by the county as follows:

In order to determine whether critical areas: storm water management; sediment and erosion control; forest buffer - forest conservation; etc., plans will be required, contact the Department of Environmental Protection and Resource Management (DEPRM), Environmental Impact Review (EIR) at 887-3980.

In order to determine if other construction plans will be required, contact the Department of Public Works (DPW), Development Engineering Services (DES) at 887-3751.

In order to further process your plans, the following is required:

1. A landscape plan.
2. A copy of this letter must be presented when submitting plans for review and approval.

If you have any questions, please feel free to call me at 410-887-3353.

Respectfully,
Donald T. Rascoe
Donald T. Rascoe
Development Manager

DTR:KAK:jaw
c: Larry Pilson
Carolyn Beatty

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

RECEIVED
MAY 2 1994

Mr. J. Strong Smith
C W Stephens & Associates
658 Kenilworth Drive
Suite 100
Towson, MD 21204

RE: Limited Exemption
Wise Avenue Shopping Center
7800 Wise Avenue
DRC No. 04254C, 12C7

Dear Mr. Smith:

On April 25, 1994, the Development Review Committee reviewed the plan submitted 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. This exempts your development from the requirements for a Community Input Meeting (CIM), a Hearing Officer's Hearing (HOH), and the submittal of a development plan for review and approval; however, compliance with all applicable zoning regulations and county design standards, including private and public improvements, are required. Additionally, a landscape plan must be submitted and reviewed by both the Department of Public Works and the Office of Planning and Zoning.

A plan review fee in the amount of \$1,170.00, (fee schedule effective 4/1/92, Baltimore County Code, Section 15.9(c)), must be submitted to:

Zoning Administration and Development Management (ZADM)
County Office Building - Room 123
111 W. Chesapeake Avenue, Towson, MD 21204

Payment can be either a certified or cashiers check made payable to Baltimore County, MD:

Mr. J. John Smith
Page 2
April 28, 1994

Additional engineering plans may be required by the county as follows:

In order to determine whether critical areas: storm water management; sediment and erosion control; forest buffer - forest conservation; etc., plans will be required, contact the Department of Environmental Protection and Resource Management (DEPRM), Environmental Impact Review (EIR) at 887-3980.

In order to determine if other construction plans will be required, contact the Department of Public Works (DPW), Development Engineering Services (DES) at 887-3751.

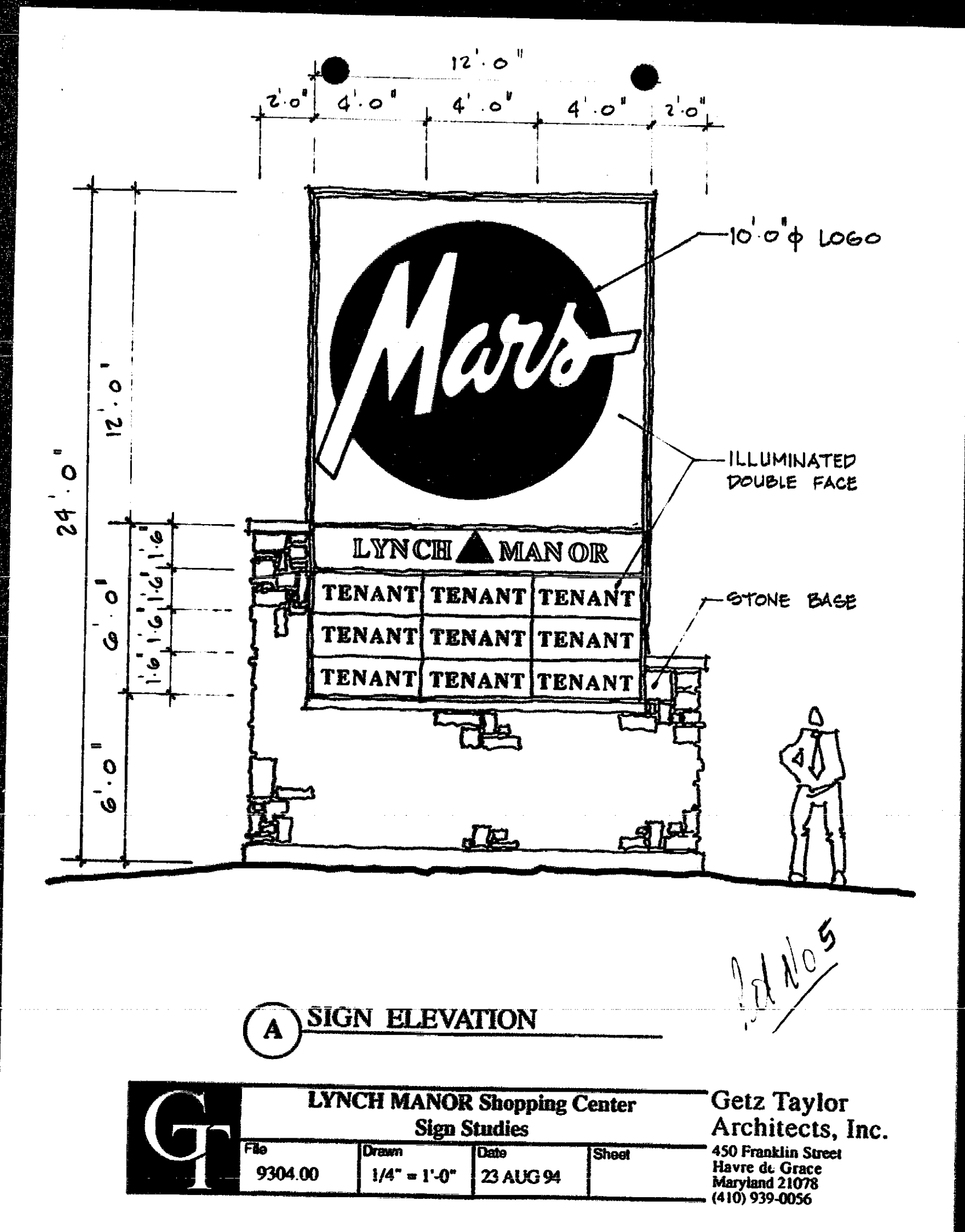
In order to further process your plans, the following is required:

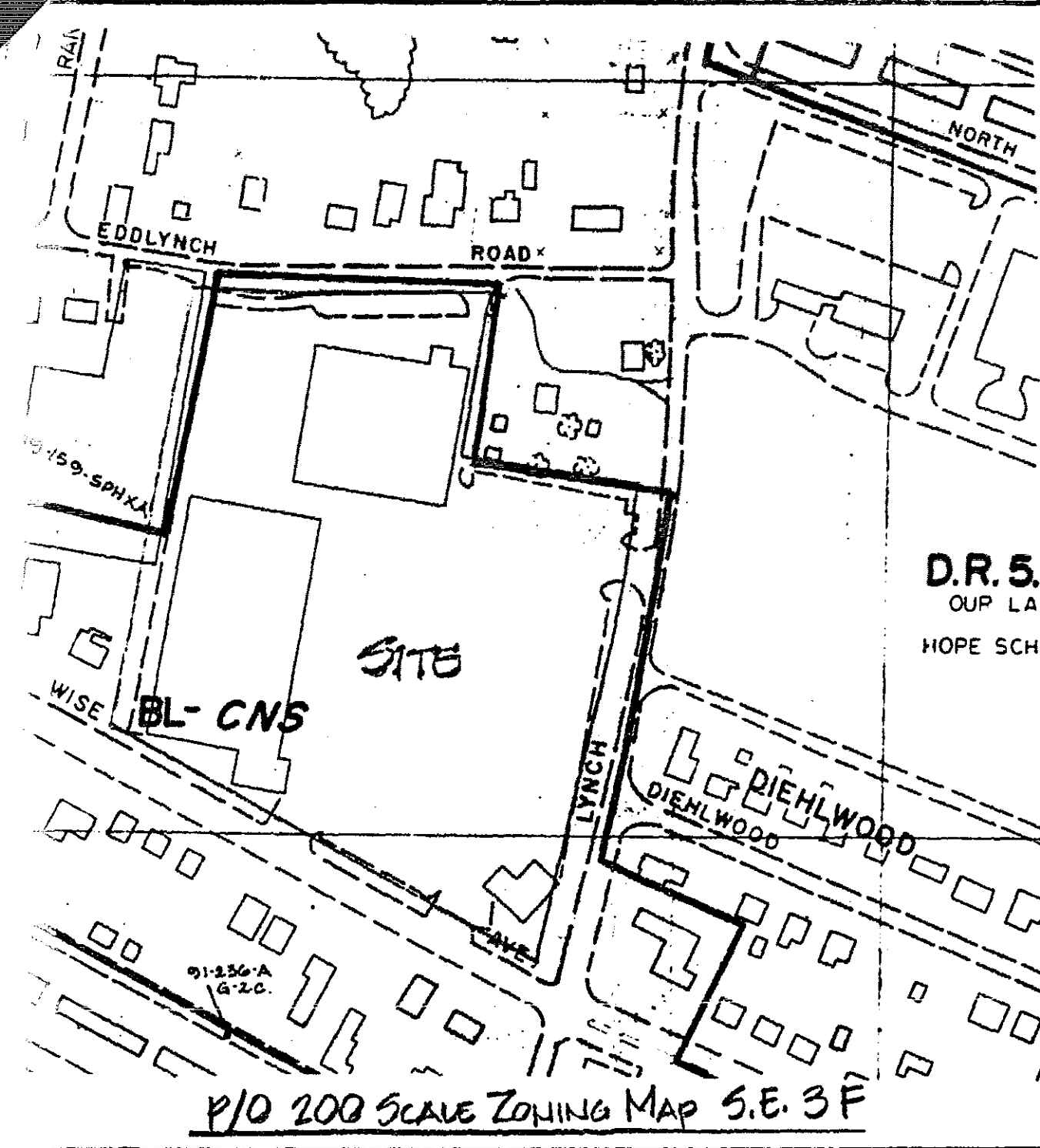
1. A landscape plan.
2. A copy of this letter must be presented when submitting plans for review and approval.

If you have any questions, please feel free to call me at 410-887-3353.

Respectfully,
Donald T. Rascoe
Donald T. Rascoe
Development Manager

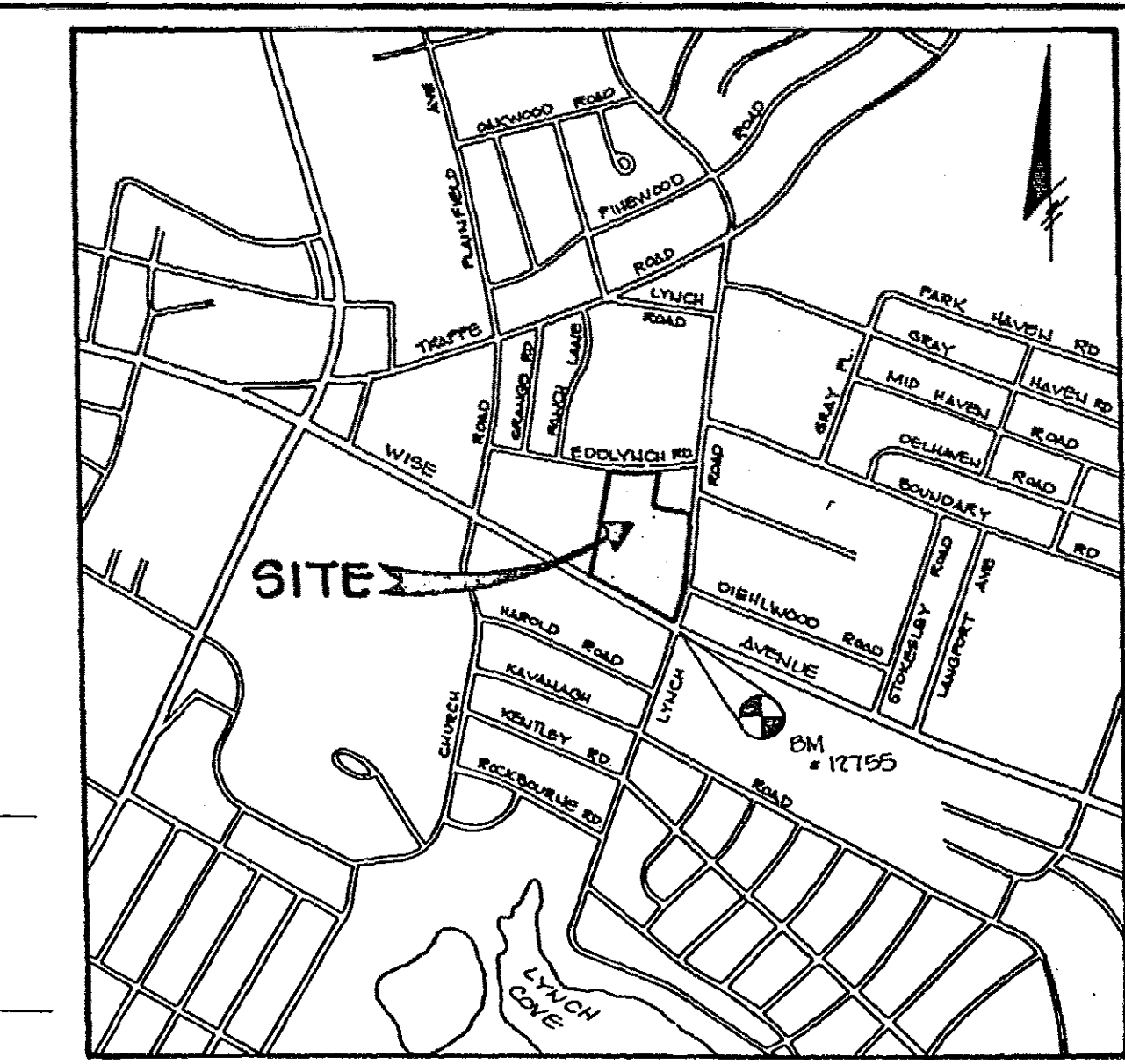
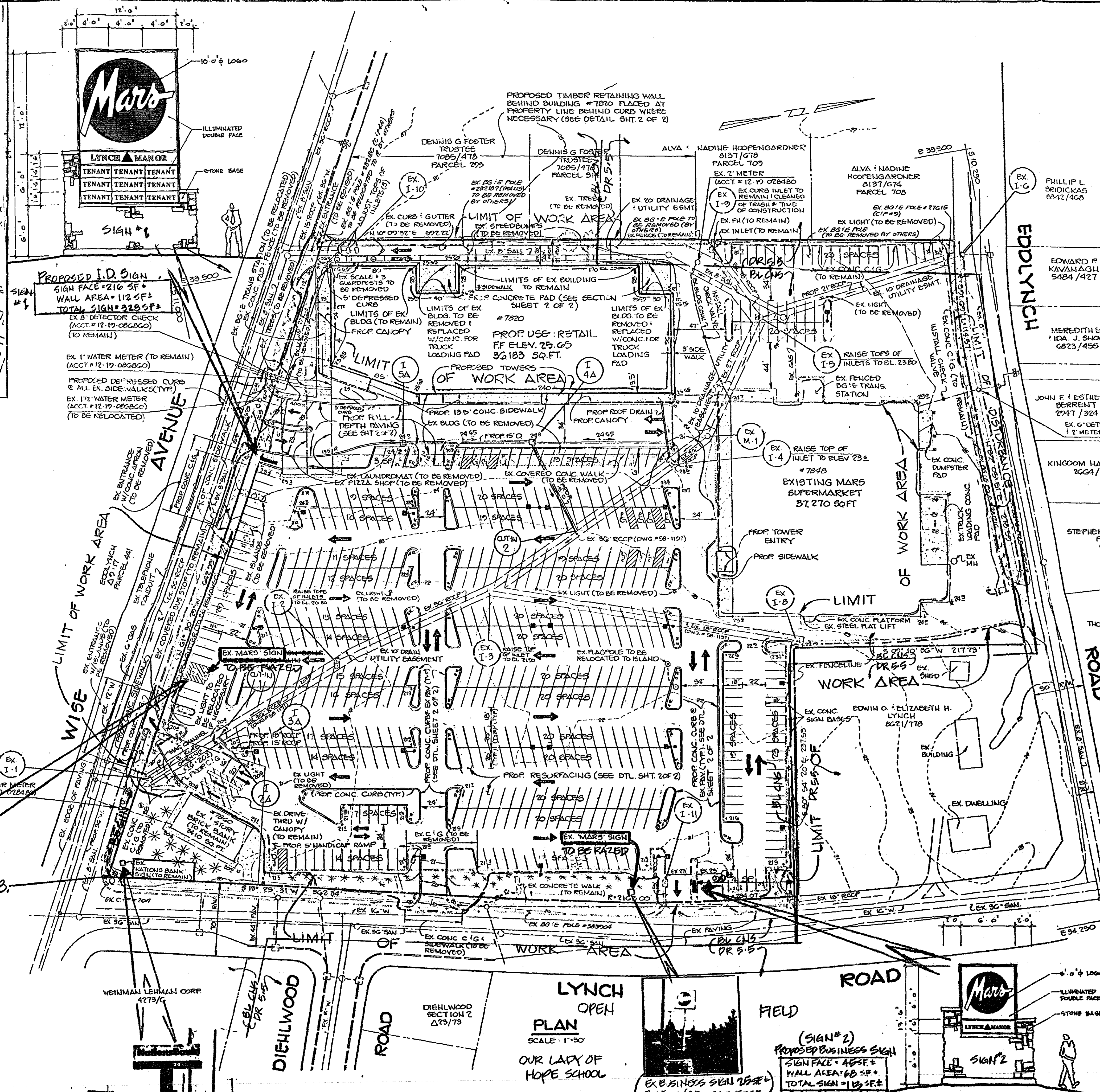
DTR:KAK:jaw
c: Larry Pilson
Carolyn Beatty





VARIANCES REQUESTED:

- From Sect. 413.26 to permit an identification sign of 328 SF. in lieu of 180 SF. permitted.
- From Sect. 413.F to permit to permit 2 business signs having a total of 292 SF ± in lieu of the permitted 100 SF.



Benchmark # 12755 Elev. 19.928
Set 3/4" bar @ end of back of concrete walk on S.E. side of Wise Avenue and N.W. side of Lynch Avenue.
S 11,224.18 E 34,021.22

LEGEND

- EXISTING C-1 HOUR PROPOSED CONTOUR
- PROPERTY LINE
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- EX. FIRE HYDRANT
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. GAS
- EX. BG & E POLE
- EX. TRAFFIC LIGHT
- EX. PARKING LOT LIGHT
- EX. ROAD RIGHT-OF-WAY
- EX. CONCRETE
- EX. EVERGREEN
- EX. SHRUB
- EX. FENCE
- PROP. FENCING
- PROP. STORM DRAIN
- EX. SOLLARD
- EX. MONITORING WELL
- EX. CANOPY
- PROP. STREETLIGHT
- LIMITS OF PROPOSED RESURFACING
- LIMITS OF FULL DEPTH PAVING
- PROP. FLAGPOLE

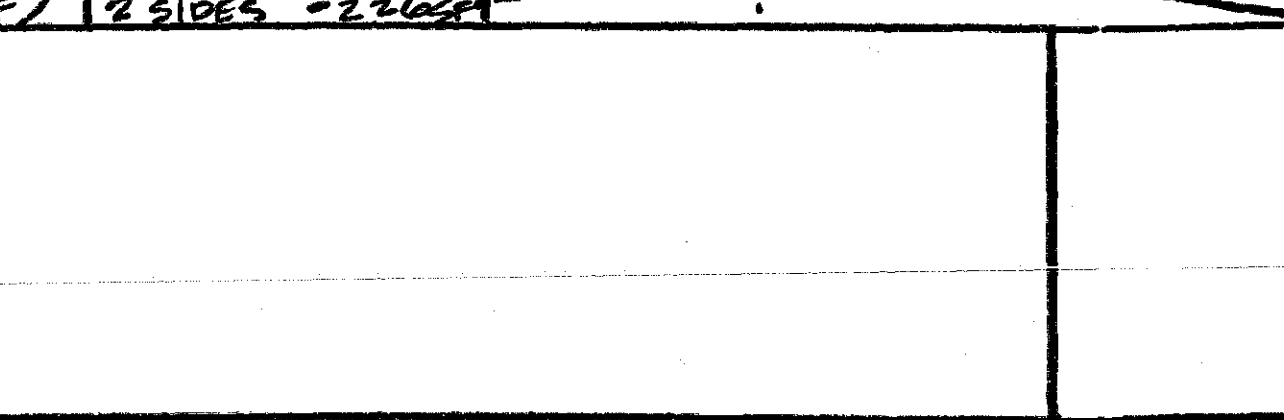
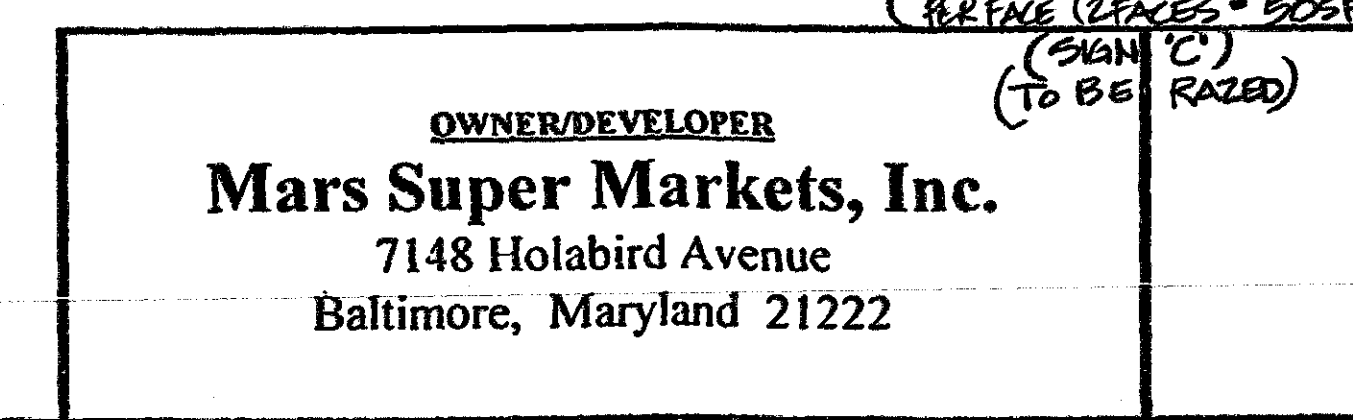
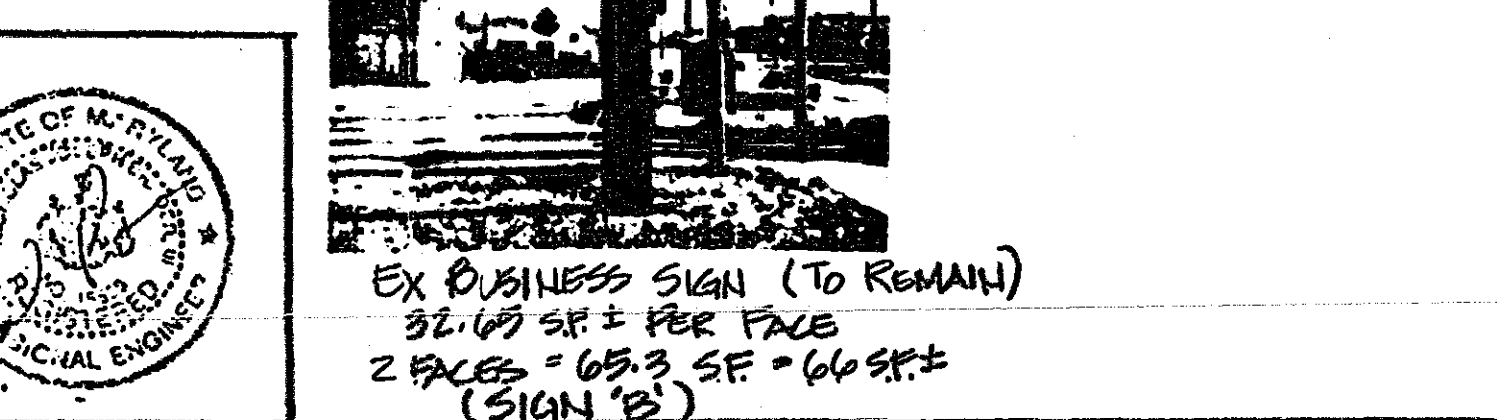
SITE DATA

Area of Tract	9.4275 Acres
Existing Zoning	BL-CNS
Existing Use	Grocery, Vacant and Bank
Proposed Use	Grocery, Retail and Bank
Deed References	6649 / 678 & 6409 / 335
Tax Account Numbers	1219086860 & 1219028480
Election District	12
Councilmanic District	7
Floor Area Ratio:	
Existing	100,880 S.F. Total
Proposed	75,863 S.F. Total
Max. Building Height:	30 Feet
Proposed	35 Feet
Watershed	35
Subwatershed	42

PARKING TABULATION

Parking Required:	
Retail 73,453 S.F. @ 5.0 / 1000	= 388 Spaces
Bank 2,410 S.F. @ 3.3 / 1000	= 8 Spaces
Total Parking Spaces Required	376 Spaces
Total Parking Spaces Provided*	646 Spaces

*Includes 13 Handicap Spaces (see plan for dimensions)



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



OWNER/DEVELOPER
Mars Super Markets, Inc.
7148 Holabird Avenue
Baltimore, Maryland 21222

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCE

LYNCH MANOR SHOPPING CENTER
WISE AVENUE AT LYNCH ROAD
Election District 12
Tax Map 103 - Parcels 241 & 424
Scale: As shown
Baltimore County, Maryland
July 12, 1994
Sheet 1 of 3
P.L. 0.10.24 (Rev. 12/18/94)

95-225-A

PETITIONER'S EXHIBIT No. 1

219.

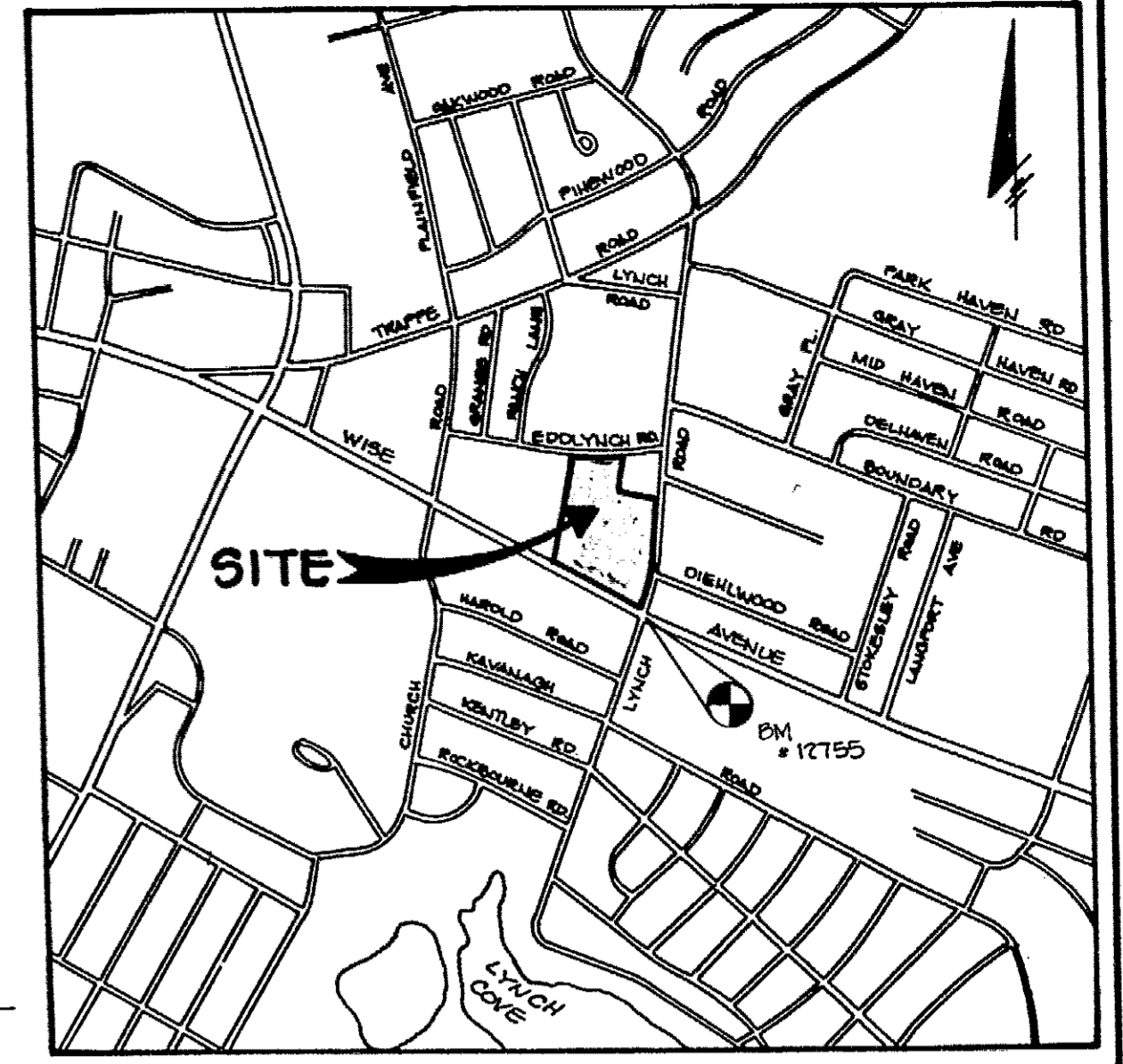
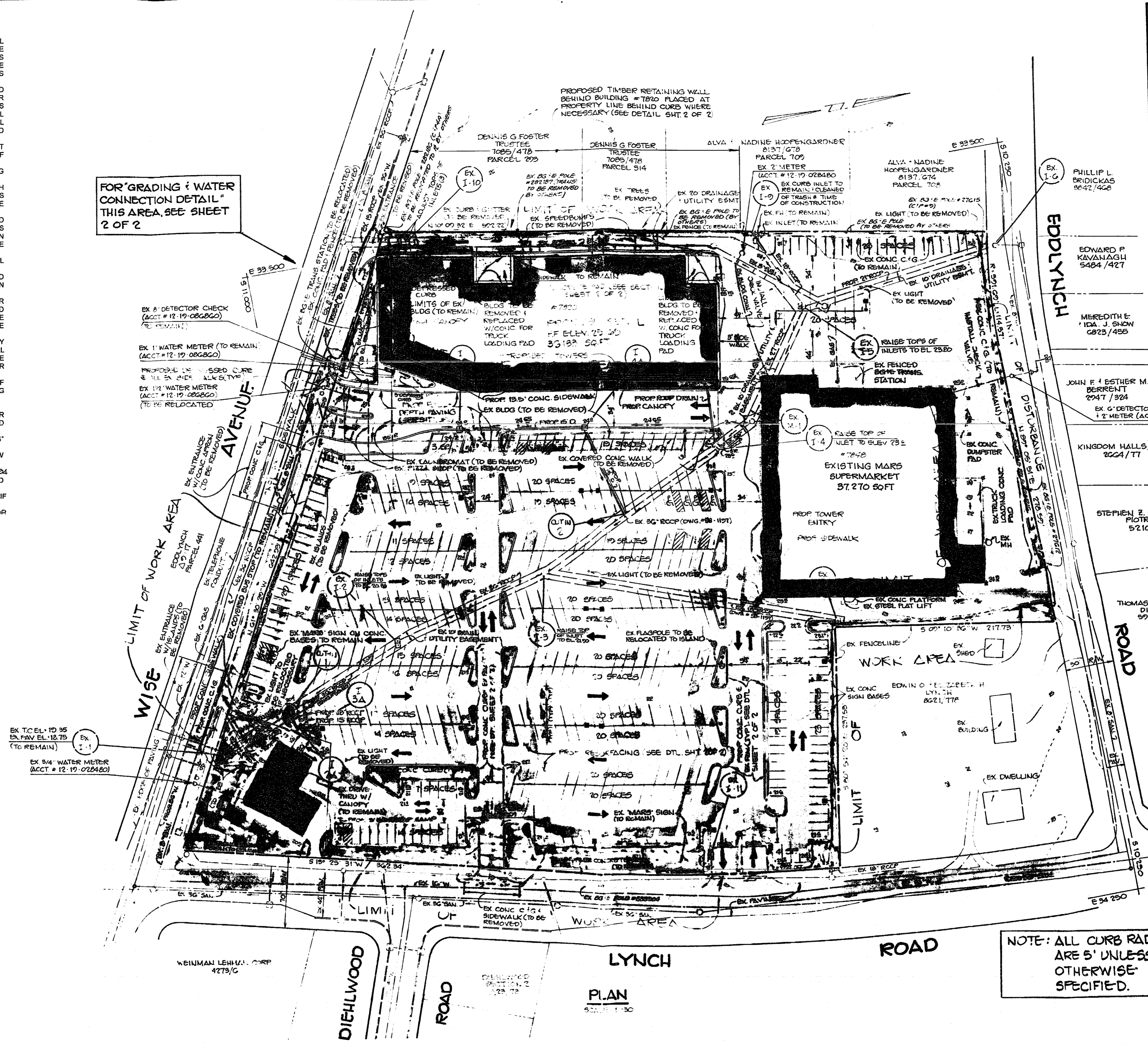
GENERAL NOTES

1. ALL EXISTING UTILITIES HAVE BEEN SHOWN BASED ON ORIGINAL DESIGN PLANS OR SURVEY DATA AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. SOME EXISTING UTILITIES MAY NOT BE ACCURATELY SHOWN OR MAY BE MISSING FROM THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY MISS UTILITY @ 1-800-257-7777 AND EXERCISE APPROPRIATE CAUTION.
2. THE CONTRACTOR SHALL NOTIFY THE BALTIMORE GAS AND ELECTRIC COMPANY AND THE C & P TELEPHONE COMPANY PRIOR TO BEGINNING WORK AS SHOWN ON THESE PLANS. CALL MISS UTILITY RELOCATION OF THESE FACILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES WITH B.G.E. AND C&P.
3. ANY DAMAGE TO OFF-SITE RIGHTS-OF-WAY, ROADS, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
5. ALL CONSTRUCTION ON-SITE SHALL BE DONE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION DATED 1976 AND AMENDED AND THE BALTIMORE COUNTY PLUMBING CODE, EXCEPT WHERE NOTED.
6. SIDEWALK TO CONFORM TO PLATE R-13 OF THE AFORESAID BALTIMORE COUNTY STANDARD SPEC. WIDTH AND LOCATION AS SHOWN HEREON. IN ADDITION, SIDEWALK IS TO BE PLACED ON CRUSHED STONE BASE AND IS TO BE REINFORCED WITH WIRE MESH.
7. CONTRACTOR TO PROVIDE MINIMUM 2 FOOT BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
8. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAP SPACES INDICATED ON HEREON IN ACCORDANCE WITH ALL APPLICABLE CODES.
9. CONTRACTOR SHALL FURNISH THE OWNER WITH A LETTER STATING THAT ALL WATER MAINS HAVE BEEN STERILIZED AND PRESSURE TESTED IN ACCORDANCE WITH THE BALTIMORE COUNTY PLUMBING CODE, AND PROCEDURES ESTABLISHED BY THE BALTIMORE COUNTY FIRE DEPARTMENT.
10. CONTRACTOR SHALL FURNISH A LETTER TO BALTIMORE COUNTY PLUMBING INSPECTOR AND THE OWNER STATING THAT ALL UTILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARDS AND DETAILS FOR CONSTRUCTION AND THESE PLANS.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER STORM DRAIN PIPES DURING CONSTRUCTION.
12. SEE LANDSCAPE PLAN FOR DETAILS OF PROPOSED LANDSCAPING.
13. CONTRACTOR SHALL OBTAIN FIRE LINE PERMIT FOR ALL EXTERIOR FIRE LINES. PERMIT REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
14. PROPOSED CONTOURS ARE TOP OF PROPOSED PAVING OR 4" TOPSOIL COVER.
15. CONCRETE ENTRANCE APRON TO BE BALTIMORE COUNTY DPW DETAIL R-32 WITH CURB RETURNS.
16. STORM WATER MANAGEMENT WAIVER HAS BEEN GRANTED. 5/19/84
17. THIS SITE IS EXEMPT FROM ANY FOREST CONSERVATION AND FOREST BUFFER REGULATIONS.
18. TOPS OF EXISTING INLETS AND MANHOLES TO BE ADJUSTED IF NECESSARY.
19. ONLY REMOVE THOSE TREES AND/OR SHRUBS NECESSARY FOR IMPROVEMENTS.

NOTE:
The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection & Resource Management and complies with Title 14, Article VI, of the Baltimore County Code. However due to building types and layout, some field adjustment may be required. All changes must comply with the above mentioned requirements.

AREA OF PROPOSED PAVING = 23,231 S.F. (0.5338 AC)
AREA OF PAVING = 242,460 S.F. (5.5681 AC)
AREA OF DISTURBANCE = 56,341 S.F. (1.2794 AC)
WORK AREA = 228,801 S.F. (6.6525 AC)

FOR GRADING & WATER CONNECTION DETAIL THIS AREA, SEE SHEET 2 OF 2



Benchmark # 12755 Elev. 19.928
Set 3/4" bar @ end of back of concrete walk on S.E. side of Wise Avenue and N.W. side of Lynch Avenue.
S 11,224.18 E 34,021.22

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- EX. CURB & CUTTER
- PROP. CURB & CUTTER
- EX. FIRE HYDRANT
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. GAS
- EX. B&E POLE
- EX. TRAFFIC LIGHT
- EX. PARKING LOT LIGHT
- EX. ROAD RIGHT-OF-WAY
- EX. CONCRETE
- EX. EVERGREEN
- EX. SHRUB
- EX. FENCE
- PROP. PAVING
- CLEANOUT
- PROP. STORM DRAIN
- EX. SOLLARD
- EX. MONITORING WELL
- EX. CANOPY
- PROP. STREET LIGHT
- LIMITS OF PROPOSED RESURFACING
- LIMITS OF FULL DEPTH PAVING
- PROP. FLAGPOLE

SITE DATA

Area of Tract	9.4275 Acres
Existing Zoning	BL-CNS
Existing Use	Grocery, Vacant and Bank
Proposed Use	Grocery, Retail and Bank
Deed References	6849 / 676 & 6409 / 335
Tax Account Numbers	1219086880 & 1219028480
Election District	12
Councilmanic District	7
Floor Area Ratio:	
Existing	100,880 S.F. Total
Proposed	75,865 S.F. Total
Max. Building Height:	30 Feet
Proposed	# 7920
Watershed	35
Subwatershed	42

PARKING TABULATION

Parking Required:	
Retail	73,453 S.F. @ 5.0 / 1000 = 368 Spaces
Bank	2,410 S.F. @ 3.3 / 1000 = 8 Spaces
Total Parking Spaces Required	376 Spaces
Total Parking Spaces Provided*	646 Spaces
*Includes 13 Handicap Spaces (see plan for dimensions)	

NOTE: ALL CURB RADIUS ARE 5' UNLESS OTHERWISE SPECIFIED.

PETITIONER'S EXHIBIT No. 2440



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(410) 825-8120

OWNER / DEVELOPER'S GRADING CERTIFICATION
I, WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND WITH THE REQUIREMENTS SPECIFIED IN TITLE 14, ARTICLE VI OF THE BALTIMORE COUNTY CODE.
OWNER / DEVELOPER: _____ TITLE: _____ DATE: _____
PRINT NAME: _____

OWNER / DEVELOPER'S CERTIFICATION - AIR QUALITY
I ACKNOWLEDGE THAT I AM RESPONSIBLE UNDER THE CODE OF MARYLAND REGULATIONS (26.11.06.03) TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE DUE TO GRADING, LAND CLEARING, EXCAVATION, CONSTRUCTION OR OTHER RELATED ACTIVITIES. I HAVE RECEIVED A COPY OF "GUIDELINES TO THE AIR POLLUTION REGULATIONS FOR CONTROLLING EXCESSIVE AIR (DUST) ON ACTIVITY SITES" WHICH INCLUDES A COPY OF COMAR 26.11.06.03. I WILL CONTACT THE BUREAU OF AIR QUALITY, FIELD SERVICES SECTION (487-9775) AT LEAST THREE DAYS PRIOR TO BEGINNING WORK.
SIGNATURE OF OWNER / DEVELOPER: _____ TITLE: _____ DATE: _____
PRINT NAME: _____

OWNER / DEVELOPER
Mars Super Markets, Inc.
7148 Hotelbird Avenue
Baltimore, Maryland 21222

6/11/94 CHANGED WISE AVE. ENTRANCE

Site & Grading Plan
LYNCH MANOR SHOPPING CENTER
WISE AVENUE AT LYNCH ROAD
Election District 12
Tax Map 103 - Parcels 241 & 424
Scale: As shown
Baltimore County, Maryland
July 12, 1994
Sheet 1 of 2



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
NORTH POINT
GRAY MANOR

SHEET
S.E.
3-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.