

IN RE: PETITION FOR VARIANCE  
S/S Reisterstown Road, 652' W  
of Greenspring Valley Road  
(9616 Reisterstown Road)  
3rd Election District  
2nd Councilmanic District

Greenspring Assoc. Ltd. Part.,  
Valley Centre, Inc., G.P. -  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-447-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 9616 Reisterstown Road, located in the vicinity of Greenspring Valley Road in Reisterstown. The Petition was filed by the owners of the property, Greenspring Associates Limited Partnership, by William J. Wolfe, President, Valley Centre, Inc., General Partner, through their attorney, Benjamin Bronstein, Esquire. The Petitioners seek relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1,359 parking spaces in lieu of the required 1434 and to amend the previously approved site plan in Case No. 95-344-A, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Benjamin Bronstein, Esquire, attorney for the Petitioners, and Tom Woolfolk, Professional Engineer with George W. Stephens, Jr. and Associates, Inc., the engineering firm which prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 33.384 acres, more or less, zoned B.R.-I.M. and B.M.- I.M., and is the site of the Valley Centre Shopping Center. One of the tenants

ORDER RECEIVED FOR FILING  
Date 6/26/96  
By [Signature]

MICROFILMED

of the shopping center, namely, the Weis Supermarket, wishes to construct a small addition on the east side of its existing store, as set forth on Petitioner's Exhibit 1. Due to the proposed increase in the square footage of retail space, additional parking must be provided; however, only 1359 spaces are available, pursuant to the relief granted in prior Case No. 95-344-A. The proffered testimony further demonstrated that parking demands for the various uses within the shopping center occur at different times of the day and that the existing parking arrangement has never posed a problem. Therefore, it appears that the granting of the relief requested will not result in any detriment to the other tenants in this shopping center, nor adversely affect the health, safety or general welfare of the surrounding locale.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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Date 11/21/76  
BY [Signature]

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of June, 1996 that the Petition for Variance seeking relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1,359 parking spaces in lieu of the required 1434 and to amend the previously approved site plan in Case No. 95-344-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

ORDER RECEIVED FOR FILING

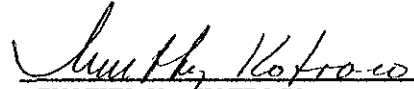
Date

By

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any occupancy permits, a landscape plan shall be submitted for review and approval by the Landscape Architect for Baltimore County.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 4/24/96  
By [Signature]

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 26, 1996

Benjamin Bronstein, Esquire  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
S/S Reisterstown Road, 652' W of Greenspring Valley Road  
(9616 Reisterstown Road)  
3rd Election District - 2nd Councilmanic District  
Greenspring Assoc. Ltd. Part., Valley Centre, Inc., G.P. - Petitioners  
Case No. 96-447-A

Dear Mr. Bronstein:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William J. Wolfe, President, Valley Centre, Inc.,  
5530 Wisconsin Ave., Suite 1600, Chevy Chase, Md. 20815

Mr. Thomas N. Woolfolk, George W. Stephens, Jr. & Assoc., Inc.  
658 Kenilworth Drive, Suite 100, Towson, Md. 21204

People's Counsel; Case File

MICROFILMED



96-447-A

AMENDED



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 9616 Reisterstown Road

96-447-A

which is presently zoned BR-IM & BM-IM

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)

409.6 to permit 1359 parking spaces in lieu of the required 1434 and to approve the previously approved site plan in Case No.: 95-344-A.

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

1. Configuration of the property
2. Topography of the property
3. Such other and further reasons as may be demonstrated at the time of 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: Benjamin Bronstein  
Evans, George & Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410) 296-0200 Phone No.

Towson, Maryland 21204

City State Zipcode

Legal Owner(s):

Greenspring Associates Limited Partnership  
Valley Centre, Inc., General Partner

(Type or Print Name)

BY: William J. Wolfe  
Signature

William J. Wolfe, President

(Type or Print Name)

Signature

5530 Wisconsin Avenue, Suite 1600

Address (301)907-7800 Phone No.

Chevy Chase, Maryland 20815

City State Zipcode

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

George William Stephens, Jr. & Assoc., Inc.

Name Rick Chadsey, P.E.

658 Kenilworth Drive, Ste. 100 21204

Address (410)825-8120 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ORDER RECEIVED FOR FILING  
Date  
By

**DROP-OFF REVISIONS**  
**NO REVIEW**  
**5/24/96**  
**WER**



MICROFILMED

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

96-447-A

Description to Accompany variance Description  
Valley Centre

March 28, 1995  
Page -1-

Beginning at a point on the southerly right-of-way of Reisterstown Road (MD Route 140), said point being North 51 degrees 41 minutes 03 seconds West 652.00 feet more or less, from a point formed by the intersection of the centerlines of Reisterstown Road and Greenspring Valley Road (MD Route 130), running thence leaving said point of beginning, along the following 21 courses.

1. Leaving the southerly right-of-way of Reisterstown Road, South 41 degrees 02 minutes 52 seconds West 173.00 feet,
2. South 62 degrees 31 minutes 52 seconds West 49.30 feet,
3. South 84 degrees 58 minutes 52 seconds West 100.00 feet,
4. North 85 degrees 31 minutes 08 seconds West 115.00 feet,
5. South 08 degrees 28 minutes 52 seconds West 312.63 feet,
6. South 74 degrees 00 minutes 50 seconds West 419.84 feet,
7. South 78 degrees 11 minutes 51 seconds West 363.00 feet,
8. South 81 degrees 58 minutes 45 seconds West 262.70 feet,
9. South 79 degrees 36 minutes 23 seconds West 306.26 feet,
10. North 47 degrees 32 minutes 08 seconds West 28.96 feet,
11. North 06 degrees 46 minutes 08 seconds West 622.69 feet,
12. North 83 degrees 13 minutes 36 seconds East 42.49 feet,
13. North 06 degrees 46 minutes 08 seconds West 319.64 feet,
14. North 52 degrees 19 minutes 50 seconds East 570.94 feet,
15. Thence along a curve to the left having a radius of 1910.08 feet for an arc length of 471.62 feet, said curve being subtended by a chord bearing South 71 degrees 45 minutes 08 seconds East 470.42 feet
16. South 48 degrees 57 minutes 08 seconds East 524.00 feet,
17. North 74 degrees 00 minutes 52 seconds East 125.42 feet,
18. North 40 degrees 42 minutes 52 seconds East 57.00 feet,
19. South 48 degrees 57 minutes 08 seconds East 150.00 feet,
20. North 40 degrees 42 minutes 52 seconds East 150.00 feet, to a point on the southerly right-of-way of Reisterstown Road, thence continuing along said right-of-way
21. South 48 degrees 57 minutes 07 seconds East 234.48 feet, to the point of beginning.

Containing 33.384 Acres of land more or less.

**Note: The above description is for zoning purposes only and is not to be used for conveyances or agreements.**



MICROFILMED

447

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-447-A

District 3rd Date of Posting 5/31/96

Posted for: Varlano

Petitioner: Greenspring Associates Limited Partnership

Location of property: 9616 Reisterstown Rd

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Feeley Date of return: 6/7/96  
Signature

Number of Signs: 1

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**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: #96-447-A  
(Item 447)  
9616 Reisterstown Road  
Valley Centre  
SW/S Reisterstown Road,  
652' NW of cf Greenspring  
Valley Road

3rd Election District  
2nd Councilmatic

Legal Owner(s):

Greenspring Associates Limited Partnership/Valley Centre, Inc., General Partner

Variance: to permit 1,359 parking spaces in lieu of the required 1,426 and to amend the previously approved site plan in case #95-344-A.

Hearing: Wednesday, June 19, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

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.

5/310 May 23 CS4228

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

*May 24, 1996*

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 *May 23, 1996*.

**THE JEFFERSONIAN,**

*A. Henrichson*

**LEGAL AD. - TOWSON**

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Baltimore County  
 Department of Permits and  
 Development Management

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

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.

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 447 Petitioner: Huansyung Associates Limited Partnership  
 Location: 9616 Leisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Johnson Esq  
 ADDRESS: 29 W Chesapeake Ave  
Towson Md 21204  
 PHONE NUMBER: 410 296 0200

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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. <sup>447.</sup> 019908

DATE 5-10-96 ACCOUNT R-001-6150

AMOUNT \$ 285.00

RECEIVED FROM: GREENSPRING ASSOC. LTD. PERS. OFF  
ORIGIN UNV. 250  
ASST. SEC. 35  
FOR: TOTAL 285

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03791#0005MICHRC \$285.00  
BA 0010:4DAM05-10-96

VALIDATION OR SIGNATURE OF CASHIER  
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
96-447-A SLD

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 019908  
96-447-A

DATE 5/24/96 ACCOUNT 001-6150

AMOUNT \$ 135.00 (WCR)

RECEIVED FROM: Evans, George & Bronstein  
#110 - REVISIONS  
#080 - SIGN POSTING  
FOR: Case #96-447-A Item #447

MICROFILMED

NO REVIEW \$135.00  
03791#0005MICHRC  
BA 0009:12AM05-28-96

VALIDATION OR SIGNATURE OF CASHIER  
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
96-447

TO: PUTUXENT PUBLISHING COMPANY  
May 23, 1996 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.  
29 W. Susquehanna Avenue  
Towson, MD 21204  
296-0200

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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: 96-447-A (Item 447)  
9616 Reisterstown Road  
Valley Centre  
SW/S Reisterstown Road, 652' NW of c/1 Greenspring Valley Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Greenspring Associates Limited Partnership/Valley Centre, Inc., General Partner

Variance to permit 1,359 parking spaces in lieu of the required 1,426 and to amend the previously approved site plan in case #95-344-A.

HEARING: WEDNESDAY, JUNE 19, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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.

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Baltimore County  
Department of Permits and  
Development Management

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

May 17, 1996

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: 96-447-A (Item 447)

9616 Reisterstown Road

Valley Centre

SW/S Reisterstown Road, 652' NW of c/1 Greenspring Valley Road

3rd Election District - 2nd Councilmanic

Legal Owner(s): Greenspring Associates Limited Partnership/Valley Centre, Inc., General Partner

Variance to permit 1,359 parking spaces in lieu of the required 1,426 and to amend the previously approved site plan in case #95-344-A.

HEARING: WEDNESDAY, JUNE 19, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Greenspring Associates Limited Partnership  
George William Stephens, Jr. & Associates, Inc.  
Benjamin Bronstein, Esq.

NOTES: (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 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

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

June 12, 1996

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

RE: Item No.: 447  
Case No.: 96-447-A  
Petitioner: William J. Wolfe

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 10, 1996.

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 (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 Roslyn Eubanks 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/re  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E    C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits &  
              Development Management

DATE:    May 28, 1996

FROM:        Robert W. Bowling, P.E., Chief  
              Development Plans Review Division

*RWB/DAK*

SUBJECT:    Zoning Advisory Committee Meeting  
              for May 28, 1996  
              Item No. 447

The Development Plans Review Division has reviewed the subject zoning items. Building additions are subject to the Landscape Manual.

RWB:HJO:jrb

cc:    File

**MICROFILMED**

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   June 10, 1996

FROM:         Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:      Zoning Advisory Committee Meeting  
              for June 10, 1996  
              Revised Item #447 (Case #96-447-A)

The Development Plans Review Division has reviewed the subject zoning item. Building permits for the proposed additions are subject to the Baltimore County Landscape Manual. The impacted areas, i.e. parking areas, of the additions will be the focus for conformance with the Manual.

RWB:HJO:jrb

cc:   File

ZONE12D

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: May 16, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Dan L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-3-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: MAY 20, 1996

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

Item #'s: 437

438

441

442

444

447

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/20/96

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 MAY 20, 1996

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.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 438, 440, 441, 442, 443,  
444, 445, 446, 447 AND 448. 10

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

cc: File

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**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

6-4-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
CASE ~~Item~~ No. 96-447-A 447  
REV 5/24/96

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance ~~(e)~~ onto MD ~~145~~ 140 <sup>15</sup> ~~is~~ acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

*for* Bob Small  
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

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Baltimore County  
Department of Permits and  
Development Management

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

June 12, 1996

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 West Susquehanna Avenue  
Suite 205  
Towson, MD 21204

RE: Preliminary Revision Review  
Case #96-447-A (Item #447)  
9616 Reisterstown Road  
3rd Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/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.

1. Identify the parking relief and number of parking spaces granted in zoning case #94-344-A, clearly showing how this prior variance works to support this case #96-447-A.
2. Site Plan -- Label the proposed additions granted per case #94-344-A and the proposed addition per case #96-447-A.

*[Handwritten signature]*



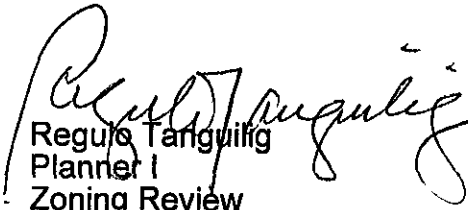
3. Show setback dimension and building dimensions of the proposed addition (Building 2, Part B).
4. Revised parking calculations to reflect calculation (parking spaces) for each building used as follows:

EXISTING BUILDING AREA

1.	(a)	Building 1, Part A (Retail) = Area x .005	=	_____	P.S.
	(b)	Building 1, Part B (Retail) = Area x .005	=	_____	P.S.
	(c)	Building 2, Part A.B.C. (Retail) = Area x .005	=	_____	P.S.
	(d)	Building Addition per Case #94-344-A = Area x .005	=	_____	P.S.
	(e)	Building Addition per Case #95-447-A = Area x .005	=	_____	P.S.
2.		Bank	=	_____	P.S.
3.		Cinema	=	_____	P.S.
		Required Total	=	_____	P.S.
		Shown	=	_____	P.S.

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

Very truly yours,

  
Regulo Tanguilig  
Planner I  
Zoning Review

RT:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED

REVISION PER BEN BRONSTEIN 5-24

1. NO VIOLATION
2. Spoke w/ REC.

ELECTRICAL

Lee Jolley 927  
 Jeff Baker 957  
 Ed Reisner 958  
 Kay Hughes 959  
 Ron Blaney 960  
 Wayne Miller 961  
 Duncan Schmidt 962  
 Joe Leslie 963  
 John Consentino 964  
 Vince Metallo 965  
 Charles Petty 966

PLUMBING

Sam Bayne 917  
 Pat Cassidy 921  
 Bill Bryant 967  
 Bill Reier 969  
 Ray Plum 970  
 Bob Bertorelli 971  
 Paul Davidson 972  
 Steve Shrader 973  
 Andy Walker 975  
 Earl Thompson 976

BUILDING

John Reisinger 910  
 Ted Zaleski 911  
 Lew Mayer 912  
~~Frank Gantner~~ 913  
 Hunter Rowe 915  
 Glenn Berry 916  
 Errol Ecker 918  
 Jim Shea 919  
 Rick Wisnom 923  
 Jim Garland ~~924~~ Cell Phone  
 John Altmeyer 929  
 Mark Gawel 932  
~~Clayton Proffitt~~ 933  
 Grant Kidd 934  
 Jake Kemp 945  
 Niles Jones 946  
 Dave Taylor 947  
 Richard Rohlf 948  
 Bob Maddox 950  
 Lenny ~~San Hopkins W.~~ 951  
 Bob Moore fld 952  
 Joe ~~W. P. Schrack~~ 954  
 Paul Hohne 955  
 WAYNE FLORA 944  
 JEFF PerLOW 956 -  
 Tim Kidd Cell Phone!



RE: PETITION FOR VARIANCE	*	BEFORE THE
9616 Reisterstown Road (Valley Centre)	*	ZONING COMMISSIONER
SW/S Reisterstown Road, 652' NW of c/l	*	OF BALTIMORE COUNTY
Greenspring Valley Road, 3rd Election	*	CASE NO. 96-447-A
District, 2nd Councilmanic	*	
Legal Owner(s): Greenspring Assoc. L.P./	*	
Valley Centre, Inc., G.P.	*	
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 17<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-0200  
FAX: (410) 296-3719

L ROBERT EVANS  
HARRIS JAMES GEORGE  
BENJAMIN BRONSTEIN  
MICHAEL J CHOMEL

CONSTANCE K PUTZEL  
OF COUNSEL

May 24, 1996

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No.: 96-447-A (Item 447)  
9616 Reisterstown Road  
Valley Centre

Dear Mr. Jablon:

I have enclosed thirteen (13) copies of the revised zoning plat, together with three (3) copies of the revised Petition for Variance to be filed in the above entitled case.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

  
Benjamin Bronstein

BB/mlg  
Enclosures

**DROP-OFF**  
**NO REVIEW**  
**5/24/96**  
**WCR**

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Ben Bronstein

29 W Susquehanna Ave 21204

Tom Woolfolk

658 KENILWORTH AVE 21204



**DEMO**  
Kodak *ds* digital science™

**PETITIONER'S  
EXHIBIT 2**

**MICROFILMED**



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 5/24/96 ACCOUNT: 001-6153

AMOUNT: \$ 125.00 (100)

RECEIVED FROM: Evans, George & Bronstein

FOR: \$110 - DIVISIONS  
\$95 - SIGN POSTING  
Case #96-447-A Item #447

DROP OFF ADDITIONAL RECEIPTS TO REVIEW \$135.00  
BY 5:00 PM 5/24/96

VALIDATION OR SIGNATURE OF CASHIER: 96-447

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 5-16-96 ACCOUNT: R 011110

AMOUNT: \$ 2.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER: 96-447-A

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/adjacent 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:

- Posting fees will be assessed and paid to this office at the time of filing.
- 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.: 447 Petitioner: GreenSpring Associates Limited Partnership  
Location: 9614 Junction Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein Esq  
ADDRESS: 29 W. Susquehanna Ave  
Towson Md 21284  
PHONE NUMBER: 896 6200

TO: PUTNEM PUBLISHING COMPANY  
May 23, 1996 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.  
29 W. Susquehanna Avenue  
Towson, MD 21284  
266-0200

**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 21284 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 96-447-A (Item 447)  
9614 Reisterstown Road  
Valley Centre  
S/W Reisterstown Road, 652' W of c/o Greenspring Valley Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Greenspring Associates Limited Partnership/Valley Centre, Inc., General Partner

Variance to permit 1,359 parking spaces in lieu of the required 1,426 and to amend the previously approved site plan in case #95-344-A.

HEARING: WEDNESDAY, JUNE 19, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

May 17, 1996

**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 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 96-447-A (Item 447)  
9614 Reisterstown Road  
Valley Centre  
S/W Reisterstown Road, 652' W of c/o Greenspring Valley Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Greenspring Associates Limited Partnership/Valley Centre, Inc., General Partner

Variance to permit 1,359 parking spaces in lieu of the required 1,426 and to amend the previously approved site plan in case #95-344-A.

HEARING: WEDNESDAY, JUNE 19, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon, Director

cc: Greenspring Associates Limited Partnership  
George William Stephens, Jr. & Associates, Inc.  
Benjamin Bronstein, Esq.

NOTES: (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 887-3393.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

June 12, 1996

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 W. Susquehanna Avenue  
Suite 205  
Towson, MD 21284

RE: Item No.: 447  
Case No.: 96-447-A  
Petitioner: William J. Wolfe

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 10, 1996.

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 (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 Roslyn Rubanks in the zoning office (887-3391).

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

WCR/re  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits & Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 28, 1996  
Item No. 447

DATE: May 28, 1996

RWB:HJO:jrb

cc: File

The Development Plans Review Division has reviewed the subject zoning items. Building additions are subject to the Landscape Manual.

BALTIMORE COUNTY, MARYLAND

**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits & Development Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 10, 1996  
Revised Item #447 (Case #96-447-A)

DATE: June 10, 1996

RWB:HJO:jrb

cc: File

The Development Plans Review Division has reviewed the subject zoning item. Building permits for the proposed additions are subject to the Baltimore County Landscape Manual. The impacted areas, i.e. parking areas, of the additions will be the focus for conformance with the Manual.

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Permits and Development Management

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

DATE: May 16, 1996

The Office of Planning has no comments on the following petition(s):  
Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey M. Long  
Division Chief: Gary L. Kerns

PK/JL

ITEM442/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
DATE: 6-3-96  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: MAY 20, 1996

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

- Item #'s: 437
- 438
- 441
- 442
- 444
- 447

RBS:sp  
BRUCEZ/DEPRM/TXTSP

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
4400 N. W. 12th St.

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 MAY 20, 1996

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: 437, 438, 441, 442, 444, 447 AND 448.

REVIEWER: LT. ROBERT P. SAUERHALD  
Fire Marshal Office, PHONE 867-4861, MS-1110F

cc: File

SHA Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 105  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 447

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD/US 447 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 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  
1-800-735-2758 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County  
Department of Permits and  
Development Management

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

June 12, 1996

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 West Susquehanna Avenue  
Suite 205  
Towson, MD 21204

RE: Preliminary Revision Review  
Case #96-447-A (Item #447)  
9616 Reisterstown Road  
3rd Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/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.

1. Identify the parking relief and number of parking spaces granted in zoning case #94-344-A, clearly showing how this prior variance works to support this case #96-447-A.
2. Site Plan - Label the proposed additions granted per case #94-344-A and the proposed addition per case #96-447-A.

Benjamin Bronstein, Esquire  
June 12, 1996  
Page 2

3. Show setback dimension and building dimensions of the proposed addition (Building 2, Part B).
4. Revised parking calculation to reflect calculation (parking spaces) for each building used as follows:

EXISTING BUILDING AREA

1. (a) Building 1, Part A (Retail) = Area x .005	=	P.S.
(b) Building 1, Part B (Retail) = Area x .005	=	P.S.
(c) Building 2, Part A, B, C (Retail) = Area x .005	=	P.S.
(d) Building Addition per Case #94-344-A = Area x .005	=	P.S.
(e) Building Addition per Case #95-447-A = Area x .005	=	P.S.
2. Bank	=	P.S.
3. Cinema	=	P.S.
Required Total	=	P.S.
Shown	=	P.S.

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

Very truly yours,

*Regina Tang*  
Regina Tang  
Planner I  
Zoning Review

RT:scj  
Enclosure (receipt)  
c: Zoning Commissioner

REVISION FOR BEN BRONSTEIN 5-24

1. NO VIOLATION
2. Spoke w/ REG.

RE: PETITION FOR VARIANCE  
9616 Reisterstown Road (Valley Centre)  
SW/S Reisterstown Road, 652' NW of c/f  
Greenspring Valley Road, 3rd Election  
District, and Councilmanic  
Legal Owner(s): Greenspring Assoc. L.P./  
Valley Centre, Inc., G.P.  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-447-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 11th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

EVANS, GEORGE AND BRONSTEIN  
SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(410) 251-2000  
FAX (410) 251-2000

May 24, 1996

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 96-447-A (Item 447)  
9616 Reisterstown Road  
Valley Centre

Dear Mr. Jablon:

I have enclosed thirteen (13) copies of the revised zoning plat, together with three (3) copies of the revised Petition for Variance to be filed in the above entitled case.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN  
*Benjamin Bronstein*  
Benjamin Bronstein

BB/nlg  
Enclosures

DROP-OFF  
NO REVIEW  
5/24/96  
WCR







**Zoning Data**

IN THE MATTER OF THE APPLICATION OF GREENSPRING ASSOCIATES LTD. FOR ZONING RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON PROPERTY LOCATED ON THE NORTH SIDE OF TOWN LINE AT THE NORTH EAST CORNER OF WAY OF 1795 5th ELECTION DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. B-87-255

**AMENDED OPINION**

THIS MATTER COMES BEFORE THIS BOARD ON REQUEST FROM THE PETITIONER TO AMEND THE SITE PLAN IN CASE NO. B-87-255 ENTERED ON THE RECORD AS PETITIONER'S EXHIBIT #1. THIS PETITION WAS APPROVED ON A DOCUMENTED SITE PLAN FOR THIS PROPERTY.

PETITIONER PRESENTED THIS BOARD WITH AN AMENDED SITE PLAN CONSISTING OF TWO ENGINEERING DRAWINGS WHICH THIS BOARD WILL DESIGNATE AS PETITIONER'S AMENDED EXHIBIT #1A AND #1B. A CAREFUL CONSIDERATION OF THE PROPOSED AMENDMENTS INDICATES THAT THE PROPOSED CHANGES DO NOT AFFECT THE OVERALL SCOPE OF THE PROPOSAL AND ARE RELATIVELY MINOR. IN CONSIDERATION OF THESE AMENDMENTS TO THE DOCUMENTED SITE PLAN, THE BOARD IS OF THE OPINION THAT THE SPIRIT AND INTENT OF THE PROPOSAL WOULD BE IN NO WAY AFFECTED AND IS THEREFORE OF THE OPINION THAT THE AMENDMENTS SHOULD BE GRANTED AND WILL SO ORDER.

**CRISIS**

FOR THE REASONS SET FORTH IN THE FOREGOING OPINION, IT IS THIS 20th DAY OF MAY 1996, BY THE COUNTY BOARD OF APPEALS, ORDERED THAT THE AMENDMENTS SHOWN ON PETITIONER'S AMENDED EXHIBIT #1A, DESIGNATED AS NOTE #3, NOTE #4, NOTE #5 AND NOTE #6 SHALL BE THE CONTROLLING FACTORS IN THE DEVELOPMENT OF THIS SITE AND OVERSIGHTING THOSE SAME NOTES AS SHOWN ON PETITIONER'S EXHIBIT #1.

THE BOARD WILL NOTE IN REFERENCE TO THE NON PROPOSED DOCUMENTED #1 "E" PLAN THAT THE PLANNING BOARD NOW RECOMMENDS THE RECLASSIFICATION TO B-R 1M AND CONSIDERATION OF THIS BEING ENTERED AS PETITIONER'S EXHIBIT NO. 12. THIS CONCLUDED TESTIMONY IN THIS CASE.

FROM ALL THE TESTIMONY AND EVIDENCE RECEIVED THE BOARD IS OF THE OPINION THAT THE RECLASSIFICATION SHOULD BE GRANTED SINCE 2004. THE SHOPPING CENTER AND PARKING AREAS HAVE BEEN CONSIDERED THE REQUESTED RECLASSIFICATION IS A RECLASSIFICATION OF THE LAND SUITABLE FOR DEVELOPMENT, I.E. A MIXED USE DEVELOPMENT, AND PROTECTS THE H-200 SOILS AND STORM WATER MANAGEMENT AREA FROM ANY DEVELOPMENT. THE MIXED USE DEVELOPMENT WILL GENERATE HIGH QUALITY JOBS, PROVIDE HOUSING, AND PROVIDE ENVIRONMENTAL PROBLEMS. AFTER CONSIDERATION OF ALL THE TESTIMONY AND EVIDENCE AND ALL THE FACTORS BEFORE, THE BOARD IS OF THE OPINION THAT THE M-L 1M CLASSIFICATION IS NOT IN ERROR AND THAT B-R 1M IS A PROPER ONE. THE BOARD ALSO WILL NOTE THAT THE GRANTING OF THE B-R 1M CLASSIFICATION OF THIS 6.00 ACRES IS SHOWN ON PETITIONER'S EXHIBIT #1B CONSIDERATION OF THIS WITH THE DOCUMENTED SITE PLAN SO SUBMITTED.

**Zoning, Waiver & Subdivision History**

- CASES**
1. 89-104 GREENSPRING ASSOC. LTD PARTNERSHIP PETITIONER'S REFERENCE TO PERMIT SIGN OF 500 SQUARE FEET IN USE OF REISTERSTOWN ROAD SOUTH WEST SIDE OF REISTERSTOWN ROAD, 10' NORTHWEST CORNER OF MONTGOMERY AVENUE, GRANTED JANUARY 30, 1989.
  2. 87-255 GREENSPRING ASSOC. LTD PARTNERSHIP (PETITIONER'S) RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON 6.00 ACRES GRANTED JANUARY 14, 1988 AMENDED EXHIBIT #1A AND #1B.
  3. 2300 S. BELMONT PROPOSAL BY A. J. PETITIONER'S PETITION FOR DEVELOPMENT AND RECLASSIFICATION FROM A-1 ZONING TO B-COMMERCIAL, 2000 S. BELMONT, SOUTH EAST SIDE OF REISTERSTOWN ROAD, 10' NORTHWEST CORNER OF MONTGOMERY AVENUE, GRANTED FEBRUARY 2, 1988.
  4. 92-123 GREENSPRING ASSOC. LTD PARTNERSHIP (PETITIONER'S) RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON 6.00 ACRES GRANTED FEBRUARY 2, 1992.
  5. 92-123 GREENSPRING ASSOC. LTD PARTNERSHIP (PETITIONER'S) RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON 6.00 ACRES GRANTED FEBRUARY 2, 1992.
  6. 92-123 GREENSPRING ASSOC. LTD PARTNERSHIP (PETITIONER'S) RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON 6.00 ACRES GRANTED FEBRUARY 2, 1992.
  7. 92-123 GREENSPRING ASSOC. LTD PARTNERSHIP (PETITIONER'S) RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON 6.00 ACRES GRANTED FEBRUARY 2, 1992.
  8. 92-123 GREENSPRING ASSOC. LTD PARTNERSHIP (PETITIONER'S) RECLASSIFICATION FROM M-L AND M-L-1M TO B-R 1M ON 6.00 ACRES GRANTED FEBRUARY 2, 1992.
- CRISIS**
1. ORIGINAL CRG PLAN APPROVED MAY 16, 1988.
  2. AMENDED CRG PLAN APPROVED APRIL 16, 1988.
  3. 1988 WAIVER OF CRG PLAN APPROVED NOVEMBER 20, 1988.
  4. 1987 2ND WAIVER OF CRG PLAN AND MEETING APPROVED DECEMBER 15, 1987.
  5. 1988 1ST WAIVER OF CRG MEETING ON SECOND AMENDMENT OF PLAN APPROVED JULY 21, 1988. PLAN APPROVED DECEMBER 21, 1988.
  6. 1988 2ND WAIVER OF CRG MEETING ON RESUBMISSION OF LOT 2 APPROVED SEPTEMBER 21, 1988. NO REVISION PLAN FILED.
  7. 1988 3RD WAIVER OF CRG MEETING ON THIRD AMENDMENT OF PLAN APPROVED DECEMBER 2, 1988.
  8. CRG CRISIS PLAN REVISION APPROVED MARCH 20, 1988.
- NOTES**
1. 187' MAX. 5' ON FRONT, 25' ON SIDE, 15' ON BACK.
  2. 187' MAX. 5' ON FRONT, 25' ON SIDE, 15' ON BACK.
  3. 180' MAX. 5' ON FRONT, 25' ON SIDE, 15' ON BACK, WITH SMALL PORTION IN M-L.
  4. 180' MAX. 5' ON FRONT, 25' ON SIDE, 15' ON BACK, WITH SMALL PORTION IN M-L.
  5. 180' MAX. 5' ON FRONT, 25' ON SIDE, 15' ON BACK, WITH SMALL PORTION IN M-L.
- MAX ISSUES**
1. 1800' ISSUE 3-2025 NORTH SIDE OF TOWN LINE NORTHWEST CORNER OF REISTERSTOWN ROAD, 10' NORTHWEST CORNER OF MONTGOMERY AVENUE, RECLASSIFIED ZONING: B-R 1M, COUNTY COUNCIL DECISION: P.A.M. (SEE OPINION THIS SHEET).

**Site Data**

ADDRESS: 340 E. L. 1795 RD. 2ND 2004 JAVINE 201727 CENSUS 114C 403702

EXISTING BUILDING AREA: 103,000 SF

EXISTING PARKING AREA: 25,000 SF

FLOOR AREA: 255,311 (23,307 AC)

EXISTING ZONING: M-L

EXISTING USE OF SITE: SHOPPING CENTER/RETAIL

HOURS OF PROPOSED OPERATIONS: DAILY FROM 10 AM TO 10 PM

NO NEW FFLE STANDING SIGNS PROPOSED FOR THIS SITE.

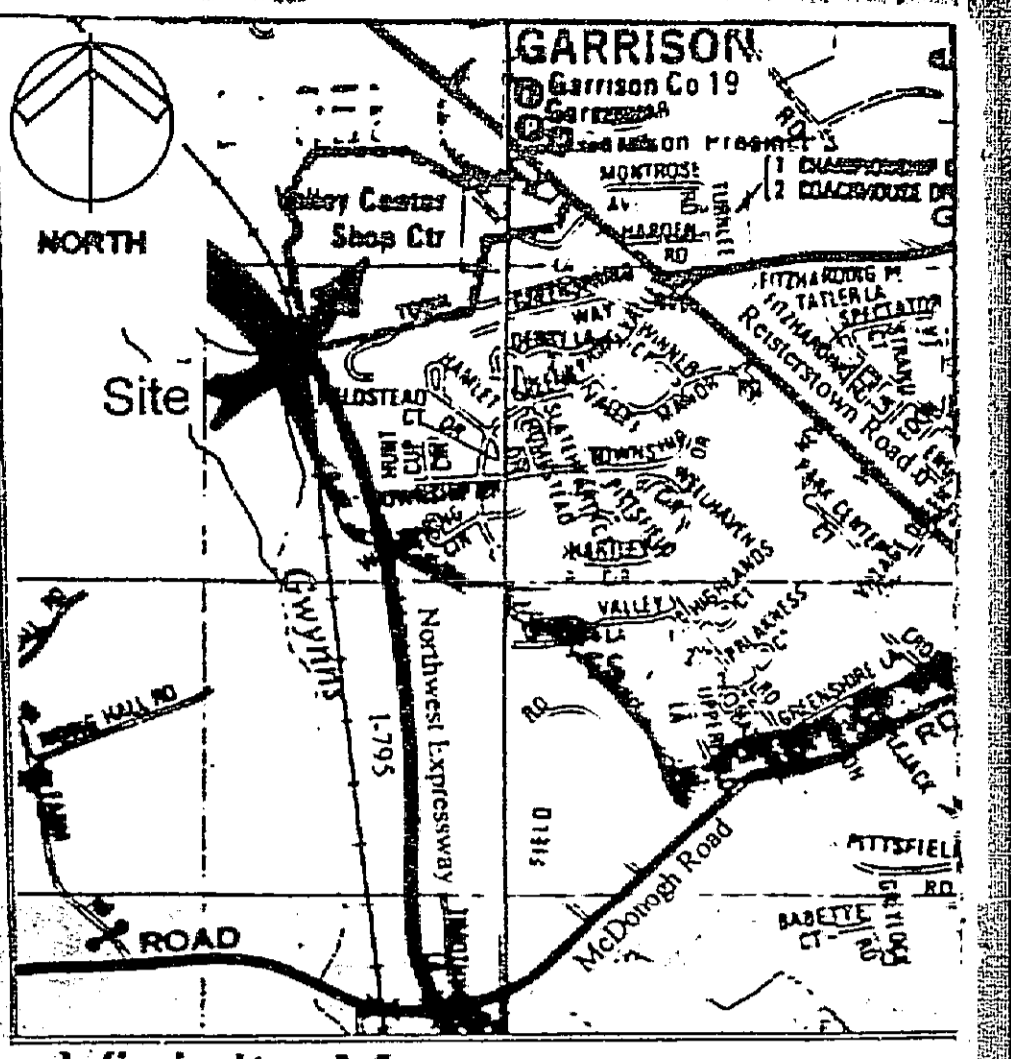
STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE SITE OF PROPOSED IMPROVEMENTS IS INCLUDED IN EXISTING SWM FACILITY AS SHOWN ON PLAN.

**PARKING REQUIREMENTS**

- SHOPPING CENTER: PARKING REQUIRED AT 2 SPACES/1000 SF
- OFFICE: 2.25 SPACES
- RETAIL: 1.75 SPACES
- RESTAURANT: 3.00 SPACES
- TOTAL REQUIRED: 1117 SPACES
- EXISTING: 250 SPACES
- PARKING PROVIDED: 867 SPACES

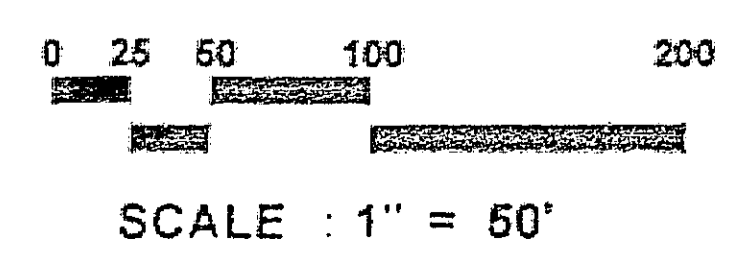
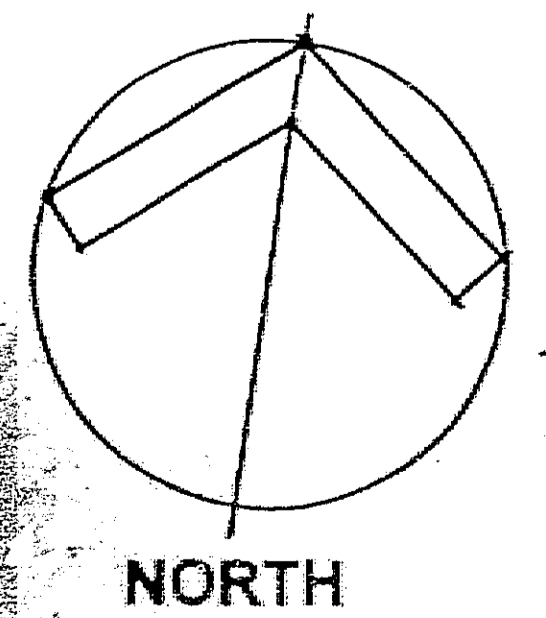
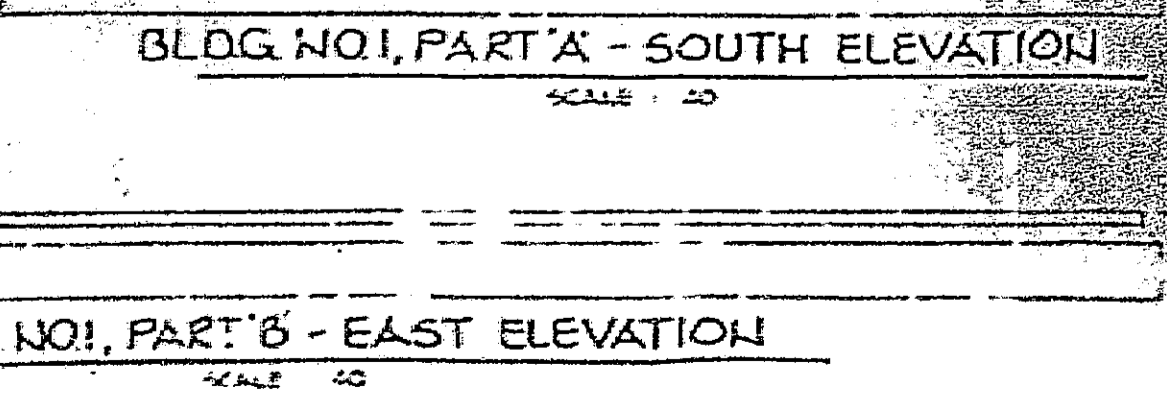
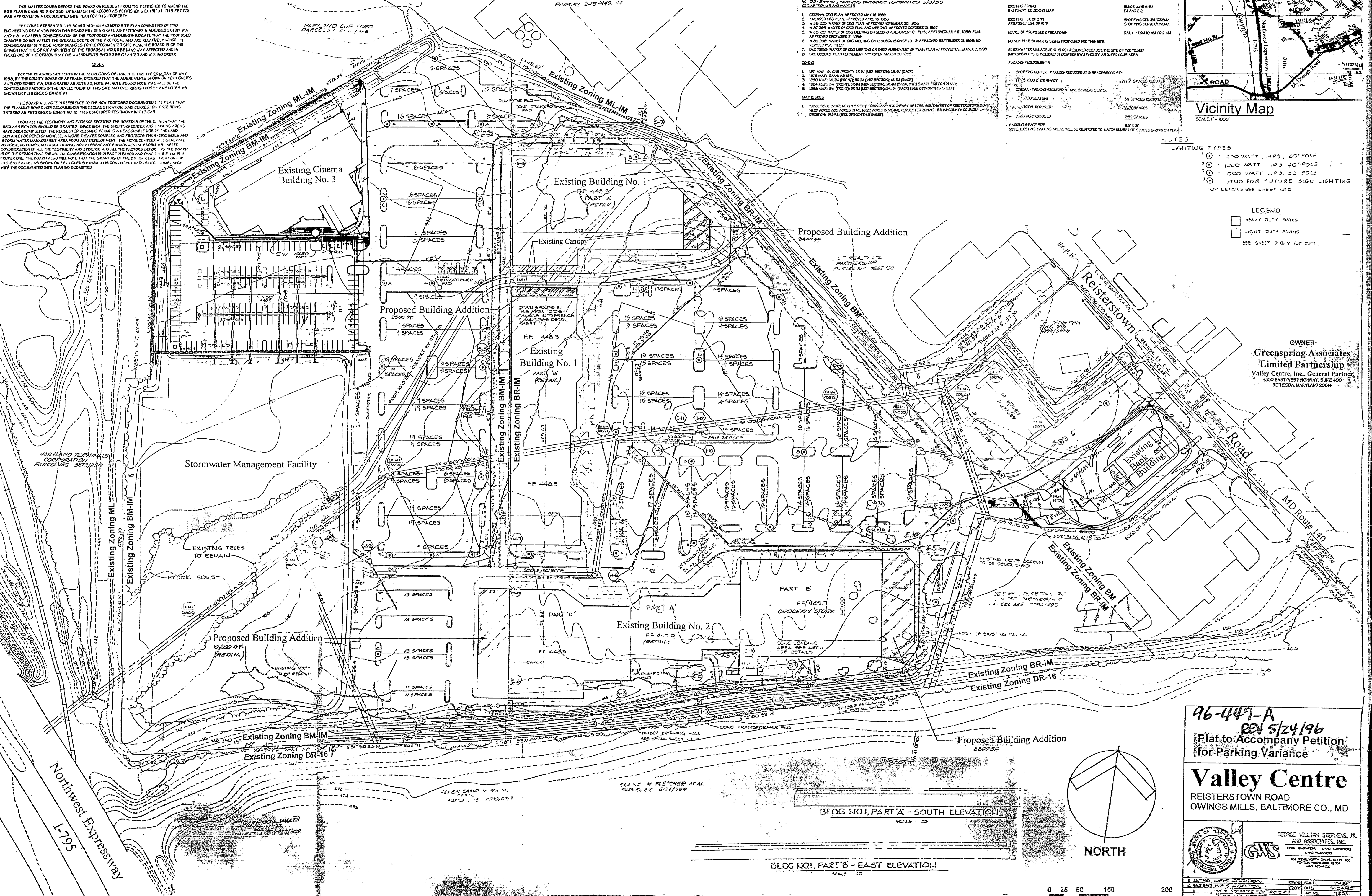
**NOTES**

EXISTING PARKING AREAS WILL BE RESTORED TO MATCH NUMBER OF SPACES SHOWN ON PLAN.



- LEGEND**
- HEAVY DUTY PAVING
  - LIGHT DUTY PAVING
- SEE SHEET 7 OF 7 FOR DETAILS.
- NOTES**
- LIGHTING TYPES**
1. 400 WATT, .85, 20' POLE
  2. 1500 WATT, .85, 40' POLE
  3. 1500 WATT, .85, 30' POLE
  4. STUD FOR FUTURE SIGN LIGHTING
- \*OR DETAILS SEE SHEET #10

**OWNER:**  
Greenspring Associates Limited Partnership  
Valley Centre, Inc., General Partner  
4350 EAST REISTERSTOWN HIGHWAY, SUITE 400  
BETHESDA, MARYLAND 20814



96-447-A  
REV 5/24/96  
Plat to Accompany Petition for Parking Variance

**Valley Centre**  
REISTERSTOWN ROAD  
OWINGS MILLS, BALTIMORE CO., MD

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.  
CIVIL ENGINEERS, LAND SURVEYORS AND PLANNERS  
150 WEST WOOD CHASE, SUITE 100  
BETHESDA, MARYLAND 20814

**GWS**

NO.	DATE	DESCRIPTION
1	5/24/96	REVISED
2	5/24/96	REVISED
3	5/24/96	REVISED
4	5/24/96	REVISED
5	5/24/96	REVISED
6	5/24/96	REVISED
7	5/24/96	REVISED
8	5/24/96	REVISED
9	5/24/96	REVISED
10	5/24/96	REVISED

SCALE: 1" = 50'