

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - SE/S Owings Mills *
Boulevard & Mill Run Circle * DEPUTY ZONING COMMISSIONER
(Owings Mills Town Center Mall) *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Owings Mills Ltd. Part. * Case No. 97-516-SPHA
Petitioner *

* * * * *

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance for the subject property, known as the Owings Mills Town Center, to reflect proposed expansions on the subject site. Specifically, the Petitioner sought approval of an amendment to the previously approved site plan in Case No. 86-374-A, and a variance from the parking requirements set forth in Section 409 of the Baltimore County Zoning Regulations (B.C.Z.R.). Within the Petition for Variance filed, the Petitioner requested relief to permit 5,270 parking spaces in lieu of the required 6,835 spaces. At the onset of the hearing, Counsel for the Petitioner advised that the number of parking spaces to be provided in association with the proposed improvements totalled 5,464 and the Petition for Variance was amended accordingly.

By Order dated July 1, 1997, the special hearing and variance relief were granted; however, the variance granted was for 5,270 parking spaces and not 5,464 spaces as amended. Subsequent to the issuance of said Order, Counsel for the Petitioner advised this office of the discrepancy and requested an amendment to the Order.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of July, 1997 that the Order issued July 1, 1997 be and is hereby AMENDED to grant a variance from Section 409 of the

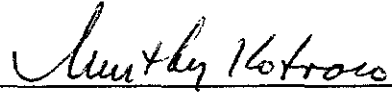
ORDER RECEIVED FOR FILING

Date

By

B.C.Z.R. to permit 5,464 parking spaces in lieu of the required 6,835 spaces, in accordance with Petitioner's Exhibit 1, and,

IT IS FURTHER ORDERED that all other terms and conditions of the Order dated July 1, 1997 shall remain in full force and effect.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: John B. Howard, Esquire, and Robert A. Hoffman, Esquire
Venable, Baetjer & Howard, 210 Allegheny Ave., Towson, Md. 21204

Mr. Jerome D. Smalley, Vice President, The Rouse Company
10275 Little Patuxent Parkway, Columbia, Md. 21046-3456

People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 2/11/97
By [Signature]

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - SE/S Owings Mills *
Boulevard & Mill Run Circle * DEPUTY ZONING COMMISSIONER
(Owings Mills Town Center Mall) *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Owings Mills Ltd. Part. * Case No. 97-516-SPHA
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance for that property known as the Owings Mills Town Center, located off the southeast side of Owings Mills Boulevard and Red Run Boulevard in Owings Mills. The Petitions were filed by the owner of the property, Owings Mills Limited Partnership, by Rouse Company at Owings Mills, a General Partner, by Jerome D. Smalley, Vice President, through John B. Howard, Esquire, and Robert A. Hoffman, Esquire, Attorneys at Law. The Petitioner requests a special hearing to approve an amendment to the previously approved site plan in Case No. 86-374-A to reflect the proposed improvements, and a variance from Section 409 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 5,270 parking spaces in lieu of the required 6,835 spaces. 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 Petitions were John W. Steele, III and Chris Carlan, representatives of The Rouse Company, a partner in the ownership of the subject property, John Johnson, a representative from the Regional Offices of the Owings Mills Mall, C. Richard Moore, an expert traffic consultant with Wells and Associates, Melanie

ORDER RECEIVED FOR FILING
Date 7/1/97
By [Signature]

Moser, a Landscape Architect with Daft-McCune-Walker, Inc., who prepared the site plan for this project, and the Petitioner's legal counsel, John B. Howard, Esquire, and Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 92.65 acres, more or less, zoned B.M.-C.T., and is the site of the Owings Mills Mall. The Petitioners are desirous of expanding the existing facility to include a Lord & Taylor department store, a Sears department store and TBA (tire and battery) retail store, and a movie theater complex. Testimony indicated that additional parking areas will be provided to accommodate these new tenants and that the proportion of additional parking to tenant use will be about the same as the previously approved parking variance. Further testimony revealed that the design and layout of the proposed parking areas meets the spirit and intent of the 7% landscaping requirement as imposed by the Baltimore County Landscape Manual. Therefore, all landscaping requirements will be satisfied. However, in order to proceed with the proposed improvements, the requested special hearing and variance relief are necessary.

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,

ORIGINAL RECEIVED FOR FILING
Date 7/1/88
By [Signature]

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).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations 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, and meets the spirit and intent of the B.C.Z.R.

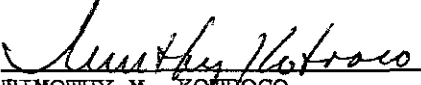
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 1997 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 86-374-A to reflect the proposed additions to the existing mall facility, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 5,270 parking spaces in lieu of the required 6,835 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 7/1/97
By [Signature]

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


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

RECEIVED
6/1/92
[Handwritten initials]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

July 1, 1997

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

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SE/S Owings Mills Boulevard & Mill Run Circle
(Owings Mills Town Center Mall)
4th Election District - 3rd Councilmanic District
Owings Mills Ltd. Part. - Petitioner
Case No. 97-516-SPHA

Dear Messrs. Howard & Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jerome D. Smalley, Vice President, The Rouse Company
10275 Little Patuxent Parkway, Columbia, Md. 21046-3456

People's Counsel; Case Files



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
SE/S I-795, NE/S Mill Run Circle	*	ZONING COMMISSIONER
4th Election District, 3rd Councilmanic	*	
	*	OF BALTIMORE COUNTY
Owings Mills Mall Limited Partnership	*	
Petitioners	*	CASE NO. 97-516-SPHA
* * * * *		

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 30th day of June, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenu, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



#516

Petition for Variance

And Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Owings Mills Mall, Mill Run Road

which is presently zoned DR1, DR16, RC3, BM-CT

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 part of hereof, hereby petition for a Variance from Section(s)

See Attached

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

To be determined at hearing.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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:

John B. Howard
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

Owings Mills Mall Limited Partnership

By: Rouse Company at Owings Mills, General Partner

(Type or Print Name)

By:

Signature

Jerome D. Smalley, Vice President

(Type or Print Name)

Signature

c/o The Rouse Company

10275 Little Patuxent Parkway

Address

992-6177

Phone No

Columbia

MD

21046-3456

City

State

Zipcode

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

John B. Howard

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2 hr

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

MTA

DATE

5/14/97



ORDER RECEIVED FOR FILING
Date
BY

Variance Request

And Special Hearing

From Section 409 of the Baltimore County Zoning Regulations to permit 5,270 parking spaces in lieu of the required 6,835 parking spaces and to increase the variance and modify the site plan approved in Case No. 86-374-A.

ORDER RECEIVED FOR FILING

Date

By

6/1/92
[Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/29, 19 97

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 5/29, 19 97.

THE JEFFERSONIAN,

A. Henricksen

LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:

Case: 86-374-A
SPECIAL HEARING
4th Election District
and Councilmanic
Legal Owner(s):
Owings, Mills, Mail, Limited
Partnership

Special Hearing: to amend the site plan approved in case No. 86-374-A. Variance: to permit 5,270 parking spaces in lieu of the required 6,835 parking spaces and to increase the variance.

Hearing: Monday, June 30, 1997 at 9:00 a.m., 4th floor hearing room, Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/480 May 29 C147036

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035060

PAID RECEIPT

05/14/97 04 7 LBS P 6233

Dept 5 513 ZONING VERIFICATION

CR NO. 035860

\$500.00 CR P-4-1-D

Baltimore County Maryland
Office Of Budget & Finance

DATE 5/14/97

ACCOUNT 01-615

By 72716
Tr 516

AMOUNT \$ 500.⁰⁰

RECEIVED FROM: Venette, Bader, & Howard - Owings Mill Md

020 - Comm Varina \$250.⁰⁰

FOR: 040 - Comm Sp Hing \$250.⁰⁰

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.:

97-516 SPHA

Petitioner/Developer

O.M. MALL LTD, ETAL

% ROBERT HOFFMAN

Date of Hearing/Closing:

6/30/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at

MILL RUN CIR.

@ O.M. MALL ENTRANCES

THREE (3) POSTED

The sign(s) were posted on

(Month, Day, Year)

6/10/97

Sincerely,

Patrick M. O'Keefe 6/13/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)

9/06
cert.doc

ZONING NOTICE

Case #: 97-516-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: 4th FLOOR HEARING ROOM
TIME & DATE: MONDAY, JUNE 30, 1997, 10:00 AM

SPECIAL HEARING TO AMEND THE SITE PLAN
APPROVED IN CASE NO. 96-374-A.

VARIANCE TO PERMIT 5270 PARKING SPACES
IN LIEU OF THE PREVIOUS 4,835 PARKING SPACES
AND TO INCREASE THE VARIANCE

SEE TYPE HERE WITH THE CIRCLE

SEE TYPE HERE WITH THE CIRCLE



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 516

Petitioner: Owings Mill Mall Limited Partnership

Location: Owings Mill Mall

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod

ADDRESS: 210 Allegheny Avenue
Towson, Maryland 21040

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

Item 516

ZONING NOTICE

Case No.: 97-516-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: a variance to permit 5,270 parking spaces in
lieu of 6,835 and a special hearing to increase
the variance and modify the site plan approved in Case
No. 86-374-A

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

May 23, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-516-SPHA
SE/S I-795, NE/S Mill Run Circle
4th Election District - 3rd Councilmanic
Legal Owner(s): Owings Mills Mall Limited Partnership

Special Hearing to amend the site plan approved in case no. 86-374-A.
Variance to permit 5,270 parking spaces in lieu of the required 6,835 parking spaces and to increase the variance.

HEARING: MONDAY, JUNE 30, 1997 at 9:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Owings Mills Mall Limited Partnership
John B. Howard, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 15, 1997.
(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
Department of Permits and
Development Management

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

June 26, 1997

John B. Howard, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 516
Case No.: 97-516-SPHA
Petitioner: The Rouse Company

Dear Mr. Howard:

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 14, 1997.

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 (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a dark rectangular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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 6, 1997

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

SIGNED: ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
 for June 2, 1997
 Item No. 516

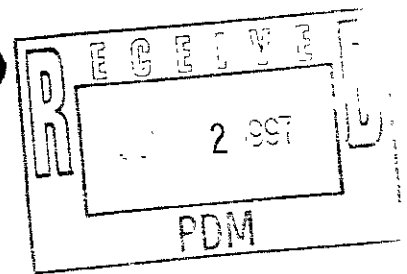
The Development Plans Review Division has reviewed the subject zoning item. The redesigned portions of the parking lot are subject to Sec. IX.C.2.b.(1) of the Baltimore County Landscape Manual. This section requires that 7% of the interior of the parking lot be reserved for landscaping. The plan as submitted does not conform.

RWB:HJO:jrb

cc: File

ZONE602.516

Baltimore County Government
Fire Department



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

(410) 887-4500

May 29, 1997

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

RE: Property Owner: Dwings Mills Mall Limited Partn.
and
64 Reisterstown Road, LLC
and
The Estate of Grace Williams

Location: DISTRIBUTION MEETING OF June 2, 1997

Item No.: 515, 518, and 520 Zoning Agenda:

Ceremonies:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office. PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 5-23-97
Item No. 516 mdk

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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: PDM

DATE: 5/22/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 27, 97

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

Item #'s: 97-375A 518
 513 519
 514
 (516)
 517

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 516, 518 and 522

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Garry L. Kerns

AFK/JL

ity References:

Carl Richards

S+I

map: 67

Block: 8

Parcels: 46, 464 & 465

Tax Account No.: 2000008728 - 37, 2200008002 - 8, 2200006029 - 31, 33 & 36.

3. Election District 4; Councilmanic District: 3, Census Tract: 4041; Watershed: 28; Subwatershed: 66.
4. Site Acreage 122.56 AC± BMCT
5. Parking

Mall Program

			<u>Required</u>	<u>Provided</u>
Existing Retail	838,000 S.F. GFA	5/1,000 S.F. GLA	4190	
Existing Restaurants	22,000 S.F. GFA	1/50 S.F.	440	
Lord & Taylor	120,000 S.F. GLA	5/1,000 S.F. GLA	600	
Sears	124,000 S.F. GLA	5/1,000 S.F. GLA	620	
Sears TBA	8 Bays	3/Bay	24	
Mall Expansion (Net)	2,474 S.F. GLA	3.3/1,000 S.F. GLA	9	
Theater	20,000 S.F. GLA	5/1,000 S.F. GLA	100	
	3,400 Seats	1/4 Seats	850	
Hester Cafe	3615		724	
	3,400 seats		18	
	3894 seats			
	5/1000 G.L.A		6833	5270*
			6726	

- * A parking variance of 1.563 parking spaces will be required.

Restaurant Park Program

			<u>Required</u>	<u>Provided</u>
Restaurant 1	7,500 S.F. GFA	16/1,000 GFA	120	120
Restaurant 2	10,875 S.F. GFA	16/1,000 GFA	174	174
Restaurant 3	8,437 S.F. GFA	16/1,000 GFA	135	135
Restaurant 4	8,500 S.F. GFA	16/1,000 GFA	136	136
Restaurant 5	7,750 S.F. GFA	16/1,000 GFA	124	124
Total	43,062 S.F. GFA	16/1,000 GFA	689	689

6. Landscaping plan to be prepared in accordance with Baltimore County Review and Requirements.
7. There are no wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials sites located within the Owings Mills Town Center site.

Calculations for
General Cinema -
Owings Mills for
parking

STORMWATER MANAGEMENT POND DATA

2. 10 & 100-Year Management required per J.A.M. Baltimore County

Existing 100-Year Storm Runoff - 429.55 c.f.s.
Developed 100-Year Storm Runoff - 961.19

On-site Drainage Area - 126.0 Ac.
Off-site Drainage Area - 23.3 Ac.

Rob Hoffman
(410) 494-6262

APPROXIMATE VOLUME OF STORAGE CALCULATION

B289312, B290949, B293531, B219062, B221933, B227719, B251885, B254417, B234624, B238316, B286170, B283502, B245840, B249766, B207855, B210690, B211196, B279444, B280068, B283868, B28518, B284439, B286098, B286099, B296669, B298, B210566, B288458, B290242, B290207, B2967, B275733

8. Zoning Hearings:

Case No. 86-374-A. Granted 04-02-86, Variance to permit 4,000 parking spaces instead of the required 5037 spaces.

9. CRG History (PDM No. IV-240)

Original CRG approved July 12, 1984
CRG Refinement approved April 29, 1991
1st Amended CRG approved June 25, 1996 (for J.C. Penney expansion - DRC No. 05286H)
2nd Amended CRG submitted May 3, 1997 (for Sears, General Cinema, and Lord & Taylor expansion - DRC No. C

10. Parking Tabulations

	APPROVED CRG CRITERIA		PROGRAM
EXISTING RETAIL	5.0 / 1,000 S.F. GLA =	3,925	785,000 S.F. GLA
EXISTING RESTAURANTS	1.0 / 50 S.F. =	440	22,000 S.F. GLA
J. C. PENNEYS EXPANSION	5.0 / 1,000 S.F. GLA =	265	53,000 S.F. GLA
SEARS	5.0 / 1,000 S.F. GLA =	620	124,000 S.F. GLA
LORD & TAYLOR	5.0 / 1,000 S.F. GLA =	600	120,000 S.F. GLA
SEARS TDA	5.3 / 1,000 S.F. GLA =	35	10,500 S.F. GLA
MALL EXPANSION	5.0 / 1,000 S.F. GLA =	100	20,000 S.F. GLA
THEATRE	1.0 / 4 SEATS =	724 850 <u>16</u> 8,855 6,725	64,000 S.F. GLA 3,400 SEATS 2894 seats ⁸⁵⁰ 722.
TOTAL PARKING REQUIREMENT			
EXISTING RETAIL PARKING		4,396	
PROPOSED ADDITIONAL RETAIL PARKING		1,088	
TOTAL PARKING SPACES		5,464	
VARIANCE REQUIRED		1,371	

→ Theatre Cafe 3,040 SF. GLA at 5 per 1000 sq.ft.
= 16 spaces

Mitch, 9/8
There are OK even with the
outside café - enough parking
ST I ok if Rob needs plan
ok'd before I return on Fri.

Carl

S+I



Daft•McCune•Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

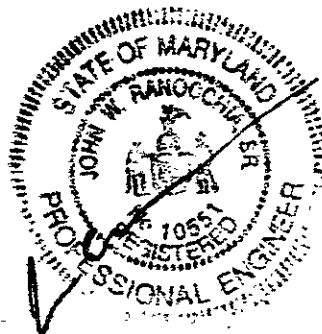
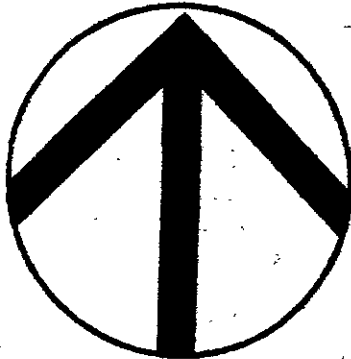
A Team of Land Plan.
Landscape Archi.
Engineers, Surveyor
Environmental Professio

PLAN TO ACCOMPANY
ZONING VARIANCE

OWINGS MILLS
TOWN CENTER

PETITIONER'S
EXHIBIT

BALTIMORE COUNTY, MARYLAND / ELECTION DISTRICT



ISSUE DATES

REVIEW: _____
BID: _____
PERMIT: _____
CONSTRUCTION: _____

BASE: _____
DRAWN: _____
DESIGNED: _____
CHECKED BY: _____
DATE CHECKED: 06-19-97

SCALE: _____ 1"=

PROJECT NO.: 850-

DRAWING:

1 OF 1

DATE	BY	REVISIONS
06-19-97	CEO	REVISE PARKING COUNT BASED ON ON CURRENT LAYOUT.

2. Property References:

Tax map: 67

Block: 8

Parcels: 46, 464 & 465

Tax Account No.: 2000008728 - 37; 2200008002 - 8; 2200006029 - 31, 33 & 36.

5 + 5

3. Election District: 4; Councilmanic District: 3, Census Tract: 4041; Watershed: 28; Subwatershed: 66.

4. Site Acreage: 122.56 AC ± BMCT

5. Parking:

Mall Program

			<u>Required</u>	<u>Provided</u>
Existing Retail	838,000 S.F. GFA	5/1,000 S.F. GLA	4190	
Existing Restaurants	22,000 S.F. GFA	1/50 S.F.	440	
Lord & Taylor	120,000 S.F. GLA	5/1,000 S.F. GLA	600	
Sears	124,000 S.F. GLA	5/1,000 S.F. GLA	620	
Sears TBA	8 Bays	3/Bay	24	
Mall Expansion (Net)	2,474 S.F. GLA	3.3/1,000 S.F. GLA	9	
Theater :	20,000 S.F. GLA	5/1,000 S.F. GLA	100	
(N) Cafe 3615	2894 3,400 Seats	1/4 Seats	850	724
		16/1000	58	
		Total	6633	5270*
			6765	

- A parking variance of 1.563 parking spaces will be required.

Restaurant Park Program

			<u>Required</u>	<u>Provided</u>
Restaurant 1	7,500 S.F. GFA	16/1,000 GFA	120	120
Restaurant 2	10,875 S.F. GFA	16/1,000 GFA	174	174
Restaurant 3	8,437 S.F. GFA	16/1,000 GFA	135	135
Restaurant 4	8,500 S.F. GFA	16/1,000 GFA	136	136
Restaurant 5	7,750 S.F. GFA	16/1,000 GFA	124	124
Total	43,062 S.F. GFA	16/1,000 GFA	689	689

6. Landscaping plan to be prepared in accordance with Baltimore County Review and Requirements.
7. There are no wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials sites located within the Owings Mills Town Center site.

STORMWATER MANAGEMENT POND DATA

2. 10 & 100-Year Management required per J.A.M. Baltimore County

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Developed 100-Year Storm Runoff - 961.19

On-site Drainage Area - 126.0 Ac.

Off-site Drainage Area - 23.3 Ac.

APPROXIMATE VOLUME OF STORAGE CALCULATION

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Rob Hoffman
John Howard
CHRIS CARLAW

John Johnson
C. RICHARD MOORE
John W. Steele, III
Melanie Moser

ADDRESS
210 Allegheny Ave
11

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200 E Pennsylvania Towson 21286

