

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

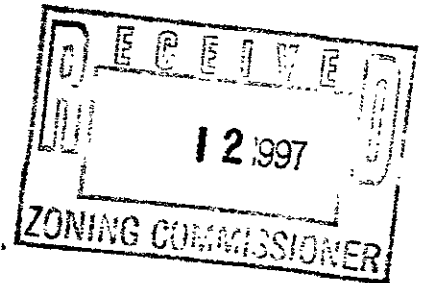
MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
410-494-6262

November 11, 1997

Via Hand Delivery

Lawrence E. Schmidt,
Zoning Commissioner
New Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204



Re: Petition for Variance
Petitioner: Huntmak Associates (Hunt Valley Mall)
Case No. 98-98-A

Dear Larry:

With regard to the Order issued in the above-captioned matter on October 17, 1997, I am writing to you for clarification with regard to Restriction No. 3 which reads as follows:

“The Petitioner shall install no other means of outdoor advertising signs on the site other than what is shown. Specifically, no freestanding signage, either temporary or permanent, shall be located on the property. This Restriction is intended to include, but not be limited to, the display of banners, inflatable animals or balloons, and streamers, etc.”

If you are in agreement that this Restriction does not preclude signs to be located

Lawrence E. Schmidt,
Zoning Commissioner
November 11, 1997
Page 2

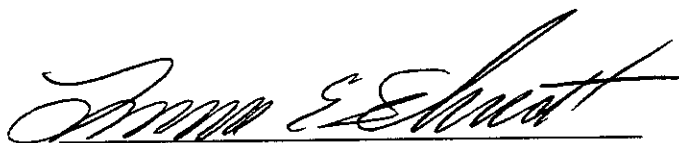
on the buildings or temporary signage for special events such as the Hunt Valley annual 10-K run, please countersign below.

Very truly yours,



Robert A. Hoffman

RAH:pmp



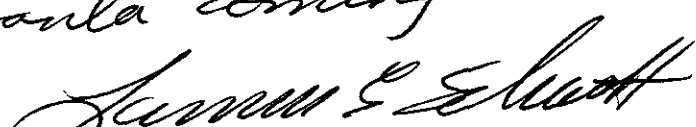
Lawrence E. Schmidt
Baltimore County Zoning Commissioner

Nov 17, 1997

Date

TO:DOCS1/RAH01/0055131.01

Rob: Per our conversation, the restriction is intended to prohibit only single tenant from utilizing any temporary or permanent freestanding signage. For example, a specific tenant cannot advertise a "grand opening", "Sale of the Century" or "employment opportunities". The mall, itself, may have special event signs on a limited basis, for example for the 10K Run, Santa coming to the mall, etc.



IN RE: PETITION FOR VARIANCE * BEFORE THE
NE/Corner York Road & Shawan Road *
(Hunt Valley Mall) * ZONING COMMISSIONER
8th Election District *
3rd Councilmanic District * OF BALTIMORE COUNTY

Huntmak Associates * Case No. 98-98-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance for the subject property, known as the Hunt Valley Mall. The Petition was filed by Faison, Inc., agent for Huntmak Associates, owners of the subject property, through Robert A. Hoffman, Esquire, attorney for the Petitioner. The Petitioner seeks relief from Section 413.2.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit identification signs totaling 3,296 sq.ft. in area in lieu of the permitted 1200 sq.ft. (as amended), and from Section 413.2.F of the B.C.Z.R. to permit other business signs totaling 1,130 sq.ft. in lieu of the permitted 100 sq.ft., and to permit eight (8) other business signs in lieu of the three (3) permitted. The Petition was amended in open hearing to reflect the above requests. The subject property and relief sought are more particularly described on Petitioner's Exhibits 1A and 1B, the site plan, and Petitioner's Exhibit 2, a booklet describing the proposed sign design program for the redevelopment of the Hunt Valley Mall.

Appearing at the requisite public hearing held for this case was John Tschiderer, a representative of Faison, Inc., and Melanie Moser, a Registered Landscape Architect with Daft-McCune-Walker, Inc., who prepared the site plan for this property. Also appearing in support of the request was Mitch Kellman, a representative of the Department of Permits and Development Management (DPDM). Appearing as Protestants in the matter were

RECEIVED FOR FILING

ate

By

Kathleen Beadel, a representative of the Timonium Community Council, and Kenneth T. Bosley, a resident of the area.

Testimony and evidence offered revealed that the subject property consists of 85 acres, more or less, zoned B.M. and is located in northern Baltimore County in the Hunt Valley community. The property has frontage on four public roads, namely, Shawan Road to the south, York Road to the east, International Circle to the west, and McCormick Road to the north-west. This Zoning Commissioner is familiar with the subject property, by virtue of recent Case No. 98-61-SPHA in which a special hearing and variance relief were sought for a proposed parking lot. As set forth in the opinion issued in that case, and as corroborated at the hearing on the above matter, the subject property is improved with a large commercial/retail complex known as the Hunt Valley Mall. The Mall opened in the early 1980s, and after a period of growth, has experienced a decline. Presently, the Mall is significantly underutilized and undercapacity. The current owners have undertaken an ambitious program to rehabilitate the Mall. The highlights of that program were set forth in the prior case and include a series of rehabilitation and expansion projects. The owners are looking to attract new major tenants to the Mall, including new anchor stores, movie theaters, and restaurant facilities. These improvements will be phased in over the next several years.

As part of the rehabilitation of the Mall, the Owner/Petitioner has proposed a new sign package. The package is more fully set forth and described in the exhibits which were submitted at the hearing. Essentially, new signs are proposed at the access points to the Mall to better identify the use of the property and the tenants therein. Additionally, directional signs are being placed within the internal ring road around

the complex in order to direct shoppers and customers to the various retail stores. A significant amount of testimony regarding each sign was offered at the hearing by Mr. Tschiderer on behalf of the property owner.

Testimony was also received from Melanie Moser, a landscape architect with Daft-McCune-Walker, Inc. She indicated that the proposed sign package was needed and that a denial of the variance request would result in a practical difficulty upon the Petitioner. She also indicated that the site contains numerous unique characteristics which justify the requested zoning relief. Her testimony was largely based upon the unusual topography of the land and existing vegetative and man-made features around the site. Visibility to the site is very poor for both York and Shawan Roads, due to the grade of the property and existing vegetation. Moreover, nearby buildings also block the view of the Mall. In Ms. Moser's view, these factors require that the Petitioner redo its sign package in the manner shown on the exhibits and that variance relief be granted.

Ms. Beadel from the Timonium Community Council also testified. Apparently, she does not object to the number and dimension of the signs proposed; however, she offered comments regarding the physical appearance of the signs and the Petitioner's marketing scheme. Mr. Kenneth Bosley, a nearby property owner, also testified. He acknowledged the problems with visibility of the signs; however, suggested alternatives to the relief requested.

Based on the testimony and evidence offered, I am persuaded to grant the Petition for Variance. I applaud the Petitioner's efforts in redeveloping this property. The sign package proposed, in my judgment, is appropriate, thus, variance relief as outlined above, shall be granted.

Notwithstanding the granting of the variance, however, I shall

impose certain restrictions and conditions. First, I shall require that the Petitioner comply with the Zoning Plans Advisory Committee comment submitted by the Office of Planning, dated October 2, 1997. This comment, in essence, requires that the Petitioner submit drawings of the proposed signage at permit stage in order to assure that the signs are tastefully designed and are the appropriate quality. I will require the Petitioner to so submit its drawings at that time and empower the Office of Planning to review and approve the sign package at that time.

Secondly, I shall require as a condition precedent to the granting of this relief that the Petitioner install no other means of outdoor advertising on the site other than what is shown. Specifically, it is the intent of this Order that no freestanding signage, either temporary or permanent, be located on the property. This restriction is intended to include, but not be limited to, the display of banners, inflatable animals or balloons, streamers, etc. In my judgment, the granting of the variance will allow the Petitioner sufficient signage to adequately advertise the uses on the property. Additional signage would be inappropriate and detract from the high quality character of the proposed sign package and the Petitioner's upgrade efforts.

Third, I shall require that the Petitioner not place any signage at a location that would reduce sight distance. In this regard, the Petitioner is prohibited by law from placing any signs in a right-of-way. All signs should be located so as not to interfere with traffic or restrict sight distance.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the amended variance relief shall be granted.

ORDERED
Date
By

10/17/97
Jep

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 1997 that the Petition for Variance seeking relief from Section 413.2.E of the B.C.Z.R. to permit identification signs totaling 3,296 sq.ft. in area in lieu of the permitted 1200 sq.ft. (as amended), and from Section 413.2.F of the B.C.Z.R. to permit other business signs totaling 1,130 sq.ft. in lieu of the permitted 100 sq.ft., and to permit eight (8) other business signs in lieu of the three (3) permitted, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their sign permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) At permit stage, the Petitioner shall submit drawings of the proposed signage to the Office of Planning for review and approval in order to assure that the signs are tastefully designed and are the appropriate quality.

3) The Petitioner shall install no other means of outdoor advertising signs on the site other than what is shown. Specifically, no freestanding signage, either temporary or permanent, shall be located on the property. This restriction is intended to include, but not be limited to, the display of banners, inflatable animals or balloons, and streamers, etc.

4) All signs shall be located so as not to interfere with traffic or restrict sight distance.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/17/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 17, 1997

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

RE: PETITION FOR VARIANCE
NE/Corner York Road & Shawan Road
(Hunt Valley Mall)
8th Election District - 3rd Councilmanic District
Huntmak Associates - Petitioner
Case No. 98-98-A

Dear Mr. Hoffman:

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John Tschiderer
6931 Arlington Road, Suite 415, Bethesda, Md. 20814

Ms. Melanie Moser, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204

Ms. Kathleen Beadel, 30 Northwood Drive, Timonium, Md. 21093
Mr. Kenneth T. Bosley, Box 334, Hunt Valley, Md. 21030

People's Counsel; Case Files



PETITION FOR VARIANCE

Petitioner requests a variance from Section 413.2.E of the Baltimore County Zoning Regulations to allow 3,296 square feet of identification signage for a shopping center in lieu of the ~~900~~¹⁸⁰⁰ square feet permitted (150 square feet per face for each of three access streets) and to permit four (4) shopping center identification signs in lieu of the three (3) permitted; and, a variance from Section 413.2.F to allow 1,130 square feet of other business signage in lieu of the 100 square feet permitted and to permit eight (8) other business signs in lieu of the three (3) permitted.

(N/A)
per
his

ORDER RECEIVED FOR FILING
Date 10/12/97
By [Signature]

98
dist

Description
To Accompany Petition for Variance
85.277 Acre Parcel
Southwest Side of York Road
Northwest Side of Shawan Road

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the northwest side of York Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of McCormick Road with the centerline of York Road (Maryland Route 45) (1) Southeasterly along the centerline of York Road 99 feet, more or less, and thence (2) Southwesterly 48 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on the southwest side of York Road (variable width), the six following courses and distances, viz: (1) South 03 degrees 36 minutes 30 seconds East 261.26 feet, thence (2) South 86 degrees 23 minutes 30 seconds West 37.00 feet, thence (3) South 03 degrees 36 minutes 30 seconds East 41.00 feet, thence (4) North 86 degrees 23 minutes 30 seconds East 37.00 feet, thence (5) South 03 degrees 36 minutes 30 seconds East 340.00 feet, and thence (6) South 00 degrees 58 minutes 33 seconds East 462.15 feet, thence leaving said road and running the eight following courses and distances, viz: (7) South 87 degrees 24 minutes 13 seconds West 142.00 feet, thence (8) North 86 degrees 52 minutes 50 seconds West 20.03 feet, thence (9) South 87 degrees 24 minutes 13 seconds West 142.00 feet, thence (10) South 00 degrees 40 minutes 26 seconds East 321.50 feet, thence (11) South 87 degrees 24 minutes 13 seconds West 8.68 feet, thence (12) South 02 degrees 35 minutes 47 seconds East 13.74 feet, thence (13) South 85 degrees 32 minutes 27 seconds West 190.13 feet, and thence (14) South 03 degrees

30 minutes 11 seconds East 185.44 feet to intersect the northwest side of Shawan Road (variable width), thence binding on said side of road (15) South 85 degrees 01 minute 43 seconds West 140.02 feet, thence leaving said road and running the eleven following courses and distances, viz: (16) North 04 degrees 58 minutes 23 seconds West 40.00 feet, thence (17) North 85 degrees 01 minute 38 seconds East 60.39 feet, thence (18) North 26 degrees 33 minutes 14 seconds East 61.85 feet, thence (19) Northeasterly by a line curving to the left with a radius of 86.98 feet for a distance of 19.09 feet (the arc of said curve being subtended by a chord bearing North 02 degrees 27 minutes 53 seconds East 19.05 feet and having a beginning tangent bearing of North 08 degrees 45 minutes 44 seconds East and a departing tangent bearing of North 03 degrees 48 minutes 44 seconds East), thence (20) North 03 degrees 48 minutes 44 seconds West 51.55 feet, thence (21) Northwesterly by a line curving to the left with a radius of 19.00 feet for a distance of 32.98 feet (the arc of said curve being subtended by a chord bearing North 53 degrees 32 minutes 06 seconds West 28.99 feet and having a beginning tangent bearing of North 03 degrees 48 minutes 44 seconds East and a departing tangent bearing of South 76 degrees 44 minutes 32 seconds West), thence (22) Southwesterly by a line curving to the right with a radius of 405.52 feet for a distance of 144.06 feet (the arc of said curve being subtended by a chord bearing South 79 degrees 40 minutes 14 seconds West 143.30 feet and having a beginning tangent bearing of South 69 degrees 29 minutes 37 seconds West and a departing tangent bearing of South 89 degrees 50 minutes 51 seconds West) thence (23) South 89 degrees 50 minutes 51 seconds West 646.33 feet, thence (24) Southwesterly by a line curving to the left with a radius of 48.21 feet for a distance of 79.74 feet (the arc of said curve being subtended by a chord bearing South 42 degrees 27 minutes 59 seconds West 70.96 feet and having a beginning

tangent bearing of South 89 degrees 50 minutes 51 seconds West and a departing tangent bearing of South 04 degrees 54 minutes 53 seconds East), thence (25) South 04 degrees 54 minutes 53 seconds East 90.24 feet, and thence (26) Southeasterly by a line curving to the left with a radius of 47.66 feet for a distance of 26.05 feet (the arc of said curve being subtended by a chord bearing of South 20 degrees 34 minutes 30 seconds East 25.73 feet and having a beginning tangent bearing of South 04 degrees 54 minutes 53 seconds East and a departing tangent bearing of South 36 degrees 14 minutes 08 seconds East) to intersect the northwest side of Shawan Road, thence binding on said road (27) South 85 degrees 01 minute 43 seconds West 995.78 feet to the northeast side of McCormick Road Extension (70 feet wide), thence binding on said side of road the seventeen following courses and distances, viz: (28) Northwesterly by a line curving to the right with a radius of 38.00 feet for a distance of 60.23 feet (the arc of said curve being subtended by a chord bearing North 49 degrees 33 minutes 47 seconds West 54.12 feet and having a beginning tangent bearing of South 85 degrees 01 minute 43 seconds West and a departing tangent bearing of North 04 degrees 09 minutes 18 seconds West), thence (29) North 04 degrees 09 minutes 18 seconds West 22.10 feet, thence (30) Northwesterly by a line curving to the left with a radius of 735.00 feet for a distance of 280.50 feet (the arc of said curve being subtended by a chord bearing North 15 degrees 05 minutes 16 seconds West 278.80 feet and having a beginning tangent bearing of North 04 degrees 09 minutes 18 seconds West and a departing tangent bearing of North 26 degrees 01 minute 14 seconds West), thence (31) North 26 degrees 01 minute 14 seconds West 177.35 feet, thence (32) Northeasterly by a line curving to the right with a radius of 665.00 feet for a distance of 1020.99 feet (the arc of said curve being subtended by a chord bearing North 17 degrees 57 minutes 48 seconds East 923.62

feet and having a beginning tangent bearing of North 26 degrees 01 minute 14 seconds West and a departing tangent bearing of North 61 degrees 56 minutes 49 seconds East), thence (33) North 61 degrees 56 minutes 49 seconds East 166.86 feet, thence (34) Northeasterly by a line curving to the right with a radius of 1365.00 feet for a distance of 231.88 feet (the arc of said curve being subtended by a chord bearing North 66 degrees 48 minutes 49 seconds East 231.60 feet and having a beginning tangent bearing of North 61 degrees 56 minutes 49 seconds East and a departing tangent bearing of North 71 degrees 40 minutes 48 seconds East), thence (35) North 71 degrees 40 minutes 48 seconds East 201.91 feet, thence (36) Northeasterly by a line curving to the left with a radius of 735.00 feet for a distance of 89.01 feet (the arc of said curve being subtended by a chord bearing North 68 degrees 12 minutes 39 seconds East 88.95 feet and having a beginning tangent bearing of North 71 degrees 40 minutes 48 seconds East and a departing tangent bearing of North 64 degrees 44 minutes 30 seconds East), thence (37) North 64 degrees 44 minutes 30 seconds East 295.65 feet, thence (38) Northeasterly by a line curving to the right with a radius of 1365.00 feet for a distance of 67.34 feet (the arc of said curve being subtended by a chord bearing North 66 degrees 09 minutes 18 seconds East 67.34 feet and having a beginning tangent bearing of North 64 degrees 44 minutes 30 seconds East and a departing tangent bearing of North 67 degrees 34 minutes 06 seconds East), thence (39) North 67 degrees 34 minutes 06 seconds East 264.70 feet, thence (40) Northeasterly by a line curving to the right with a radius of 665.00 feet for a distance of 502.09 feet (the arc of said curve being subtended by a chord bearing North 89 degrees 11 minutes 53 seconds East 490.25 feet and having a beginning tangent bearing of North 67 degrees 34 minutes 06 seconds East and a departing tangent bearing of South 69 degrees 10 minutes 20 seconds East), thence (41)

South 69 degrees 10 minutes 20 seconds East 102.48 feet, thence (42)

Southeasterly by a line curving to the left with a radius of 735.00 feet for a distance of 299.80 feet (the arc of said curve being subtended by a chord bearing South 80 degrees 51 minutes 26 seconds East 297.72 feet and having a beginning tangent bearing of South 69 degrees 10 minutes 20 seconds East and a departing tangent bearing of North 87 degrees 27 minutes 27 seconds East), thence (43)

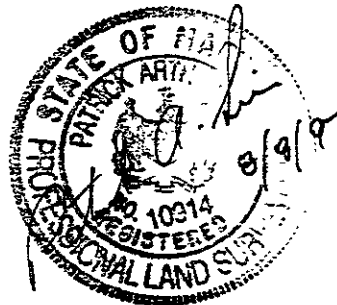
North 87 degrees 27 minutes 27 seconds East 44.30 feet, and thence (44)

Southeasterly by a line curving to the right with a radius of 63.00 feet for a distance of 97.79 feet (the arc of said curve being subtended by a chord bearing South 48 degrees 04 minutes 31 seconds East 88.26 feet and having a beginning tangent bearing of North 87 degrees 27 minutes 27 seconds East and a departing tangent bearing of South 03 degrees 36 minutes 30 seconds East) to the point of beginning; containing 85.277 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 6, 1997

Project No. 94150.A (L94150.A.2)





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.: 98

Petitioner: Hunt Valley Mall

Location: Corner of North side of Shawan Rd, West side of York Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert A Hoffman, Esquire

ADDRESS: 210 Allegheny Ave

Towson, MD 21204

PHONE NUMBER: (410) 494-6200

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **042793**

DATE 9/12/97 ACCOUNT 01-615
 Item # 98 AMOUNT \$ 250.00
547 mdk

RECEIVED FROM: Kenneth Baetjer, + Howard, LLP - Hunt Valley Md/

FOR: 020 - Comm Varance \$ 250.00

RECEIVED FROM: Kenneth Baetjer, + Howard, LLP - Hunt Valley Md/

CASHIER'S VALIDATION

PAID RECEIPT
 NO. 00250
 DATE 9/22/97
 TIME 15:24:03
 CASHIER JRIC JMR DOWNS
 MISCELLANEOUS RECEIPT
 013097
 BALTIMORE COUNTY, MARYLAND

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 Room 300, Maryland on the property identified herein as follows:

Case: #98-98-A
118 Shawan Road -
Hunt Valley Mail corner N/S
Shawan Road - W/S York Road
8th Election District
3rd Councilmanic
Legal Owner(s):
Faison, Agent for Hittman
Associates

Variants: to permit 3,256 square feet of identification signage for a shopping center in lieu of the 900 square feet permitted (160 square feet per face for each of three access streets); to permit 4 shopping center identification signs in lieu of 3 permitted; to allow 1,130 square feet of other business signage in lieu of the 100 square feet permitted; and to permit 5 other business signs in lieu of the 3 permitted.
Hearings: Friday, October 17, 1997 at 8:00 a.m., Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; to special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing. Please Call (410) 887-3351.

10/073 Oct. 2. 0178358

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1997

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 Oct. 2, 1997.

THE JEFFERSONIAN.

A. Henrichson

LEGAL AD. - TOWSON

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:

ZONING NOTICE

Case No.: 98-98-A

Item # 98

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

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: to permit 3,296 sq ft of I.D. signage for a shopping
center in lieu of 900 sq ft + to permit 4 shopping center I.D. signs
in lieu of 3; and to permit 1,130 sq ft of other business signage
in lieu of 100 sq ft. and to permit 8 other business signs in lieu
of 3.

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

September 25, 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: 98-98-A
118 Shawan Road - Hunt Valley Mall
corner N/S Shawan Road, W/S York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Faison, Agent for Huntmak Associates

Variance to permit 3,296 square feet of identification signage for a shopping center in lieu of the 900 square feet permitted (150 square feet per face for each of three access streets); to permit 4 shopping center identification signs in lieu of the 3 permitted; to allow 1,130 square feet of other business signage in lieu of the 100 square feet permitted; and to permit 8 other business signs in lieu of the 3 permitted.

HEARING: FRIDAY, OCTOBER 17, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: Faison, Agent for Huntmak Associates
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 2, 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.



TO: PUTXENT PUBLISHING COMPANY

October 2, 1997 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
210 Allegheny Avenue
Towson, MD 21204
410-494-6200

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: 98-98-A

118 Shawan Road - Hunt Valley Mall

corner N/S Shawan Road, W/S York Road

8th Election District - 3rd Councilmanic .

Legal Owner(s): Faison, Agent for Huntmak Associates

Variance to permit 3,296 square feet of identification signage for a shopping center in lieu of the 900 square feet permitted (150 square feet per face for each of three access streets); to permit 4 shopping center identification signs in lieu of the 3 permitted; to allow 1,130 square feet of other business signanage in lieu of the 100 square feet permitted; and to permit 8 other business signs in lieu of the 3 permitted.

HEARING: FRIDAY, OCTOBER 17, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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
Department of Permits and
Development Management

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

October 6, 1997

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

RE: Item No.: 98
Case No.: 98-98-A
Petitioner: Huntmark Associates

Dear Mr. Hoffman:

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 September 12, 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 black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: October 2, 1997

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

SUBJECT: Hunt Valley Mall

INFORMATION

Item Number: 98

Petitioner: Faison, Agent for Huntmak Associates

Zoning: BM

Requested Action: Variance

Summary of Recommendations:

Staff has met with representatives of the owners of the Hunt Valley Mall to discuss the proposed sign treatment for the subject property. As stated on the Petition for the Variance, "[the] Petitioner requests a variance from Section 413.2E of the Baltimore County Zoning Regulations to allow 3,296 square feet of identification signage for a shopping center in lieu of the 900 square feet permitted (150 square feet per face for each of three access streets) and to permit four (4) shopping center identification signs in lieu of the three (3) permitted; and, variance from Section 413.2.F to allow 1,130 square feet of other business signage in lieu of the 100 square feet permitted and to permit eight (8) other business signs in lieu of the three (3) permitted.

The magnitude of the variances, at first blush, appears to be enormous; however, the attachment to the Petition for Variance, which is identified as the "Proposed Sign Design Program for the Redevelopment of Hunt Valley Mall," reveals an attractive and functional collection of signs that would 1) contribute to the ongoing redevelopment of the mall, and 2) ultimately enhance its appearance.

On page 1 of the above mentioned document the following is stated: "The sign design concept for this project is to create project identification, tenant identification, and directional signage, as well as the cinema marquee sign, that offers a unified and

comprehensive visual statement. It is important within any retail development that individual retail tenants have their recognizable logo albeit within the framework of a comprehensive design program. Under the premise of this program, individual tenants and restaurants can express their individual character while staying within a consistent look and feel." While staff appreciates the need for a degree of flexibility in any such situation involving multiple tenants, the magnitude of this particular request demands a higher level of review at the permit stage. Therefore, it is recommended that before any sign is erected on the subject property, the owner(s) or subsequent owner(s) of the mall be required to submit sign details to Office of Planning for review and approval prior to the issuance of sign permits.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

SEPTEMBER 24, 1997

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

RE: Property Owner: BALTIMORE COUNTY BAPTIST CHURCH, INC.
FAISON, AGENT FOR HUNTMAN ASSOCIATES

Location: DISTRIBUTION MEETING OF SEPTEMBER 22, 1997

Item No.: 093 & 098

Zoning Agenda:

Gentlemen:

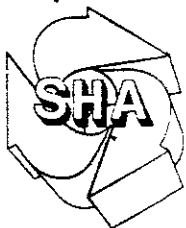
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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 9-23-97
Item No. 098 MJL

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,

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

B A I M O R E C O U N T Y, M A Y L A N D
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 9/25/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 22, 97

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

Item #'s: 88
89
90
91
92
95
96
(98)

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 26, 1997

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 29, 1997
Item Nos. 087, 088, 089, 091, 092,
095, 096, 097, and 098

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

10/17/97

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: October 2, 1997

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

SUBJECT: Hunt Valley Mall

INFORMATION

Item Number:

98

Petitioner:

Faison, Agent for Huntmak Associates

Zoning:

BM

Requested Action: Variance

Summary of Recommendations:

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Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE
118 Shawan Road, Corner N/S Shawan Road,
W/S York Road, 8th Election District,
3rd Councilmanic

Faison, Agent for Huntmak Associates
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-98-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 6th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

Kathleen Beardsall

KENNETH T. BOSLEY

ADDRESS

30 Northwood Dr. Timonium 21093

BOX 334 - HUNT VALLEY, MD 21030



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny 21204

John Schiderer

6931 Arlington Rd. Bethesda Md 20814

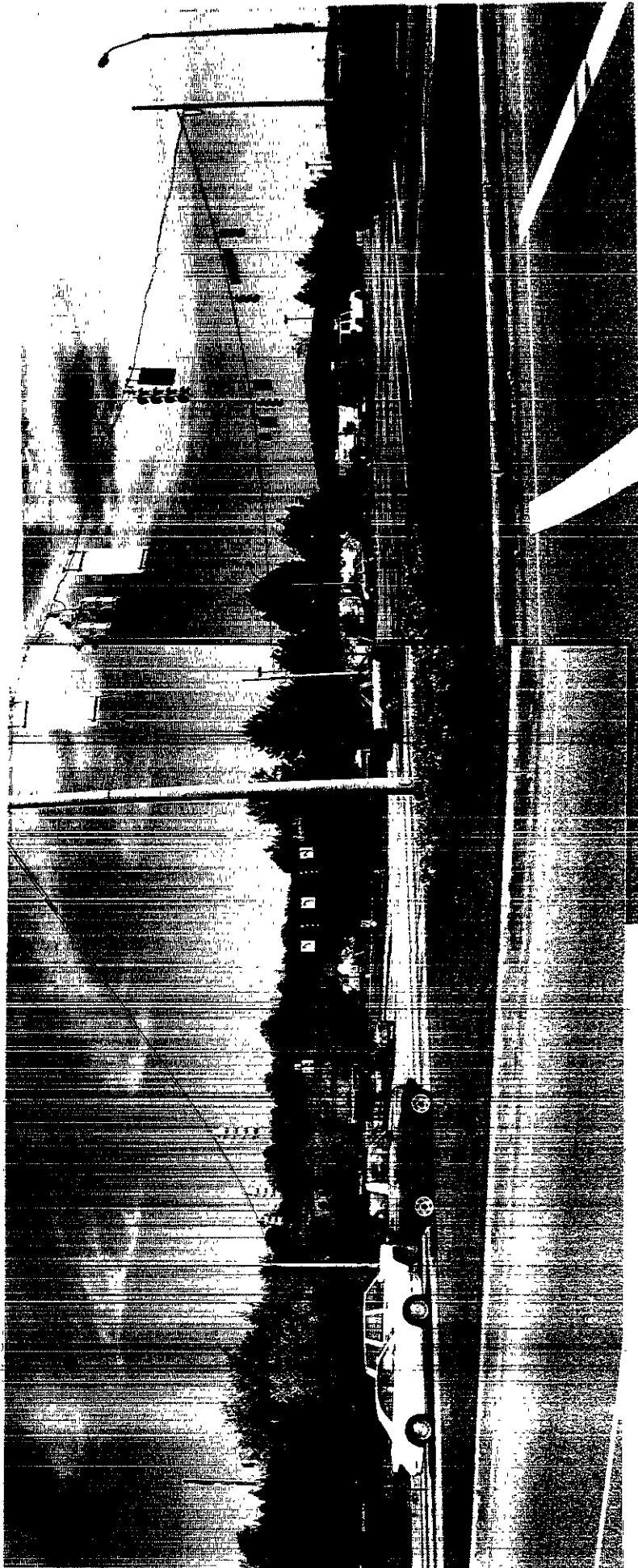
Melanie Moses

200 E Pennsylvania Ave 21204

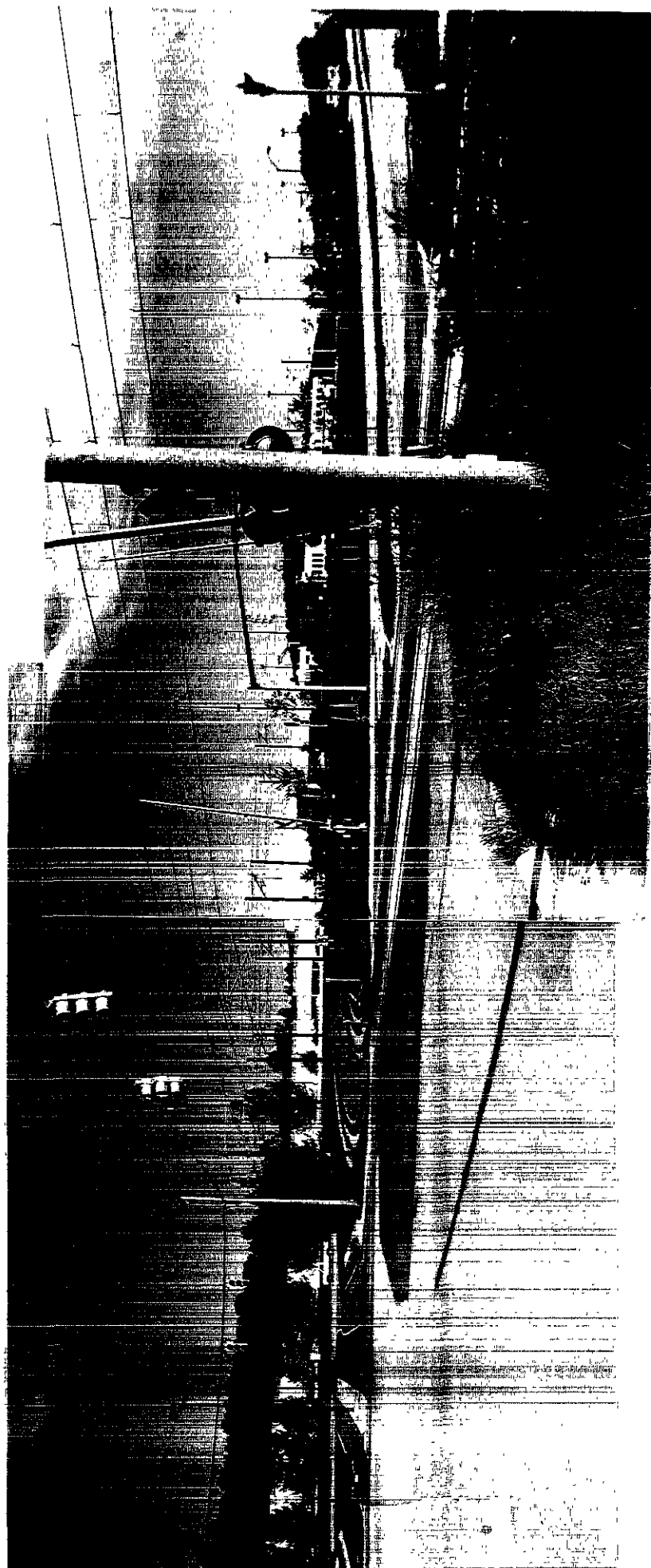
Mitch Kellman

~~XXXXXXXXXX~~



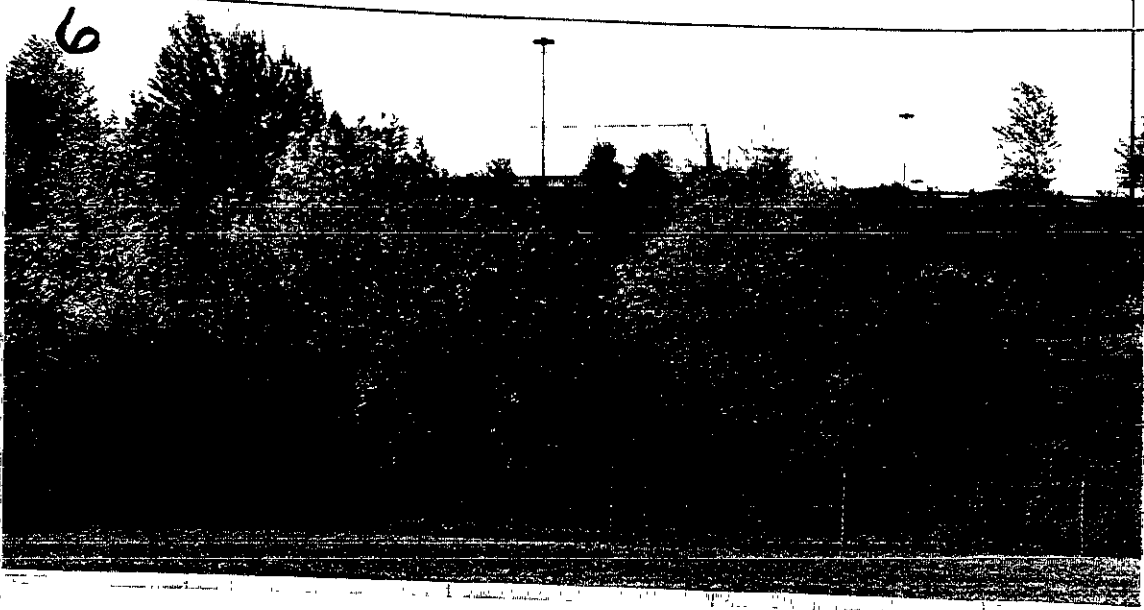










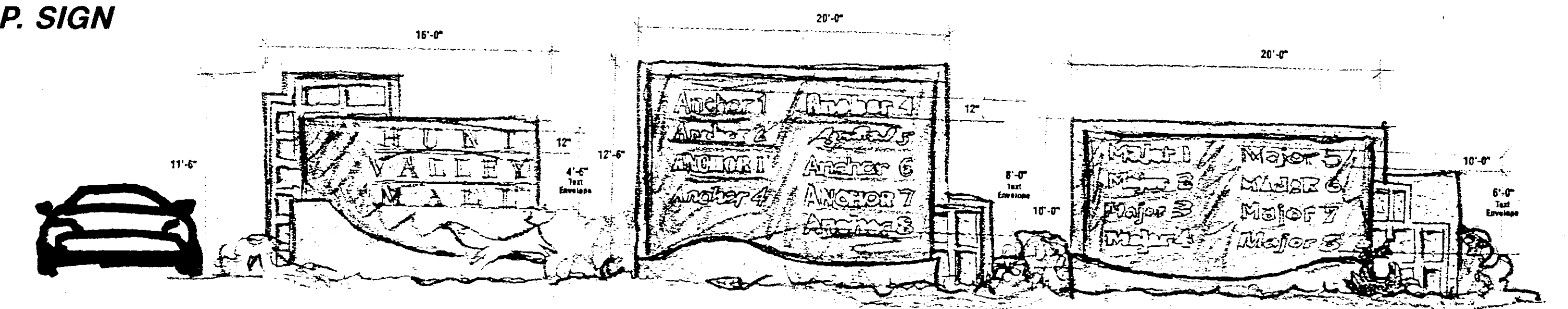
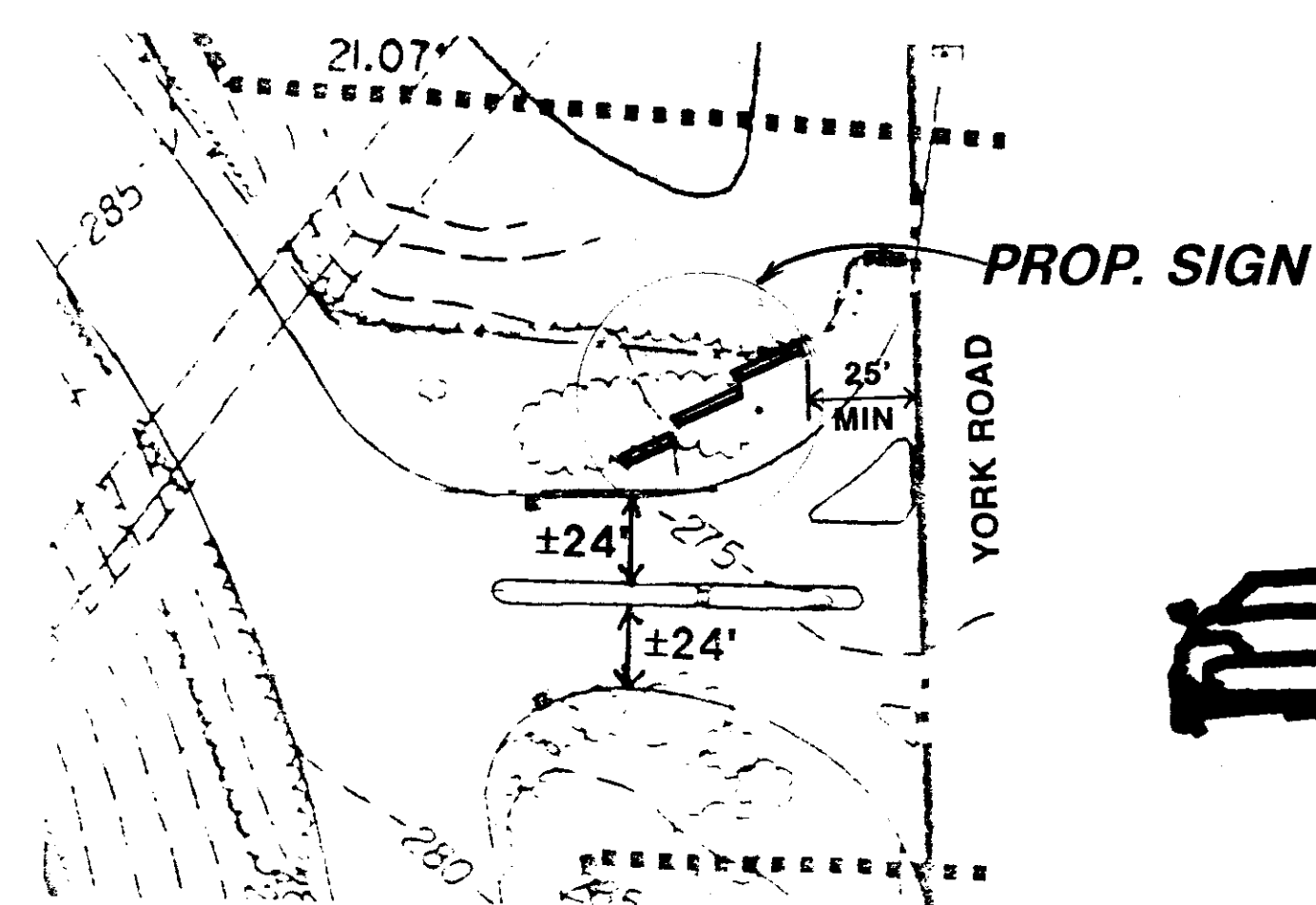
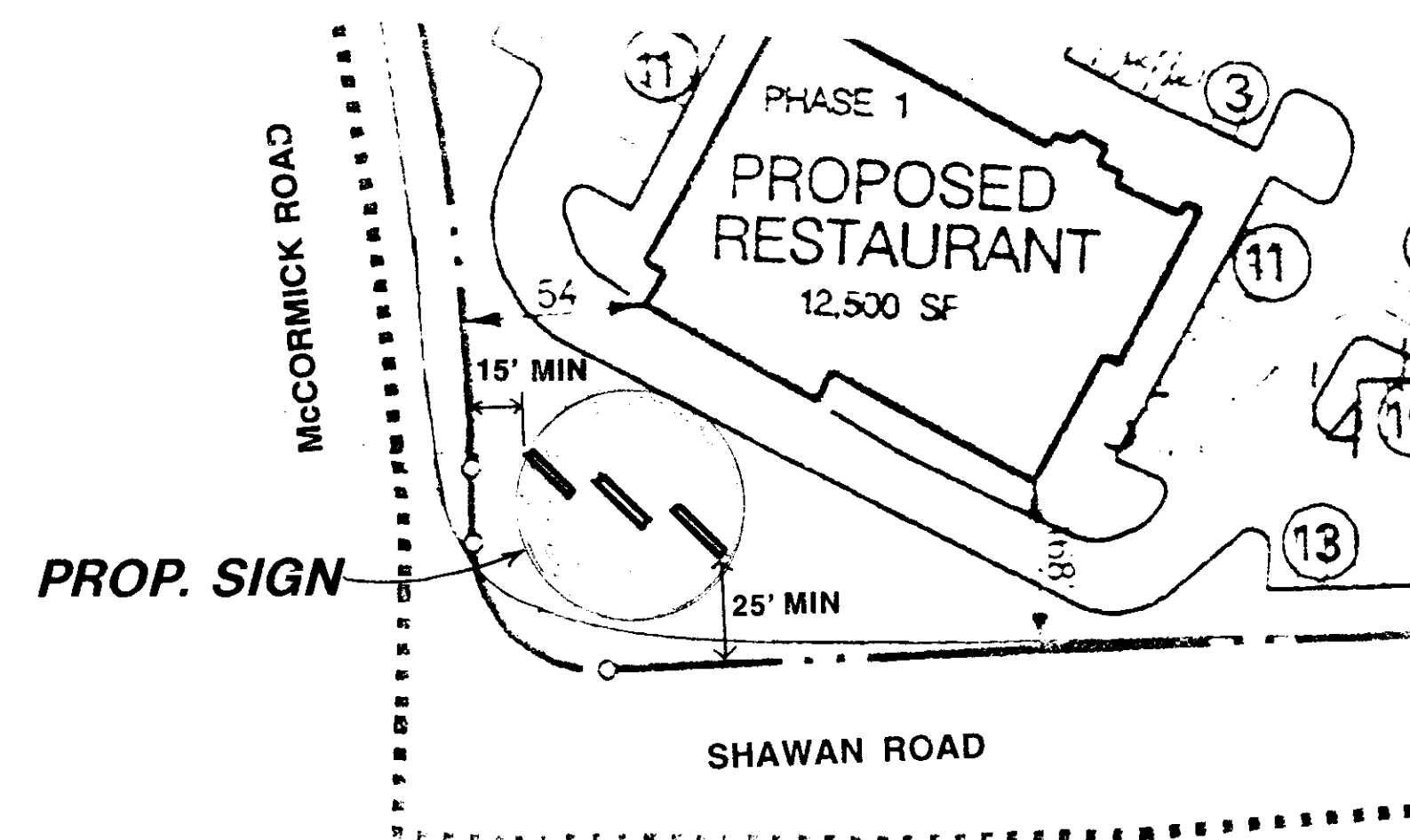




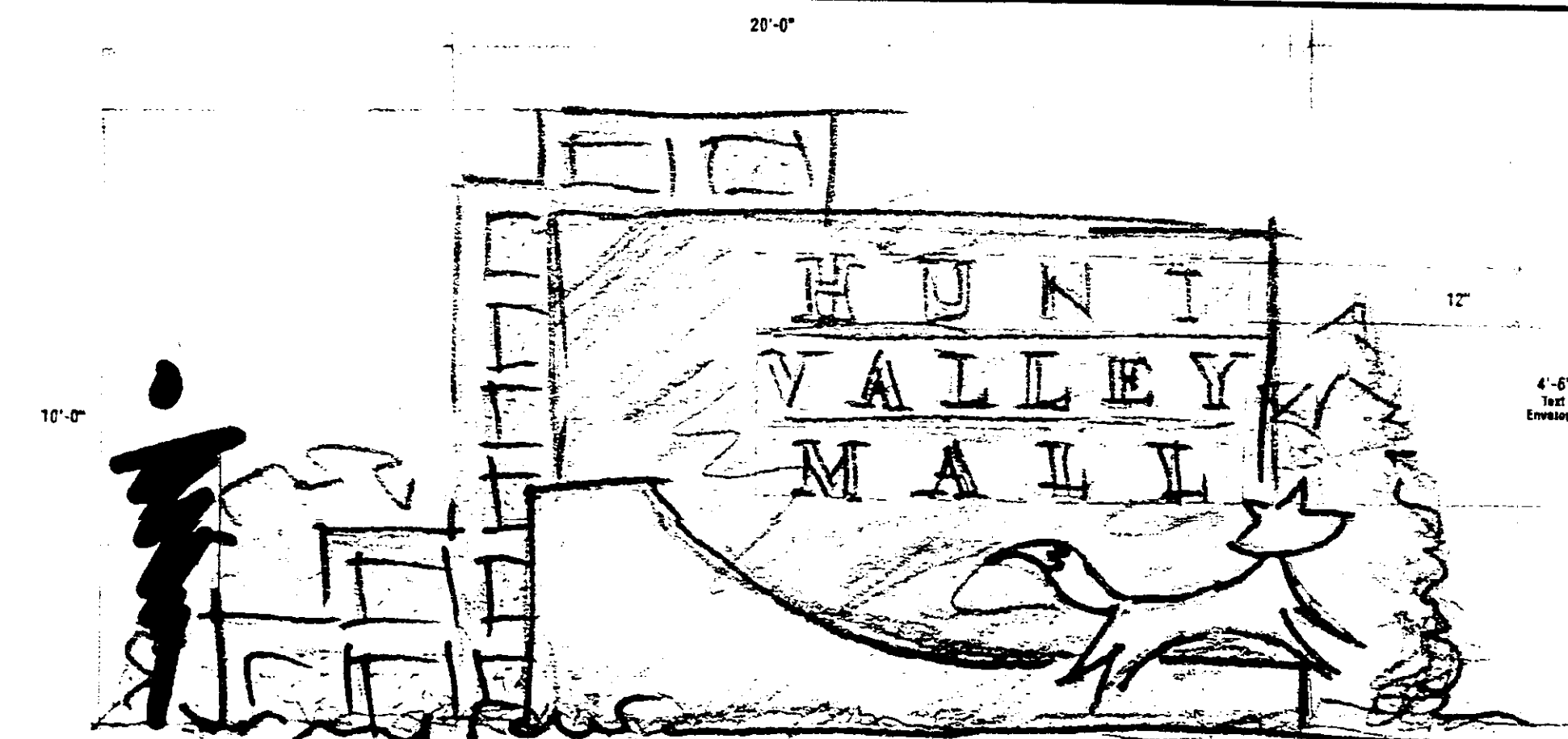
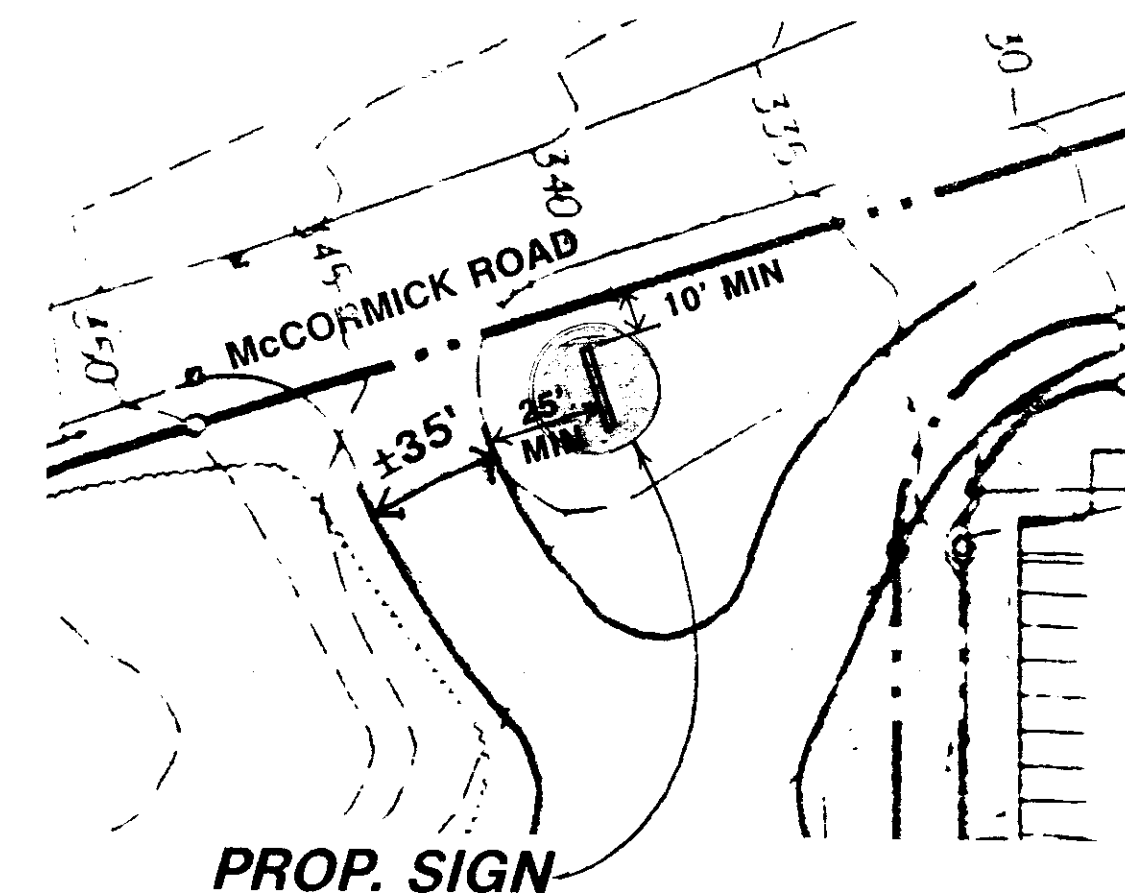
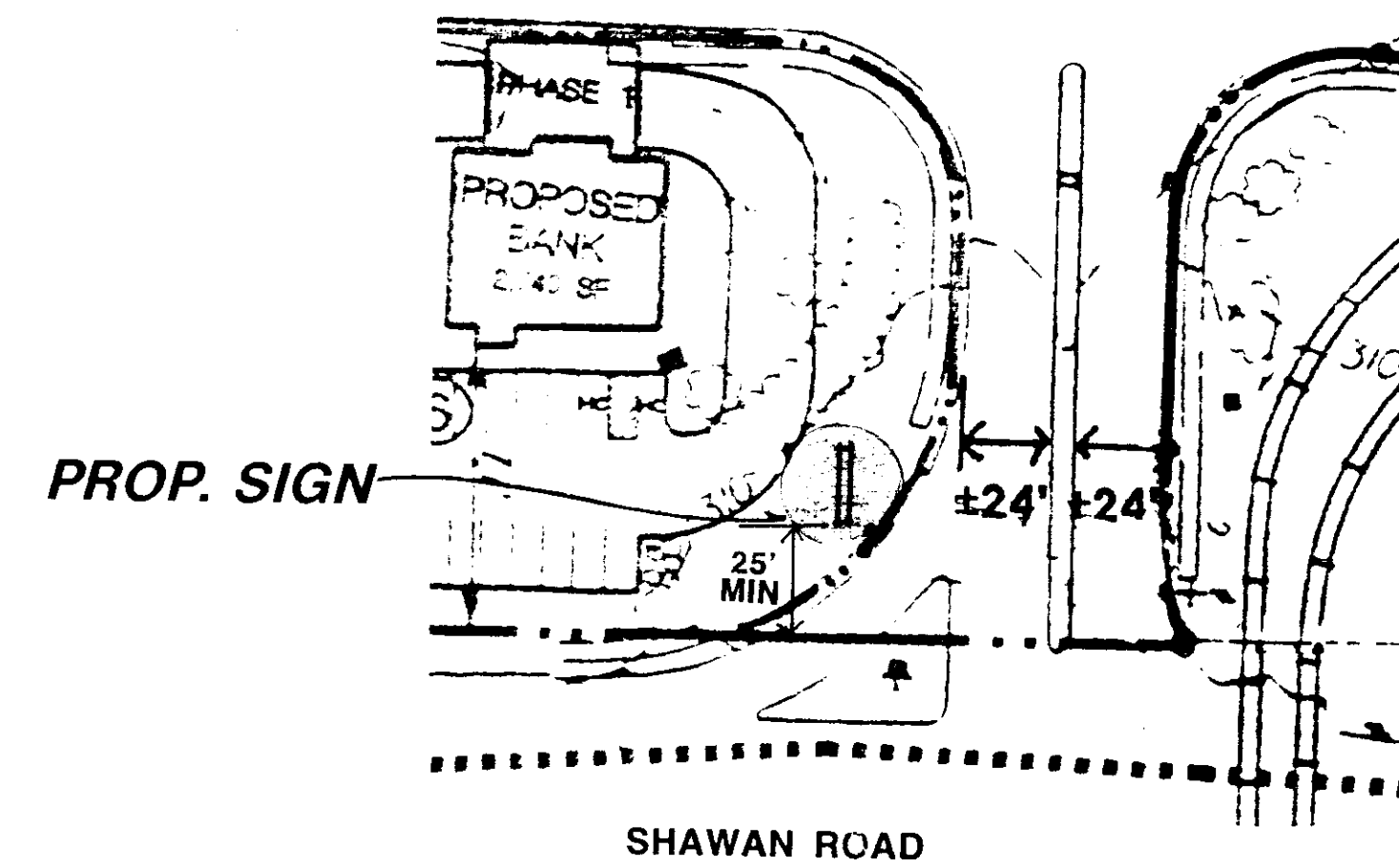
Proposed Sign Design Program
for the Redevelopment of

HUNT VALLEY MALL
Baltimore County, Maryland

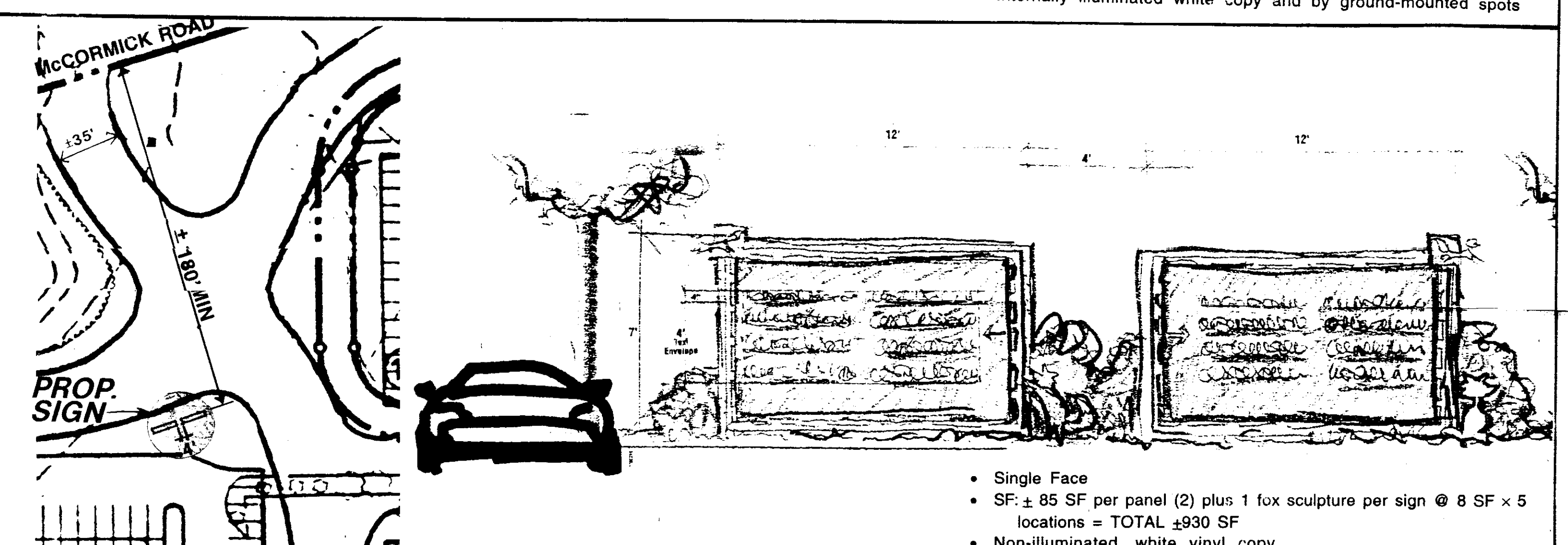
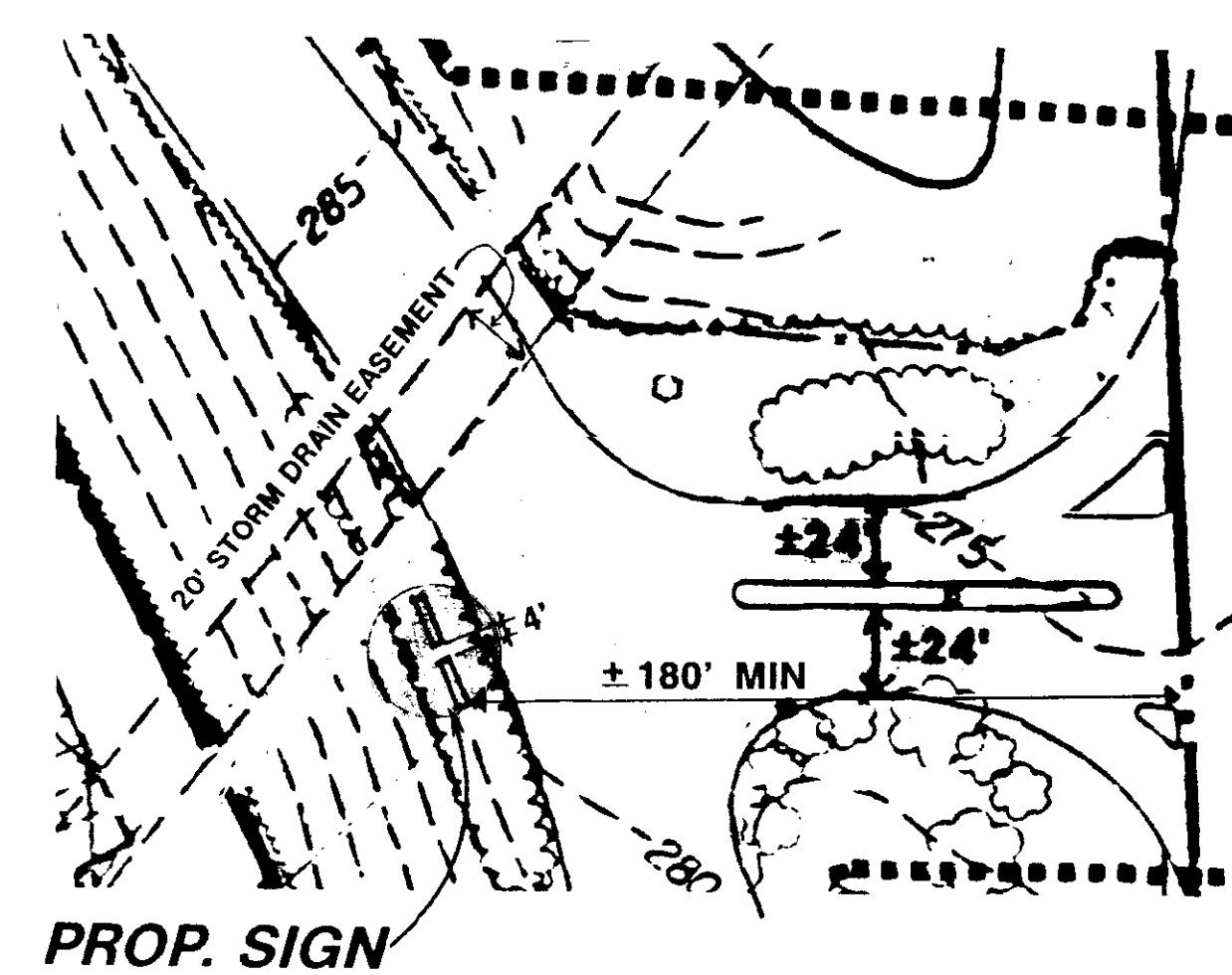
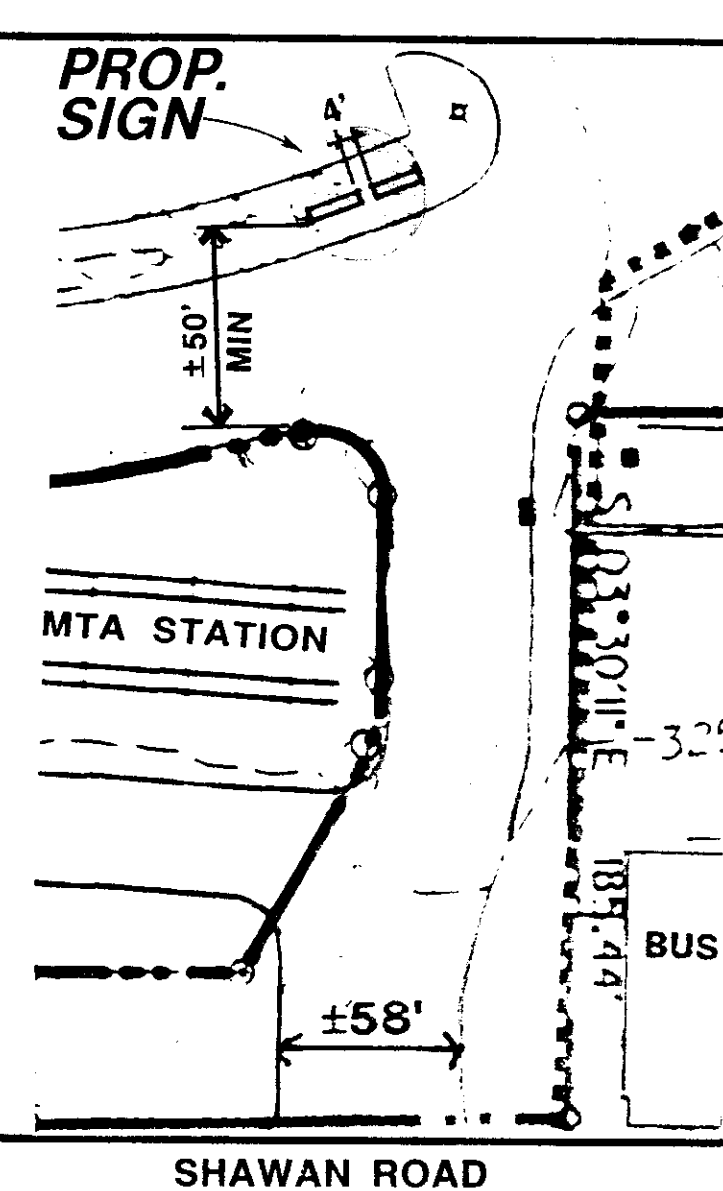
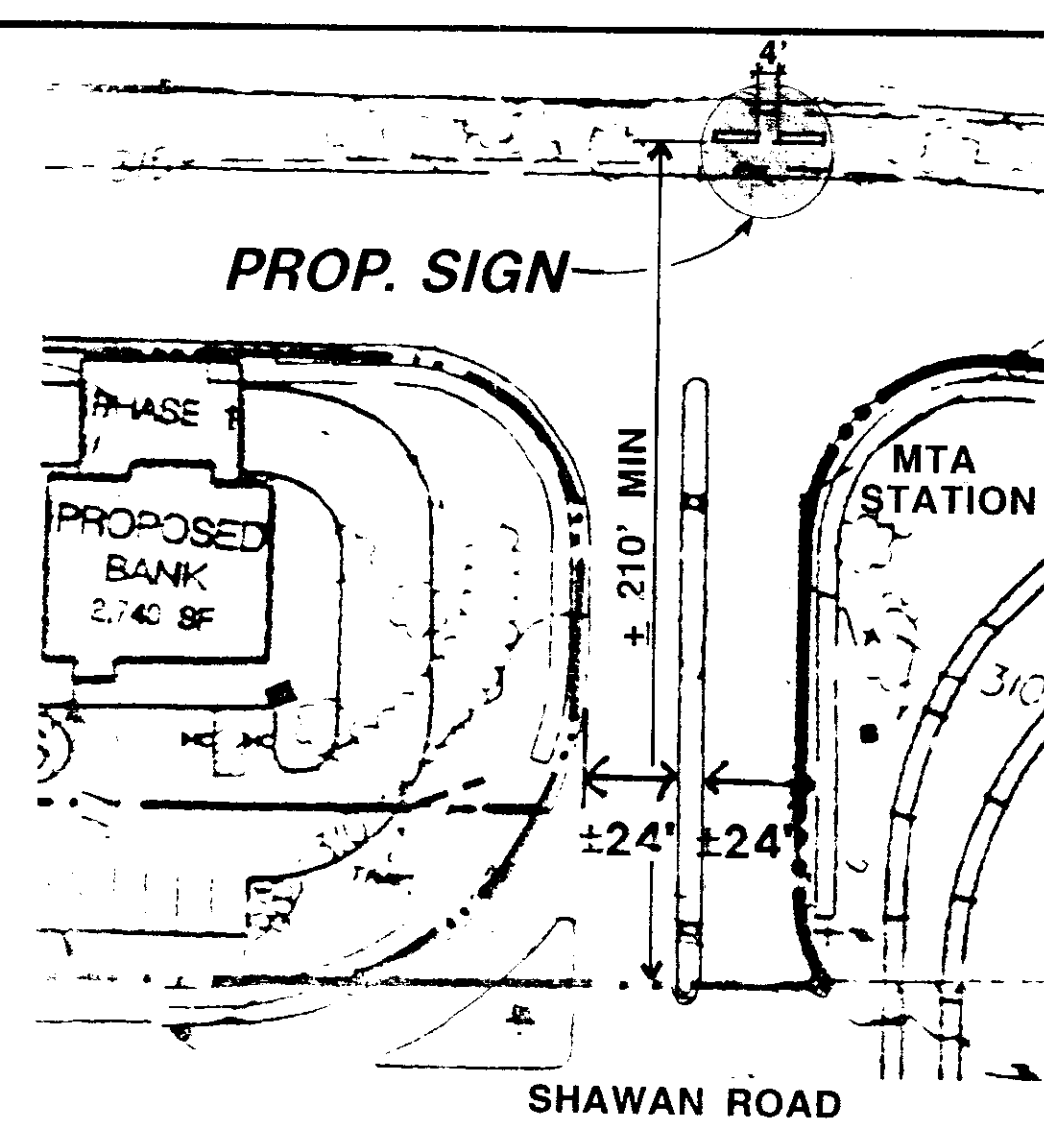
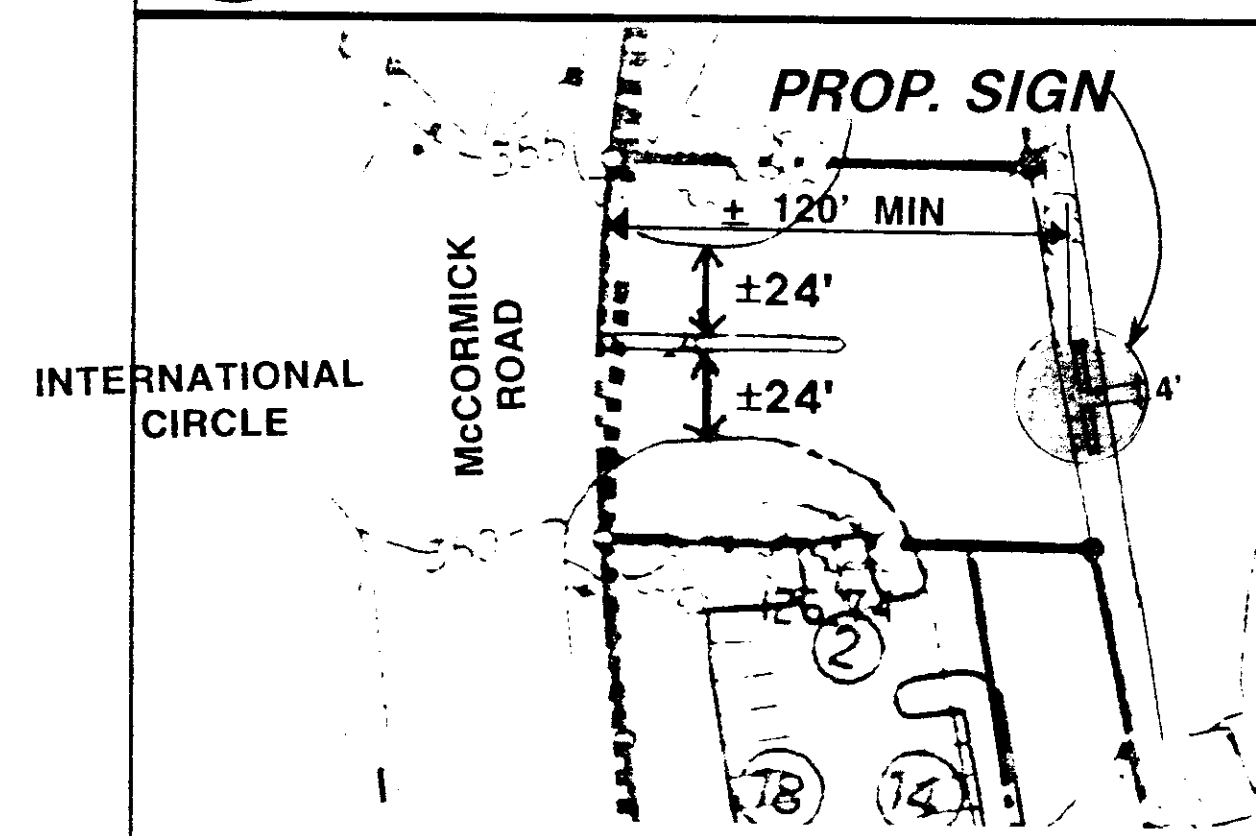
Rev No 2



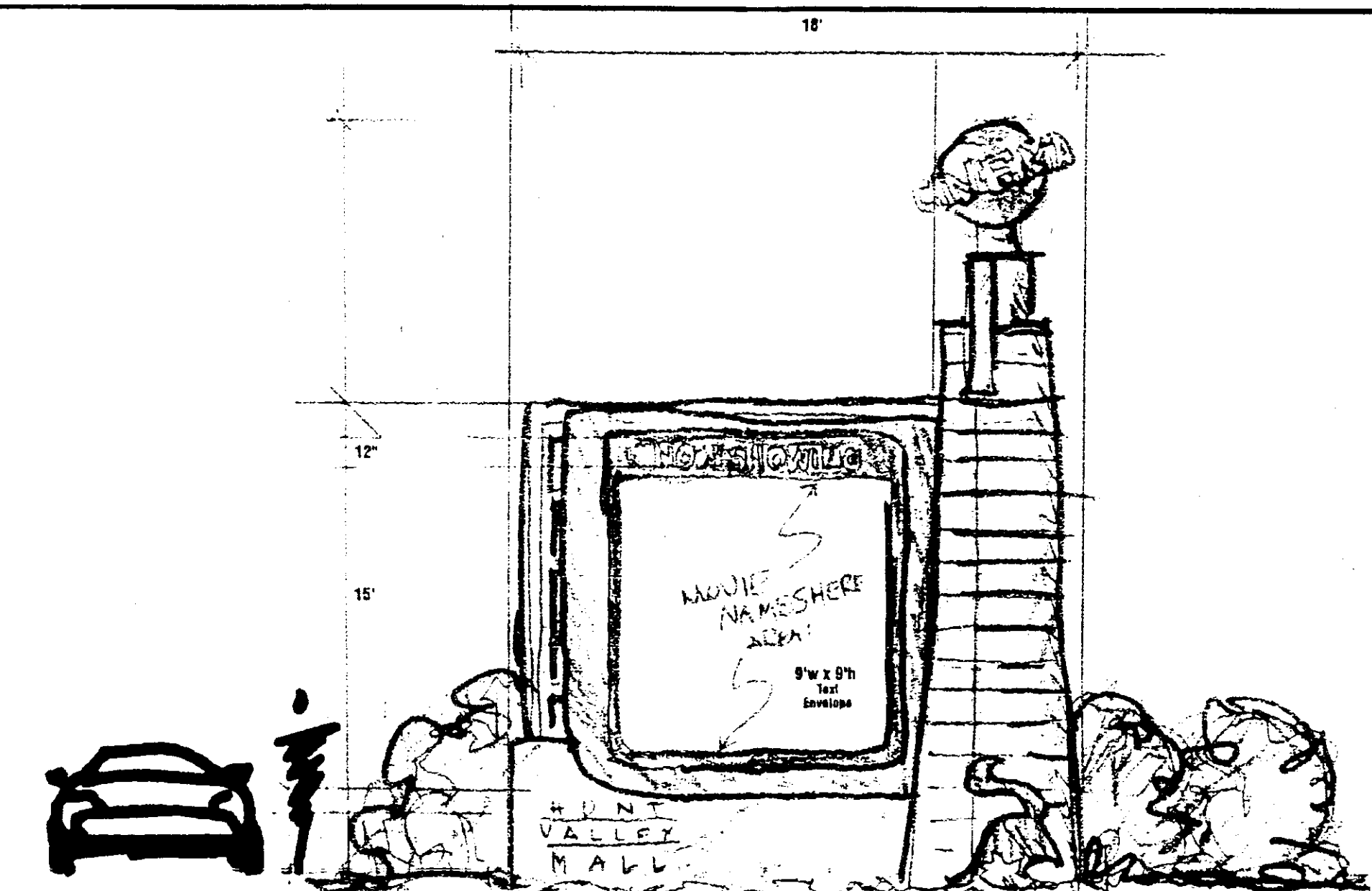
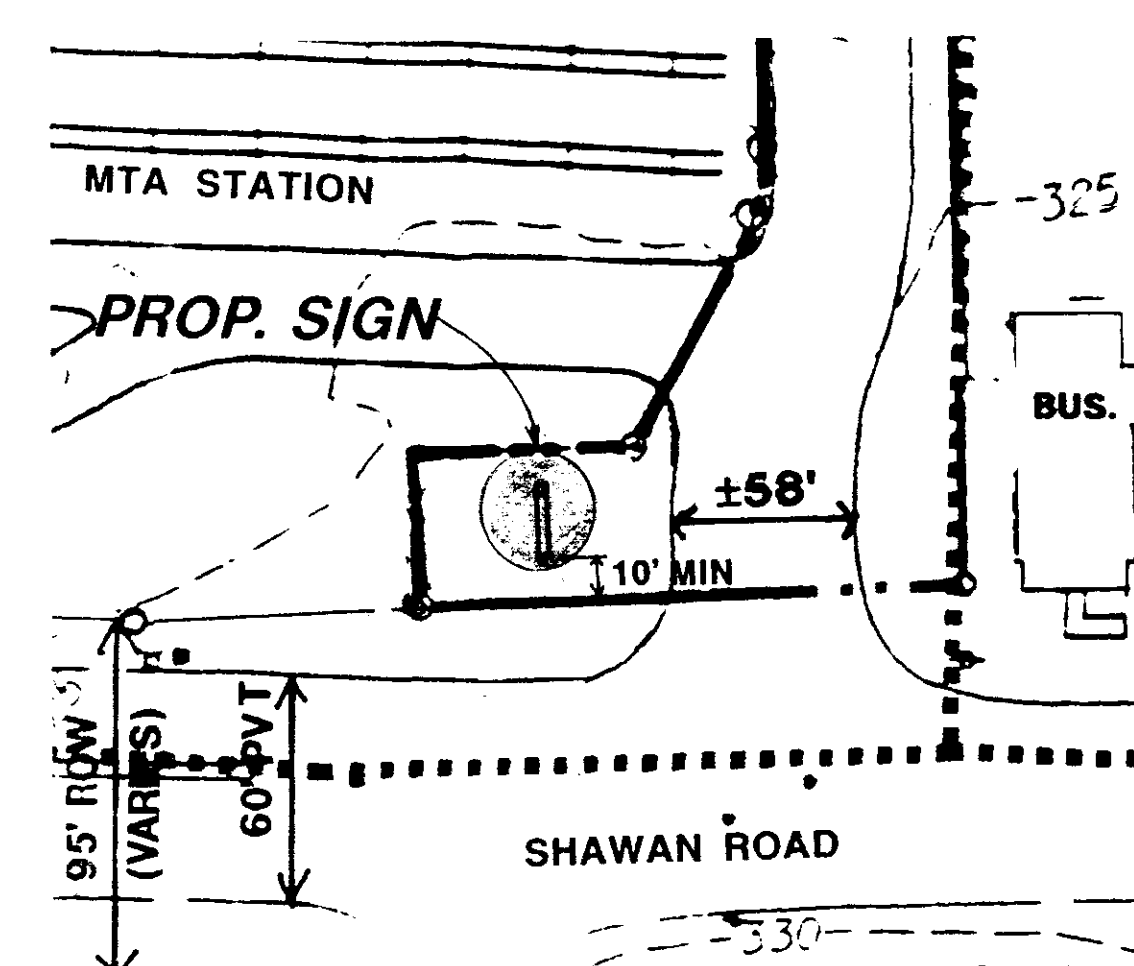
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- SF: Approx. 250 SF per panel plus 1 fox sculpture @ 8 SF per panel
= 774 SF x 2 locations = TOTAL 1548 SF
- Internally illuminated white copy. Accent ground-mounted spot lighting



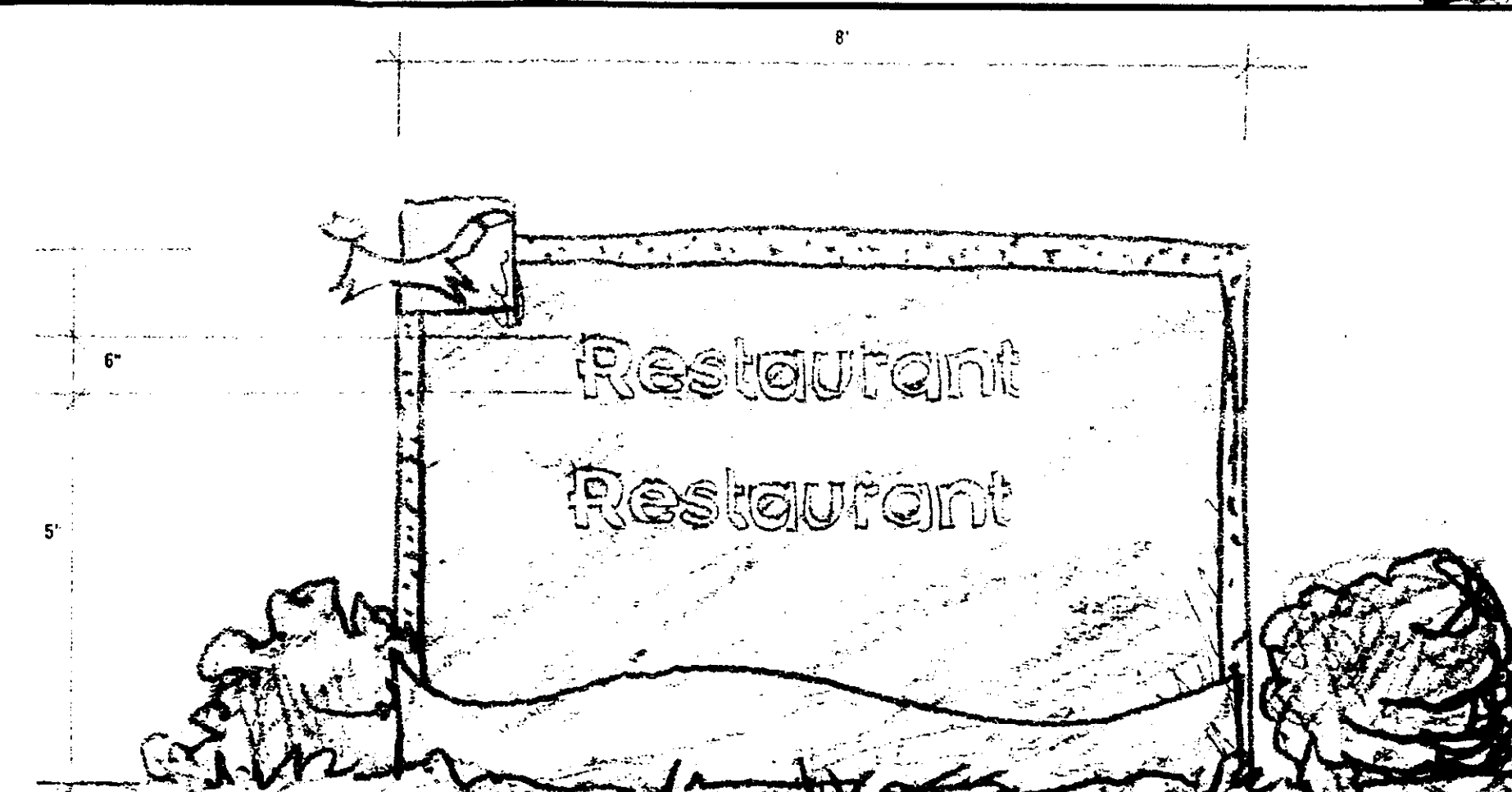
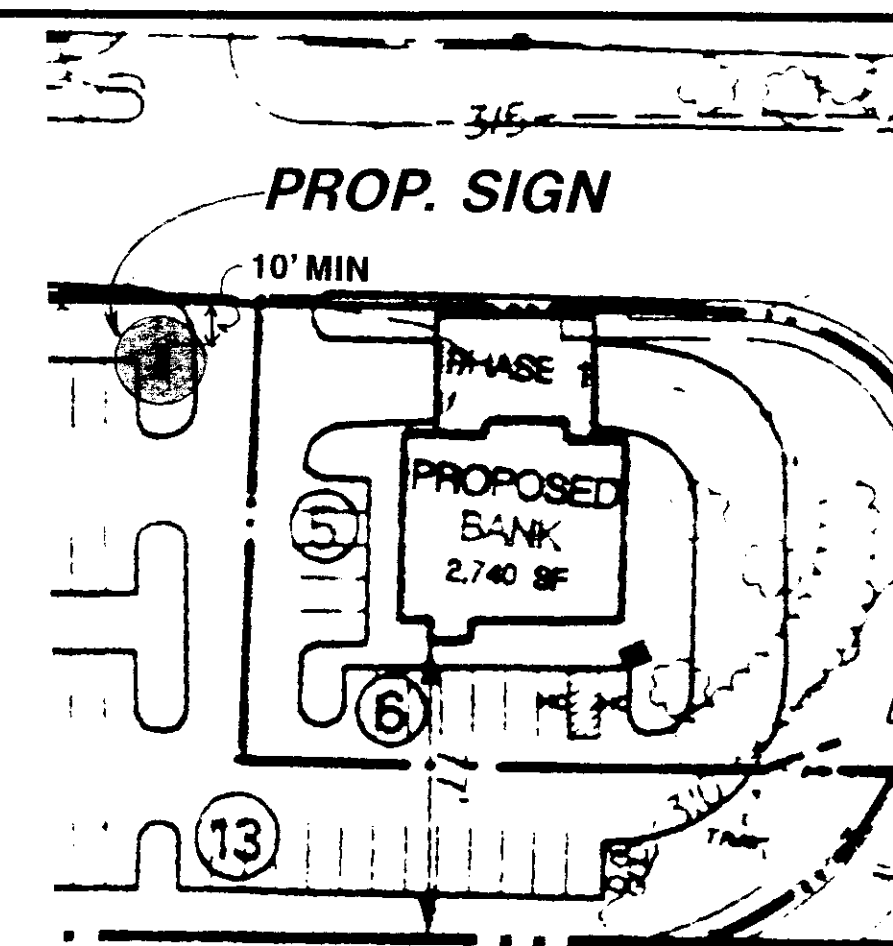
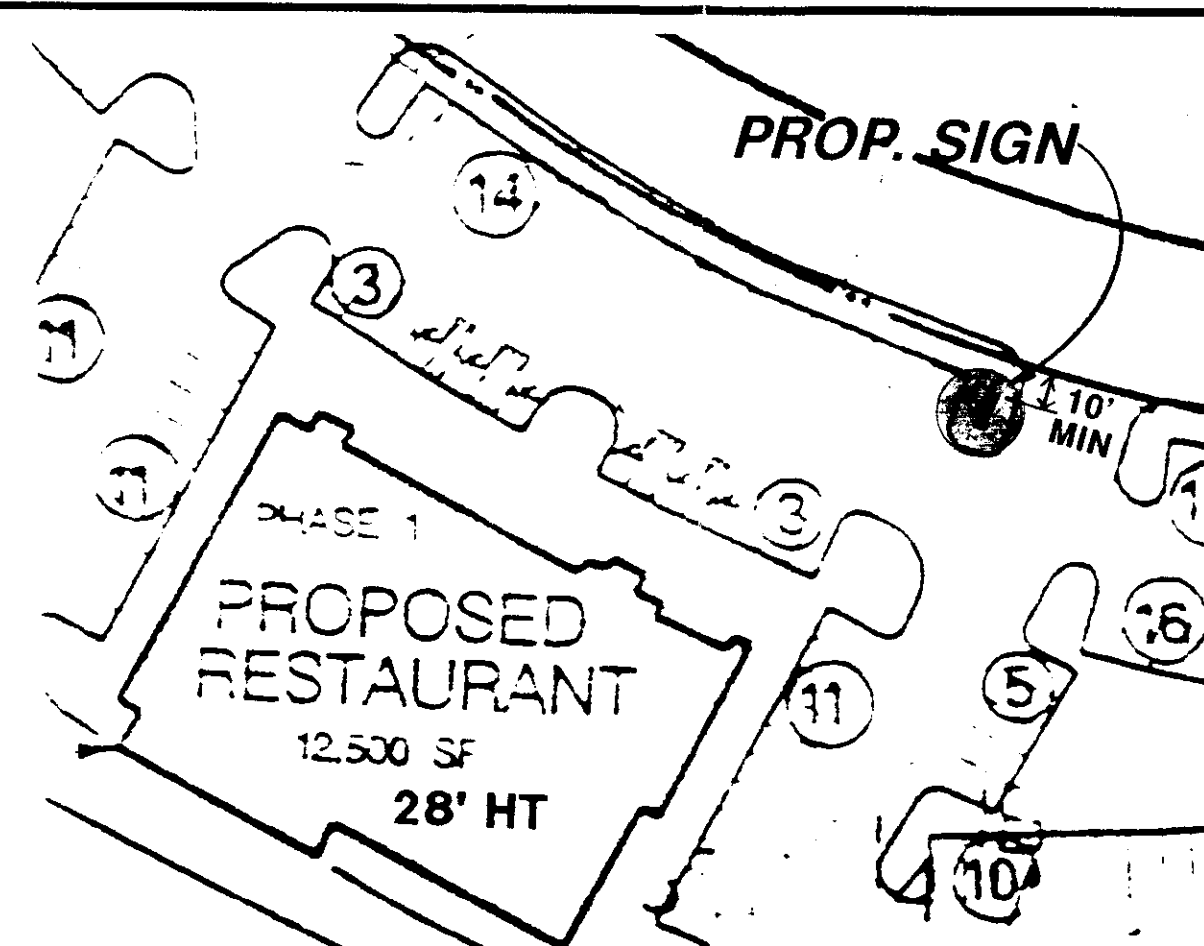
- Double Face
- SF: Approx 250 SF per face plus 1 fox sculpture @ 8 SF per face
= 516 SF x 2 locations = TOTAL 1032 SF
- Internally illuminated white copy and by ground-mounted spots



- Single Face
- SF: ± 85 SF per panel (2) plus 1 fox sculpture per sign @ 8 SF $\times$ 5 locations = TOTAL ± 930 SF
- Non-illuminated, white vinyl copy



- Double Face
- SF: Approx 350 SF per face plus 1 fox sculpture per face x 1 location = TOTAL 716 SF
- Internally illuminated and by ground mounted spots. Cinema marquee board



- Double Face
- SF: Approx. 50 SF per face x 2 locations = TOTAL 200 SF
- Internally illuminated

DMW

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

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

**SUPPLEMENTARY SIGN VARIANCE
DETAILS & LOCATION PLANS**

HUNT VALLEY MALL

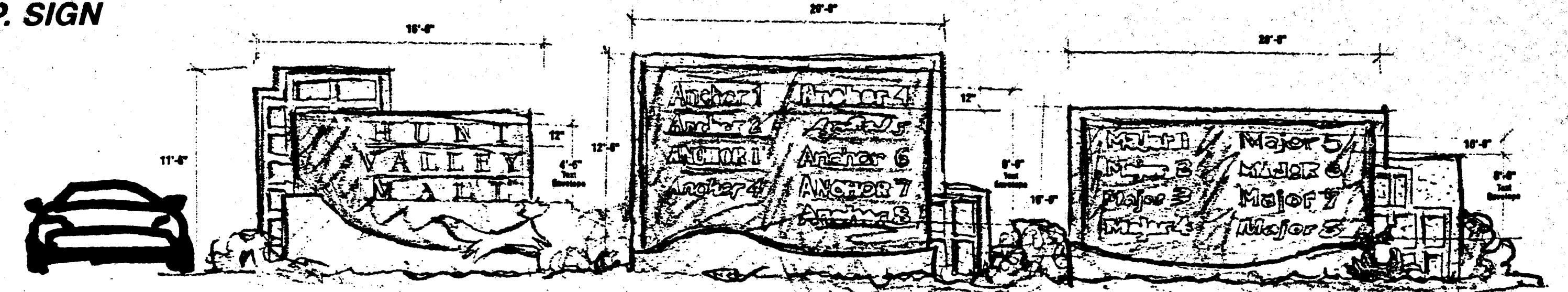
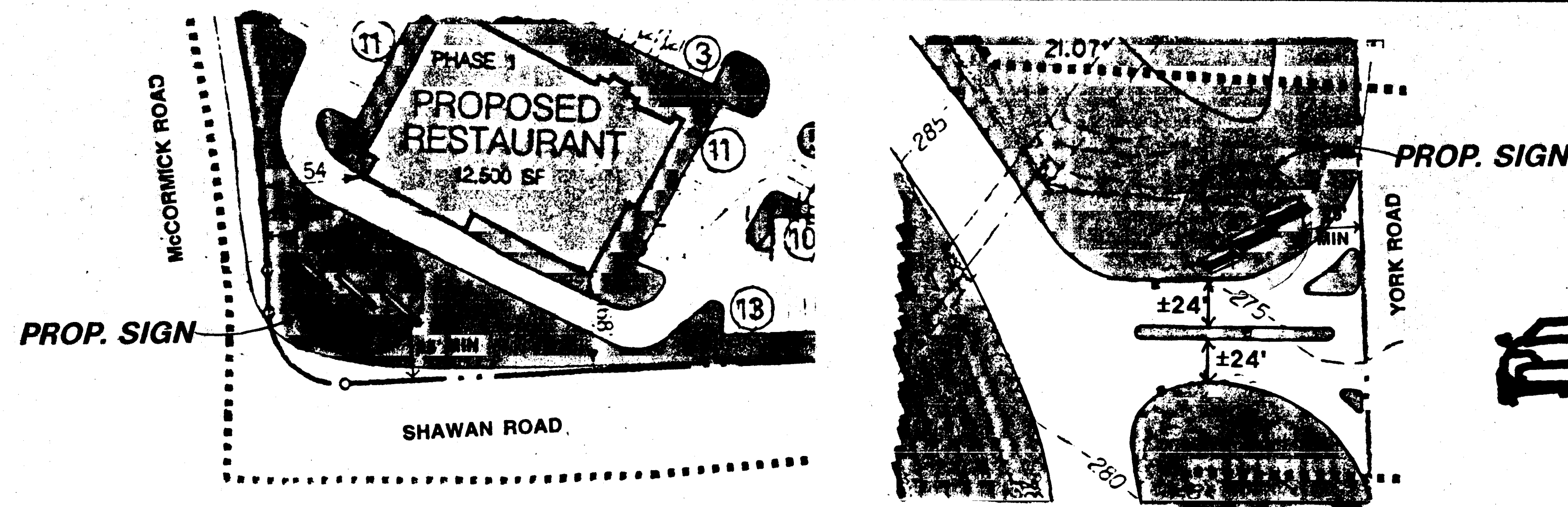
118 SHAWAN ROAD
COCKEYSVILLE, MARYLAND

3rd COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

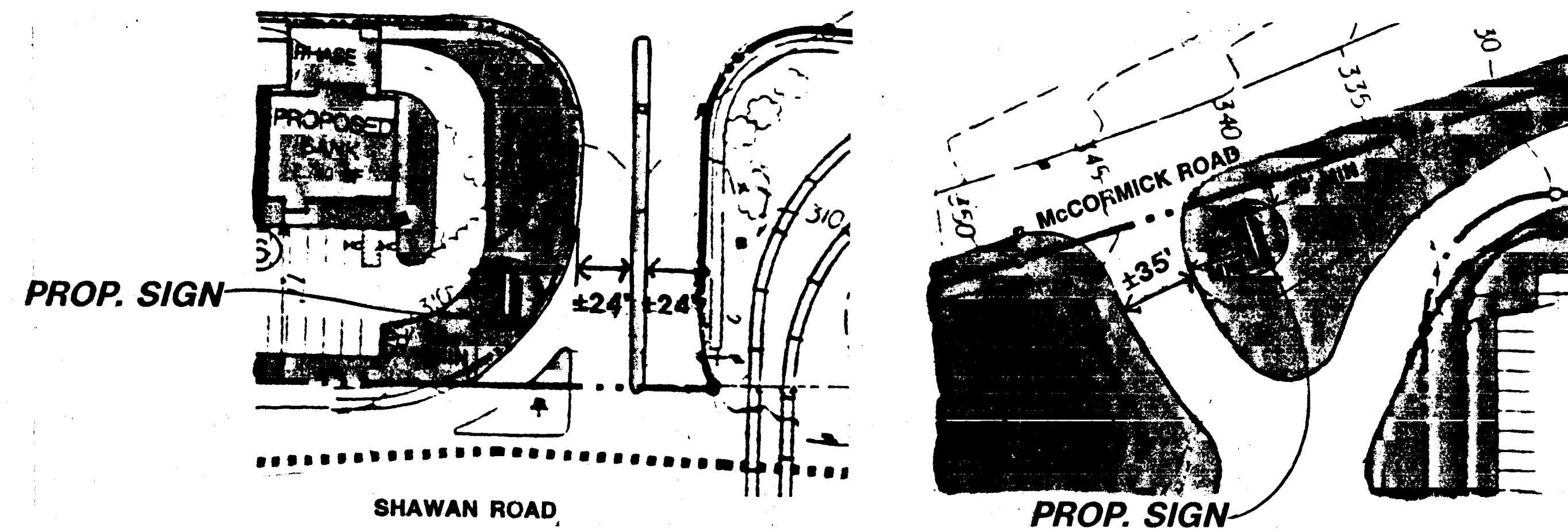
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			REVIEW: _____
			BID: _____
			PERMIT: _____
			CONSTRUCTION: _____
			BASE: _____
			DRAWN: _____
DATE	BY	REVISONS	DESIGNED: _____
			CHECKED BY: _____
			DATE CHECKED: _____
			SCALE: T=50'
			PROJECT NO.: 94150-A
			DRAWING: 2 of 2

1A SITE ENTRANCE



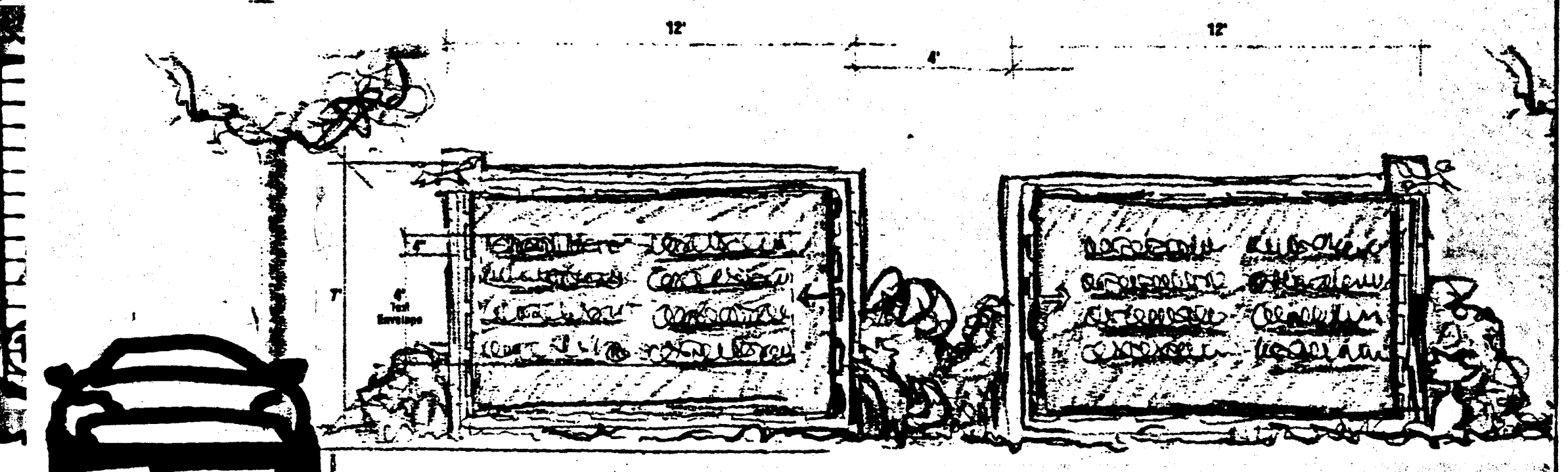
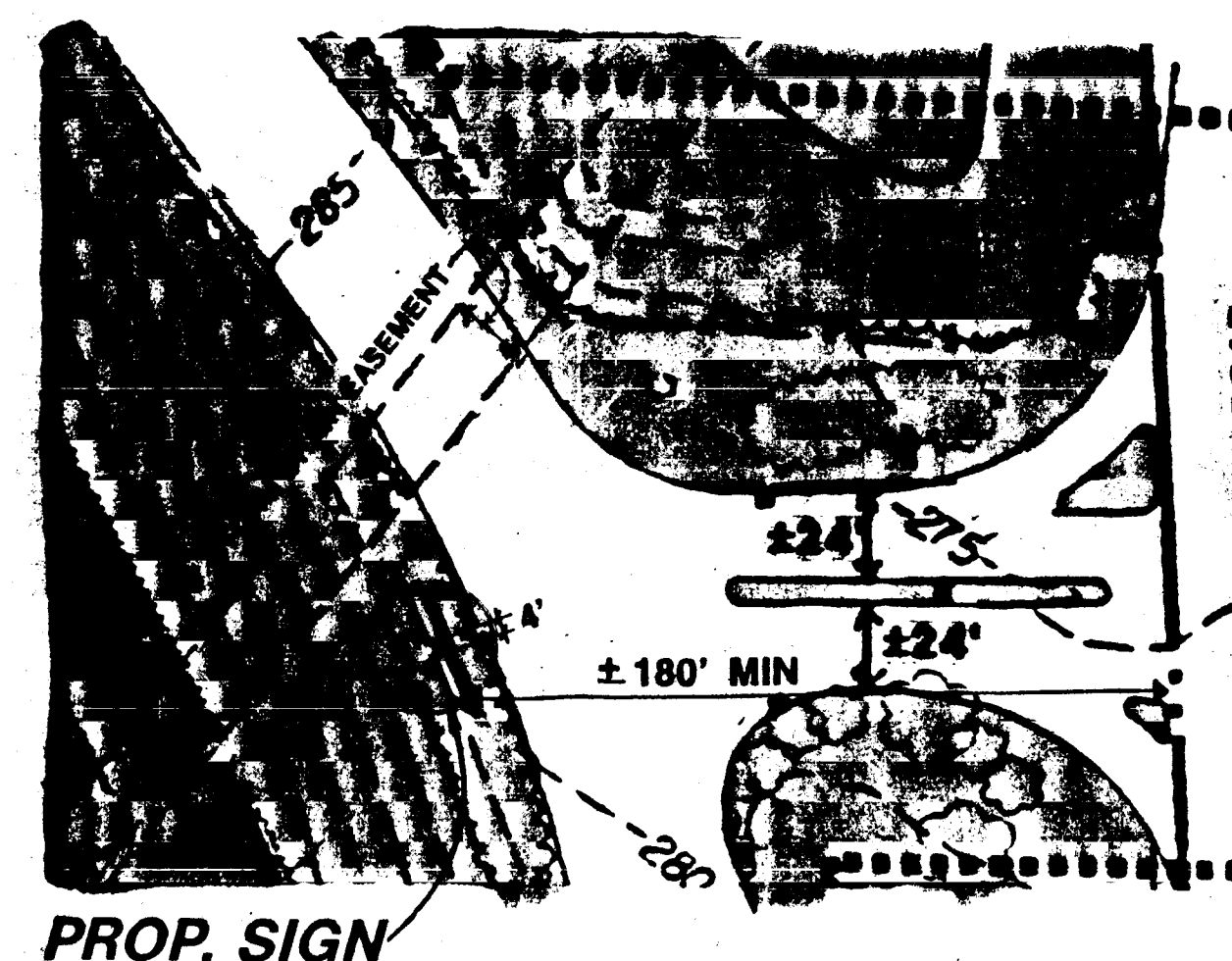
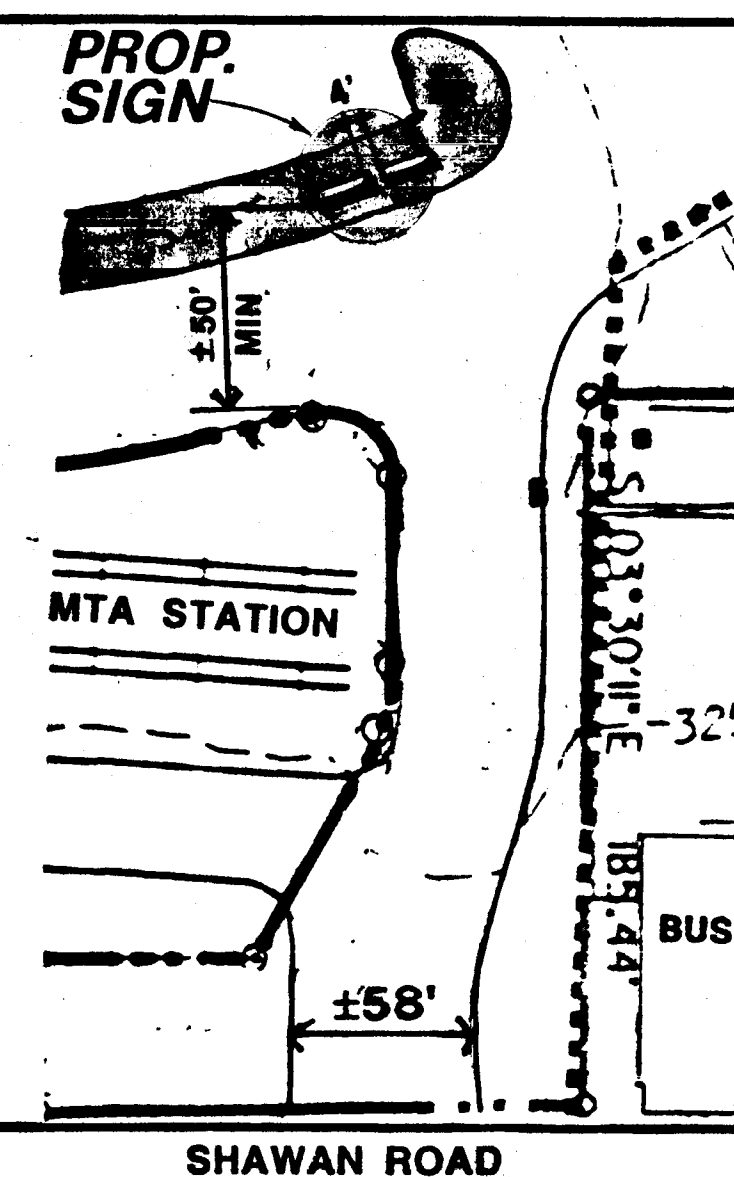
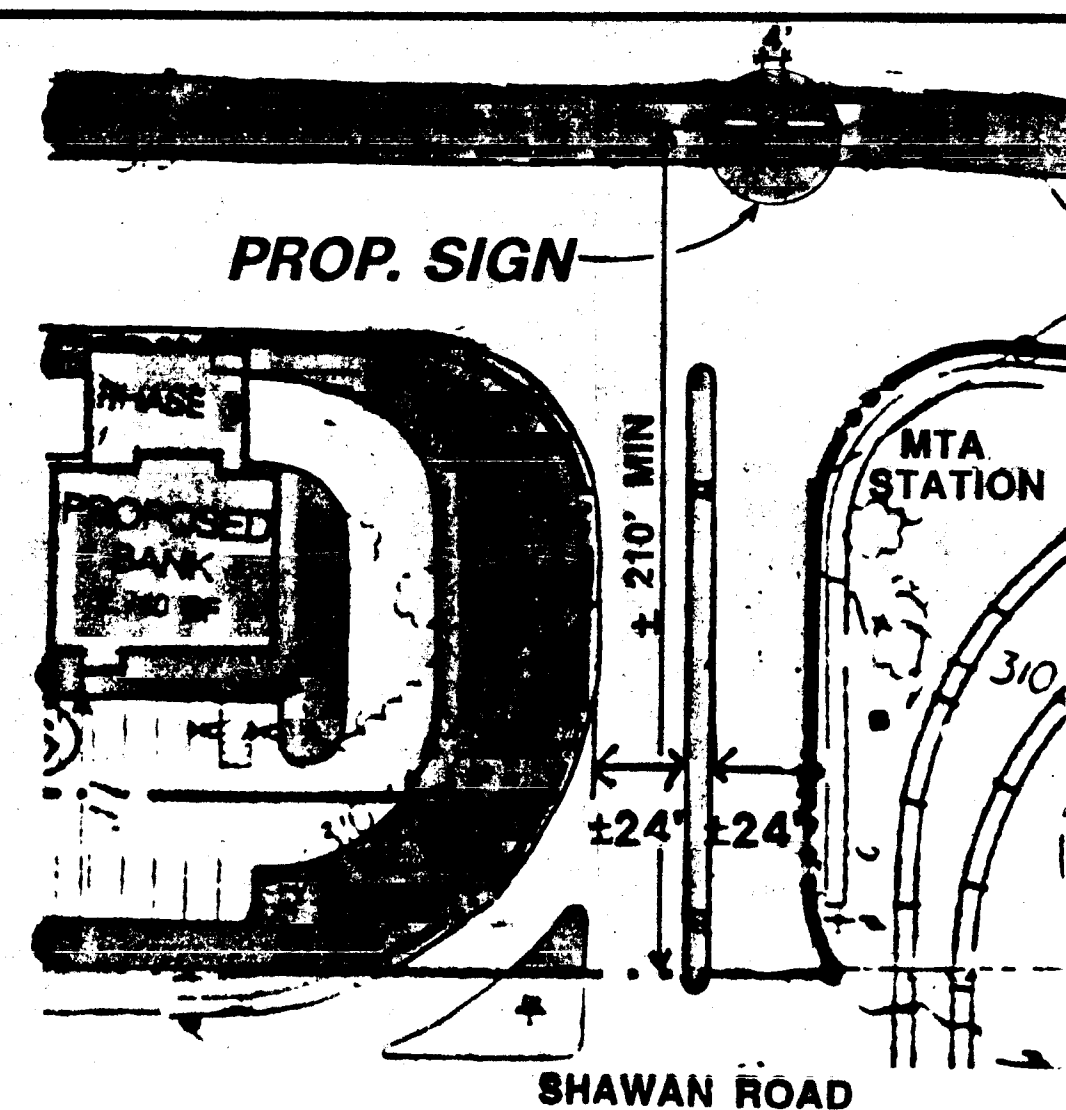
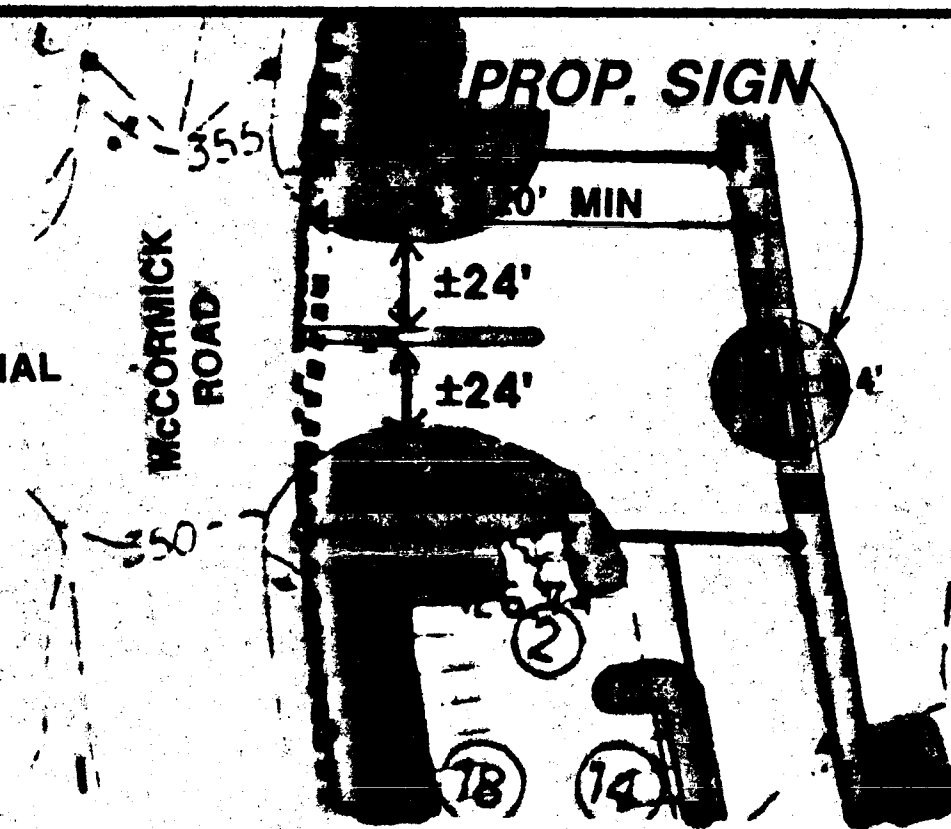
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1B SITE ENTRANCE



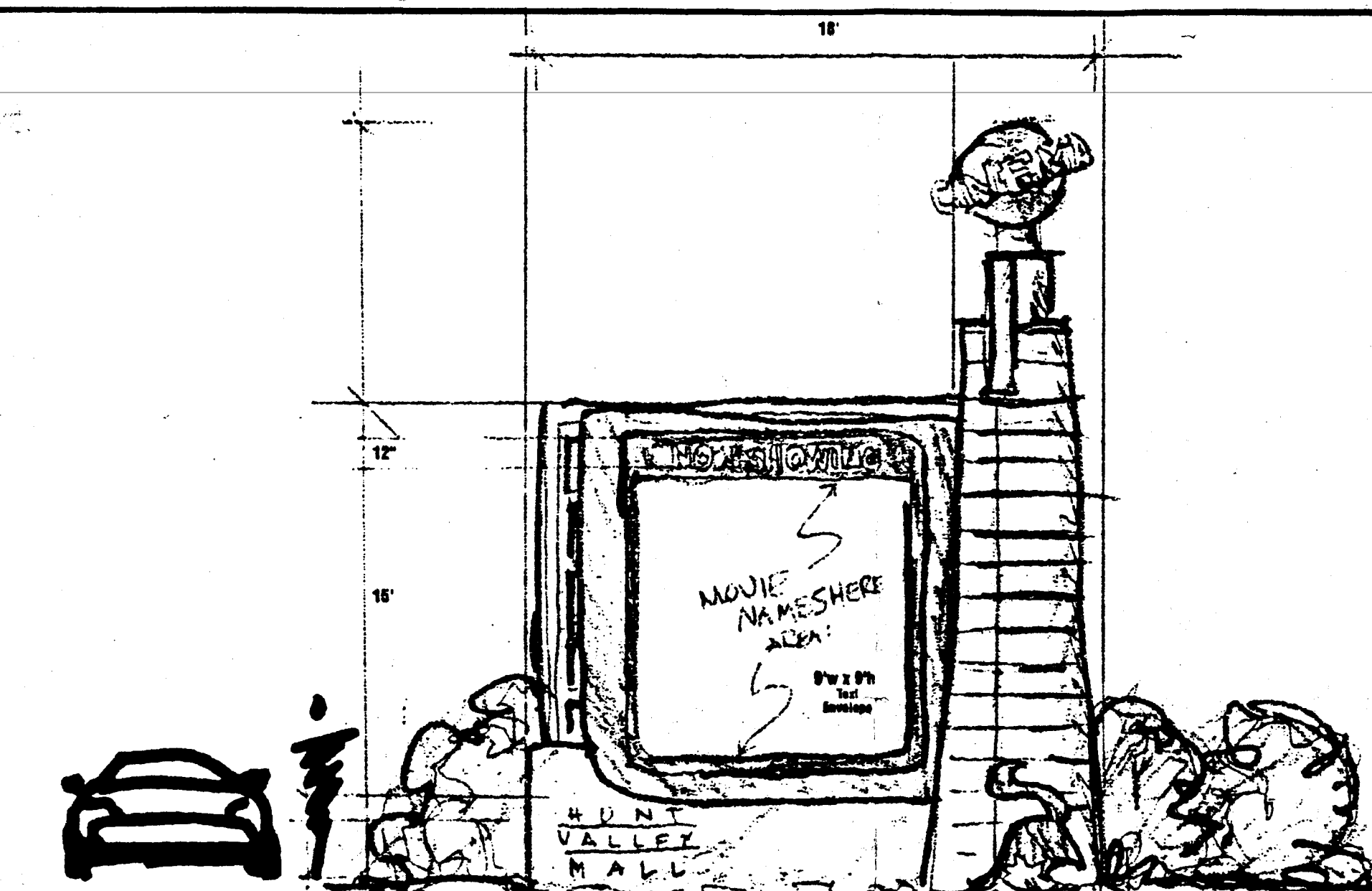
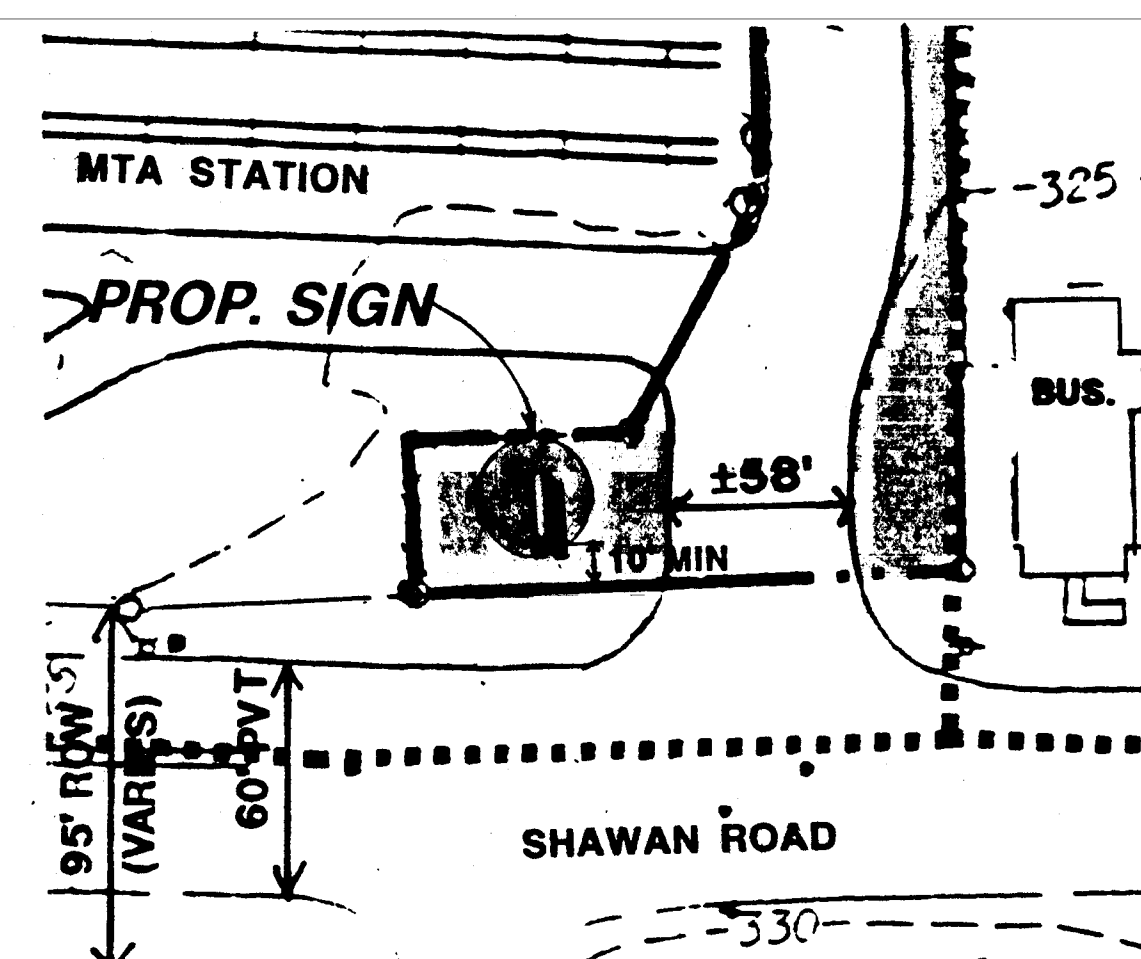
- Double Face
- SF: Approx 250 SF per face plus 1 fox sculpture @ 8 SF per face = 516 SF x 2 locations = TOTAL 1032 SF
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3 ANCHOR & MAJOR TENANT SIGNS



- Single Face
- SF: ± 85 SF per panel (2) plus 1 fox sculpture per sign @ 8 SF x 5 locations = TOTAL ± 930 SF
- Non-illuminated, white vinyl copy

4 CINEMA MARQUEE.



- Double Face
- SF: Approx 350 SF per face plus 1 fox sculpture per face x 1 location = TOTAL 716 SF
- Internally illuminated and by ground mounted spots. Cinema marquee board

DMW

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

A Team of Land Planners,
Landscape Architects,
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SUPPLEMENTARY SIGN VARIANCE DETAILS & LOCATION PLANS

HUNT VALLEY MALL

118 SHAWAN ROAD
COCKEYSVILLE, MARYLAND

3rd COUNCILMANIC DISTRICT 8TH ELECTION DISTRICT			BALTIMORE COUNTY, MARYLAND	
			ISSUE DATES	
			REVIEW: _____	
			BID: _____	
			PERMIT: _____	
			CONSTRUCTION: _____	
			BASE: _____	
			DRAWN: _____	
DATE	BY	REVISIONS	DESIGNED: _____	
			CHECKED BY: _____	
			DATE CHECKED: _____	

July 14, 1997

Via Hand Delivery

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

Re: Hunt Valley Mall
Spirit and Intent Letter
Exhibit

Dear Mr. Jablon:

As you are aware, the owners of Hunt Valley Mall are embarking on the redevelopment and revitalization of the mall consisting of two phases. The first phase would allow for the construction of an addition to the existing retail building on the easternmost side of the mall and the three pad sites along Shawan Road. The second phase involves the construction of a relocated cinema and additions on the north and south sides of the mall. (See enclosed site plan approved by the DRC as a plan refinement on June 30, 1997).

The purpose of this letter is to confirm that the changes proposed in Phase I are consistent with the spirit and intent of the Order previously approved in Case No. 81-125-A (copy enclosed), in that those changes do not alter the extent of the parking variance as granted. The parking requirements for the additions proposed in Phase I are within the five (5) spaces per 1000 square feet required under restriction number 2 and within the total building area approved on the site plan in that case. Please note that Mitch previously confirmed the theatre (which is now part of phase II) as being within the spirit and intent of the prior Order (see enclosed letter dated February 16, 1995).

Also, please be advised that we anticipate filing variance petitions which will allow Phase II of the project within the next two weeks.

VENABLE

Arnold F. Jablon, Director
July 14, 1997
Page 2

Accordingly, it is respectfully requested that you confirm that the proposed development of the additions to the existing retail building on the easternmost side of the mall and the three pad sites along Shawan Road, shall be consistent with the spirit and intent of the Order in Case No. 81-125-A.

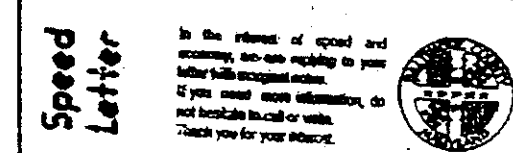
If you have any questions, please do not hesitate to call.

Very truly yours,

Robert A. Hoffman

Enclosure: Letter, Order in Case No. 81-125-A, Exhibit I and Revised 7/15/97.

cc: Mitchell J. Hoffman (owner - letter)
John Trebilcock
Edward F. Hsieh



July 18, 1997

8th Election District

Dear Mr. Hoffman:

Please be advised that the Department of Permits and Development Management, Zoning Review Bureau, will consider the changes proposed of Phase I as within the spirit and intent of the referenced zoning variance. This interpretation is based upon the fact that the overall square footage of the existing mall and Phase I will not exceed the area approved by the zoning variance. The new modifications must still conform to all other applicable zoning regulations and a variance will be required for the Phase II modifications.

Very truly yours,

Mitchell J. Hoffman
Planner II
Zoning Review

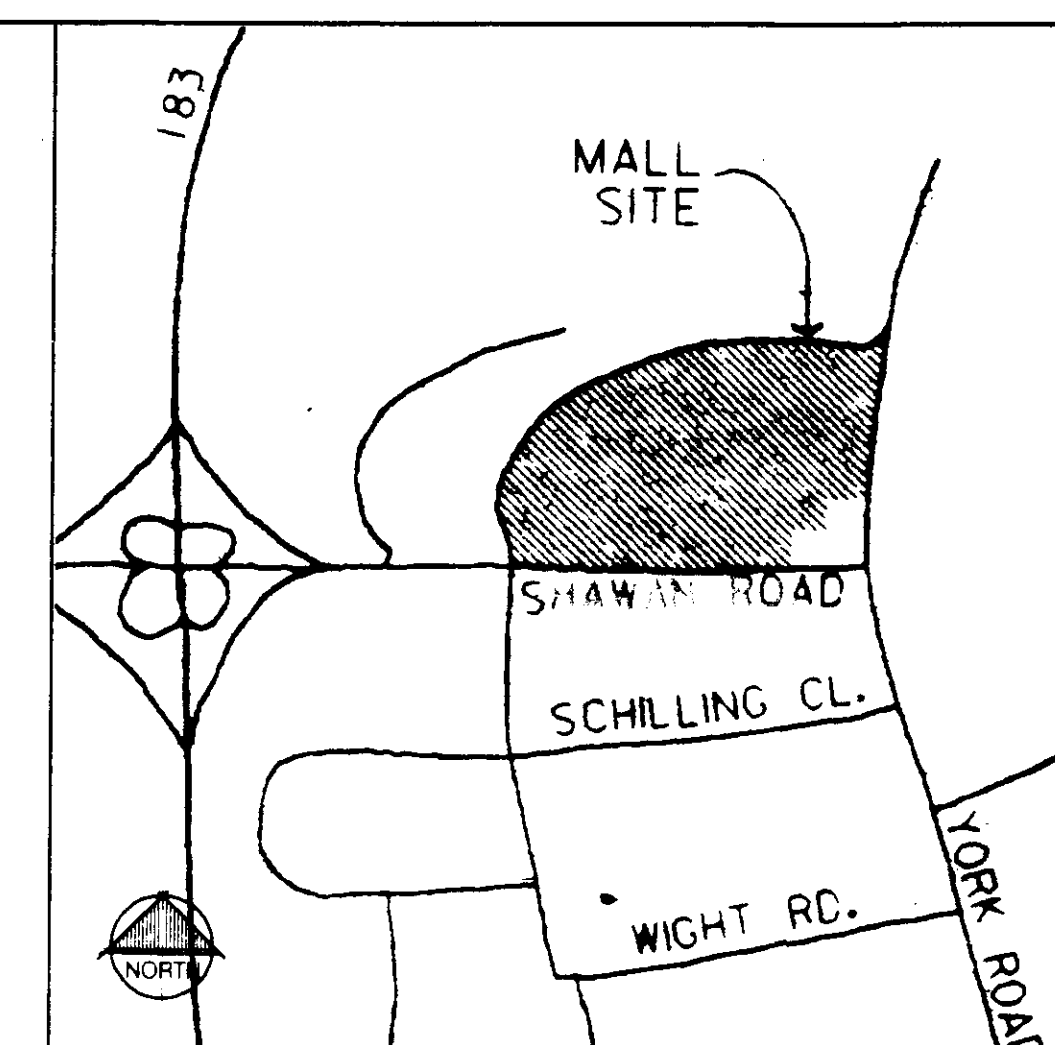
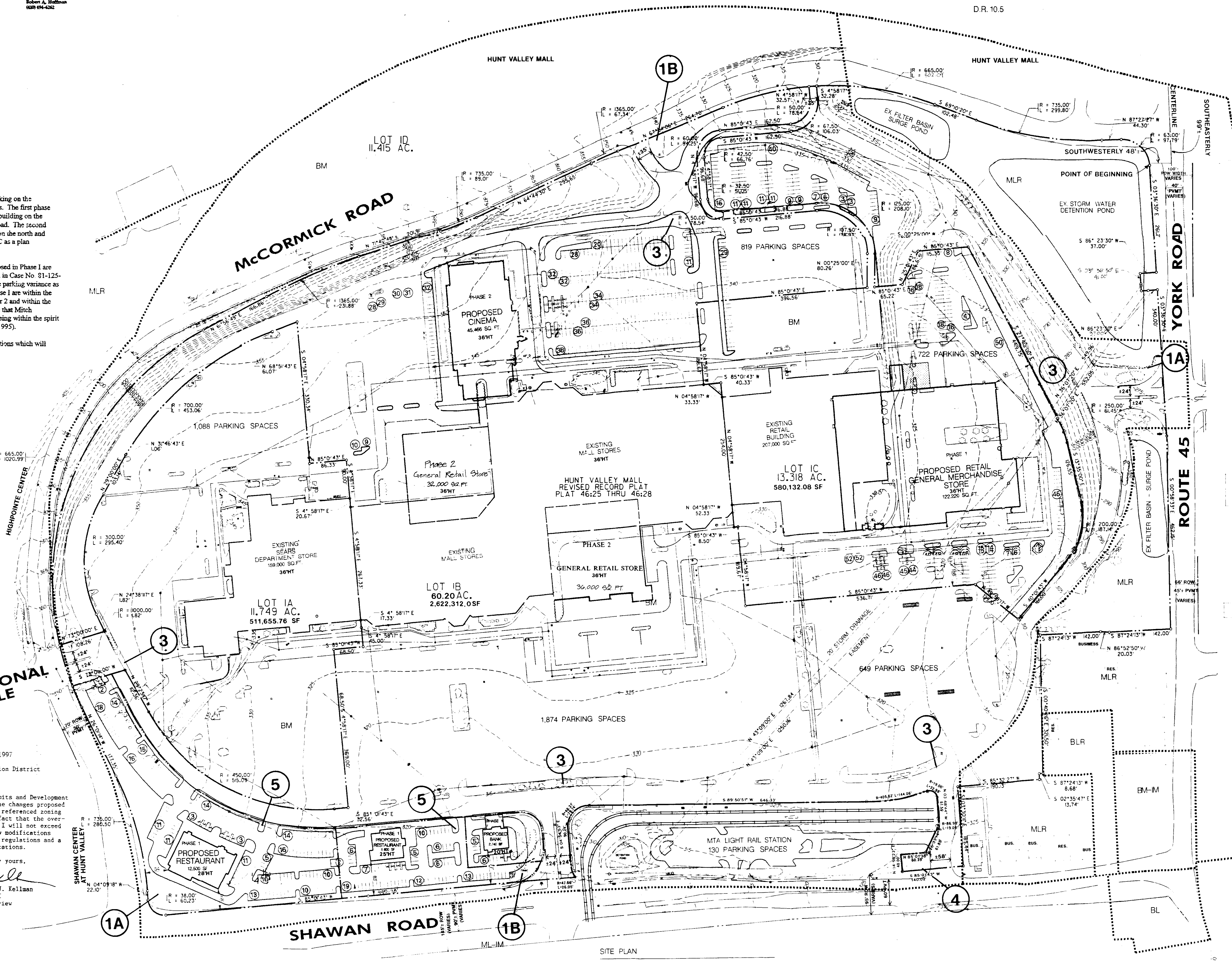
MJK:rye

c: zoning case 81-125-A

- LEGEND
- EXISTING CONTOUR
 - PROPERTY LINE
 - ZONING BOUNDARY
 - PROPOSED PARKING
 - PROPOSED STORM DRAIN
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED SIGN LOCATION
SEE SHEET 2 FOR DETAILS

Parking Calculations					
	Ex. GLA	Prop. GLA	Parking Code Req/m ² **	Ex. Parking	Proposed Parking
Former Macy's	184,285	184,285	921.4		
Sears	158,900	158,900	794.5		
Developers Parcel					
Mall Stores & Food Ct.*	359,216	359,216	1796.1		
2262 Seat Cinema	0	45,466	565.5		
Gen. Merchandise Store	122,220	122,220	111.1		
Gen. Retail Store	481,436	594,902	3312.7		
Out Parcels					
Bank	2,740	2,740	13.7		
Restaurant	18,100	18,100	90.5		
Total	20,840	20,840	104.2		
Grand Total	845,461	958,927	5133	4681	4489

* 4083 SF Community Meeting Space and 3334 SF Mall Office not included in GLA
** All retail uses calculated at 5 PS/1000 SF; Cinema calculated at 1 PS/Seats



VICINITY MAP
SCALE 1" = 100'

SITE DATA

Owner/Developer: Huntmark Associates
1285 Avenue of the Americas
New York, NY 10019

Tax Map: 42
Zoning Map: NW 19B, 19C
Counclimanic District: 3
Gross Area: 85.34+ Acres (3,715,668 SF)
Net Area: 85.34+ Acres (3,715,668 SF)

Commercial Permits: 394-80 Foundation
552-80 Foundation & Steel
369-83 Complete Shell
956-84 Walk Up Enclosures
739-80 Storm Water Management
840-80 Grading

Zoning History: 96-225-XA Special Exception for Outdoor
Advertising Sign and Variance for Size of Sign
81-125-A Variance for Parking so as to permit a
minimum of 5300 parking spaces in lieu of the
required 6837 parking spaces
81-193 for Approval of the Property as an
Amusement Game Center

DRC: 06307E - Approval of a refinement to the JSPC
granted on July 7, 1997

Floor Area Ratio: 0.06 Proposed = 890,927 SF
4.00 Permitted = 14,862,672 SF

VARIANCE PETITION

A Variance from Section 413.2.E of the BCZR to allow 3,296 square feet of identification signage for a shopping center in lieu of the 4000 square feet permitted (150 square feet of other business signage in lieu of the 100 square feet permitted).

DMW

Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 296-2333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

PLAT TO ACCOMPANY A VARIANCE HEARING

HUNT VALLEY MALL

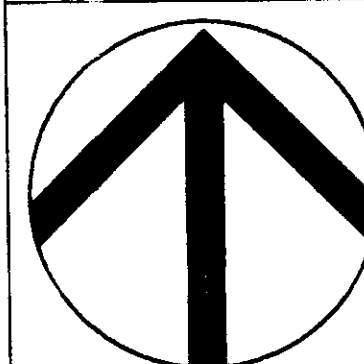
118 SHAWAN ROAD
COCKEYSVILLE, MARYLAND

78

3rd COUNCILMANIC DISTRICT

8th ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



DATE BY REVISIONS

DATE BY

DATE CHECKED

SCALE: 1" = 100'

PROJECT NO: 9-1150-A

DRAWING

ISSUE DATES

REVIEW

BID

PERMIT

CONSTRUCTION

BASE

DRAWN

DESIGNED

CHECKED BY

DATE CHECKED

SCALE: 1" = 100'

PROJECT NO: 9-1150-A

DRAWING

