

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/S Philadelphia Rd., 303 ft. * ZONING COMMISSIONER
 NE of c/l Campbell Blvd. * OF BALTIMORE COUNTY
 5300-5398 Campbell Blvd. * Case No. 98-220-A
 14th Election District *
 6th Councilmanic District *
 Legal Owner: Nottingham *
 Village, Inc. *
 Lessee: Lowe's Companies, Inc. *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as lot Nol. 1, Section H in the Nottingham Square Retail Center located in the White Marsh business community. The Petition was filed by Nottingham Village, Inc., property owner, and Lowe's Companies, Inc., Lessee. Variance relief is requested from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 650 parking spaces in lieu of the required 825 spaces. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the amended plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Russell Collins on behalf of Lowe's Companies, Inc., and J. Joseph Credit on behalf of Nottingham Village, Inc. Also present was James Matis, the engineer who prepared the site plan. The Petitioners were represented by David K. Gildea, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 14.6 acres in area, zoned B.M. The property is roughly rectangular in shape and abuts Philadelphia Road (Md. Route 7) to the east and Campbell Boulevard to the south. The property is one of the final undeveloped parcels within the major retail complex known as Nottingham

DATE FILED 1/23/98
 BY [Signature]

Square. This complex is a significant part of the development of the White Marsh community. A significant portion of Nottingham Square has already been developed and present tenants include a Target store, a Dick's Sporting Goods Store, and a Best Buy store. In addition to the buildings which house these major tenants, much of the area has been built out with parking lot facilities, internal and external roads to serve the buildings and related infrastructure.

Lowe's Companies, Inc., is a North Carolina Corporation which operates over 430 stores nationwide. The company proposes opening its first store in Baltimore County at the subject location. The business of the store is to provide home improvement and hardware items such as lumber, electrical and lighting products, outdoor furnishings, etc. Mr. Collins offered substantial testimony about the proposed facility. A 129,000 sq. ft. building is contemplated as more particularly shown on the site plan. The building will include a 9,000 sq. ft. receiving area, 4,000 sq. ft. dedicated for office and administrative use, and 116,000 sq. ft. of retail space. Additionally, the plan shows a 36,000 sq. ft. outdoor garden area. That garden area will generally contain seasonal items; Christmas trees in the Winter and plants in the Spring, for example.

Variance relief is necessary in order to approve the proposed parking arrangement. As noted above, the Petitioner proposes 650 parking spaces, in lieu of the required 825 spaces. In support of this request, Mr. Collins indicated that the proposed building is the standard design that Lowe's has adopted for its outlets nationwide and the company's experience is that 650 spaces is more than sufficient. Additionally, he noted that the lot had been designed to provide 25 ft. wide drive aisles, which are 3 ft. wider than required by County regulations. Additionally, each parking space will be 9 ft. wide, a dimension greater than the 8-1/2 ft. required

ORDER FOR THE FILING
DATE 1/22/98
BY M. J. [Signature]

by Baltimore County. It was indicated that these dimensions are based on Lowe's marketing experience nationwide. Specifically, homeowners and contractors are expected to be the major customers of the store and frequently purchased items will be transported by way of pick-up truck or utility vehicle. In order to provide its customers with a larger area for maneuvering and parking, the dimensions of the aisles and parking spaces have been enlarged accordingly. Obviously, this results in a decrease in the number of overall spaces, however, the trade off for a larger maneuvering area and parking space is appropriate.

Testimony was also offered by Mr. Matis that the lot as proposed will be consistent with the parking lots which serve the other major retail tenants. Specifically, a major internal roadway will be continue into the Lowe's site so as to promote better overall traffic circulation within the entire center.

There were no Protestants at the hearing and no adverse Zoning Plans Advisory Committee comments. John Lewis, from the Office of Permits and Development Management, did request that the plan be amended to show the dimension of the building and garden center. In this regard, an amended plan was offered at the hearing (Petitioner's Exhibit No.1) which indicates those dimensions. Additionally, it was indicated that the property would be developed in accordance with the County regulations for protection of water quality, streams, wetlands and floodplain. In this regard, the rear of the property contains a floodplain and that area will not be disturbed. In fact, the existence of that floodplain is further justification for the variance relief, in that same mandates that the building and parking lot be located towards the front of the property. Additionally, it was indicated that the east side of the property adjacent to Philadel-

ORDER RECEIVED FOR FILING

Date

By

[Handwritten signature]

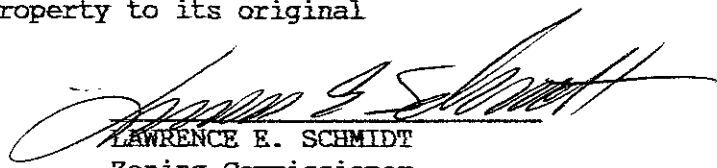
phia Road would be screened in accordance with the County's requirements. Vehicular access to the site will be by way of Campbell Boulevard, only.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have satisfied the requirements set forth Section 307 of the BCZR. I am persuaded that the property does have unique characteristics which justify zoning relief, that a practical difficulty would be incurred by the Petitioners if relief were denied and that relief can be granted without detriment to the surrounding locale. Thus, the Petition can be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21ST day of January 1998 that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 650 parking spaces, in lieu of the required 825 spaces, be and is hereby GRANTED, subject, however, to the following restriction:

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



LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES/mmnn

COPIES RECEIVED FOR FILING
 Date 1/23/98
 BY M. Chord



Baltimore County
Zoning Commissioner
Office of Planning

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

January 20, 1998

David K. Gildea, Esquire
Whiteford, Taylor and Preston, LLP
210 W. Pennsylvania Avenue, 4th floor
Towson, Maryland 21204

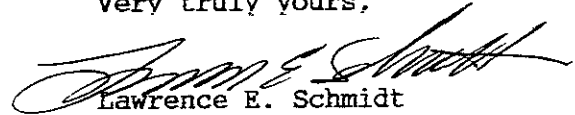
RE: Case No. 98-220-A
Petition for Zoning Variance
Location: Lot 1 Section H of the White Marsh Community
Nottingham Village, Inc./Lowe's Companies, Inc., Petitioners

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Russell Collins, Lowe's Companies, Inc.
P.O. Box 1111 N. Wilkesboro, NC 28656



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lot 1, Section H of the White Marsh Community

which is presently zoned BM

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)

409.6A.2 -- to permit 650 parking spaces in lieu of the required 825 parking spaces.

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

to be presented at hearing.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Lowe's Companies, Inc.
(Type or Print Name)

Russell A. Collins
Signature by: Russell Collins

P.O. Box 1111
Address

N. Wilkesboro, NC 28656
City State Zipcode

Attorney for Petitioner:

Whiteford, Taylor & Preston L.L.P.
(Type or Print Name) David K. Gildea, Esquire

David K. Gildea
Signature

210 W. Pennsylvania Ave, 4th Floor
Address Phone No.
Towson, MD 21204 410-832-2066
City State Zipcode

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.

Legal Owner(s):

Nottingham Village, Inc.
(Type or Print Name)

[Signature]
Signature

J. Joseph Credit
(Type or Print Name)

Signature

100 W. Pennsylvania Avenue 410-825-0504
Address Phone No.

Towson, MD 21204
City State Zipcode
Name, Address and phone number of representative to be contacted.

David K. Gildea, Esquire
Name

210 W. Pennsylvania Ave. 410-832-2066
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

**DROP OFF
NO REVIEW
12/5/97 uci**

Printed with Soybean Ink
on Recycled Paper

98-220-A



**MATIS WARFIELD
CONSULTING ENGINEERS**

Description to Accompany

Zoning Petition for Variance

**200'+/- North of Campbell Boulevard, West side of Philadelphia Road
14th Election District**

December 3, 1997

Beginning for the same at a point on the west side of Philadelphia Road, said point distant North 19°00' East 303 feet more or less from the point of intersection of centerlines for Philadelphia Road and Campbell Boulevard, running thence and leaving the west side of Philadelphia Road the ten following courses viz:

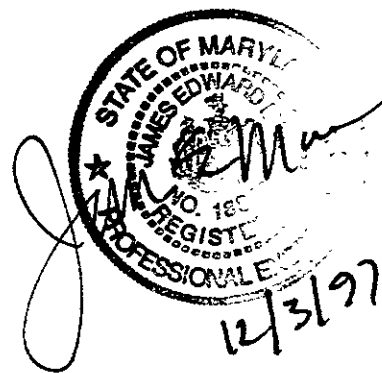
- 1) North 50°56' 20" West 834.58 feet thence
- 2) North 36°53' 38" East 0.57 feet thence
- 3) North 38°56' 32" East 338.47 feet thence
- 4) North 32°05' 33" East 104.46 feet thence
- 5) North 22°09' 02" East 120.95 feet thence
- 6) North 37°56' 21" East 283.50 feet thence
- 7) South 52°26' 40" East 31.29 feet thence
- 8) South 42°55' 17" East 356.09 feet thence
- 9) South 36°49' 50" East 292.05 feet thence

10) South 56°25' 13" East 136.15 feet to the west side of Philadelphia Road, running thence and binding along the west side of Philadelphia Road the four following courses viz:

- 11) South 30°59' 17" West 409.33 feet thence
- 12) by a curve to the left having a radius of 10,040.00 feet for a length of 55.82 feet thence
- 13) South 35°28' 04" West 235.83 feet thence
- 14) South 30°36' 04" West 39.41 feet to the place of beginning.

Containing 14.6 acres of land more or less

This description is intended for zoning purposes only and should not be used for conveyance of land.



98-220-A

BALTIMORE COUNTY, M/ LAND
OFFICE OF BUDGET & FINANCIAL
MISCELLANEOUS RECEIPT

No.

024525

DATE 12/8/97

ACCOUNT 001--6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Whiteford, Taylor & Preston

FOR: #020 - VARIANCE

ITEM #220

Lot 1, Section H - White Marsh Community
DROD-OFF NO REVIEW

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PERIODS: 2/09/1997 - 12/09/1997

TIME

BY: AS02 CASHIER TRIC JAR DEANLE

5 MISCELLANEOUS CASH RECEIPT

Report # 024966

PR NO. 044525

250.00 (WCR)

Baltimore County, Maryland

98-220-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

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 #98-220-A
5300-5398 Campbell Boulevard
NW/S Philadelphia Road 303
NE of Catherine Campbell
Boulevard
14th Election District
6th Councilmanic District
Legal Owner(s): Nottingham
Village, Inc.
Lessee: Lowe's Companies,
Inc.

Variance: to permit 650
parking spaces in lieu of the
required 825 parking spaces.
Hearing: Wednesday Janu-
ary 14, 1998 at 2:00 p.m.,
Room 407 County Courts
Bldg., 401 Bowley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call (410) 887-3363.
(2) For information concern-
ing the file and/or Hearing,
Please Call (410) 887-3391.

1/2/98 Dec. 25 C197608

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 Dec. 25, 1997.

TOWSON, MD.,

Dec. 26, 1997

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Erickson

RE: PETITION FOR VARIANCE
5300-5398 Campbell Boulevard, NW/S Phila-
delphia Rd, 303' NE of c/l Campbell Blvd
14th Election District, 6th Councilmanic

Legal Owner(s): Nottingham Village, Inc.
Lessee: Lowe's Companies, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-220-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 29th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE: Case No.: 98-220-A
Petitioner/Developer:
(Lowe's Companies, Inc.)
Date of Hearing/Closing:
(Jan. 14, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____
5300-5398 Campbell Blvd. Baltimore, Maryland 21237 _____

The sign(s) were posted on _____ Dec. 27, 1997 _____
(Month, Day, Year)

Sincerely,

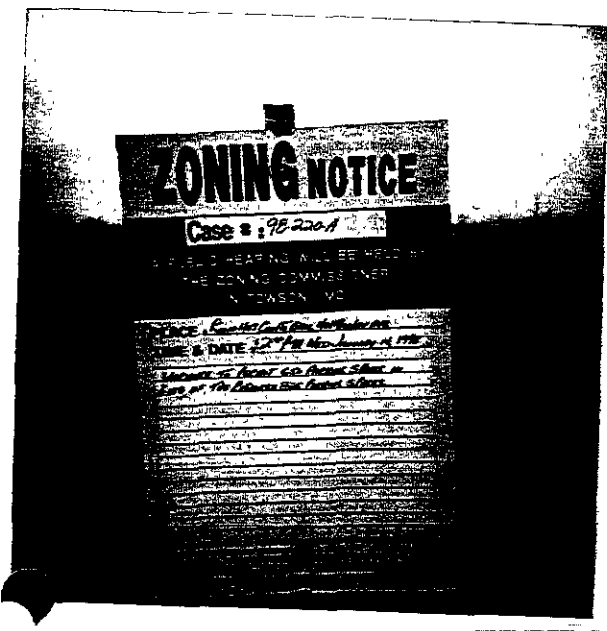
Thomas P. Ogle, Sr. 12/27/97
(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8485 _____
(Telephone Number)



98-220-A



Baltimore County
Department of Permits and
Development Management

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

December 12, 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: 98-220-A
5300-5398 Campbell Boulevard
NW/S Philadelphia Road, 303' NE of centerline Campbell Boulevard
14th Election District - 6th Councilmanic District
Legal Owner: Nottingham Village, Inc.
Lessee: Lowe's Companies, Inc.

Variance to permit 650 parking spaces in lieu of the required 825 parking spaces.

HEARING: Wednesday, January 14, 1998 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon" with the initials "scj" written below it.

Arnold Jablon
Director

c: David K. Gildea, Esquire
Nottingham Village, Inc.
Lowe's Companies, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 30, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 24, 1997 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esquire 410-832-2066
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204

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: 98-220-A
5300-5398 Campbell Boulevard
NW/S Philadelphia Road, 303' NE of centerline Campbell Boulevard
14th Election District - 6th Councilmanic District
Legal Owner: Nottingham Village, Inc.
Lessee: Lowe's Companies, Inc.

Variance to permit 650 parking spaces in lieu of the required 825 parking spaces.

HEARING: Wednesday, January 14, 1998 at 2:00 p.m. in Room 407, County Courts
 Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

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.

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.: 98-220-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT 650 PARKING
SPACES IN LIEU OF THE REQUIRED
825 PARKING SPACES.

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

January 7, 1998

David K. Gildea, Esquire
Whiteford, Taylor & Preston LLP
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204

RE: Item No.: 220
Case No.: 98-220-A
Petitioner: Nottingham Village, Inc

Dear Mr. Gildea:

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 December 5, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: December 18, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RB/97*
Subject: Zoning Item #220

Nottingham Village

Zoning Advisory Committee Meeting of December 15, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BS:sp
Nott.doc.

Baltimore County Government
Fire Department



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

(410) 887-4500

December 29, 1997

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

RE: Property Owners: Board of Child Care of the Baltimore-
Washington Conference of the United
Methodist Church, Inc.
and
Management Investors Corp.
and
Nottingham Village, Inc.

Location: DISTRIBUTION MEETING OF December 15, 1997

Item No.: 217, 219 and 220 Zoning Agenda:

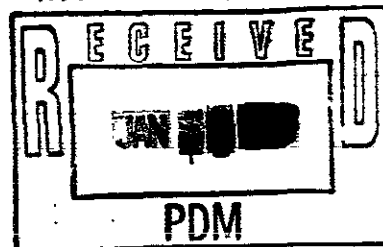
Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 18, 1997

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

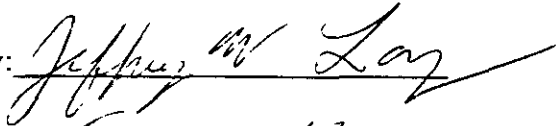
SUBJECT: Zoning Advisory Petitions

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

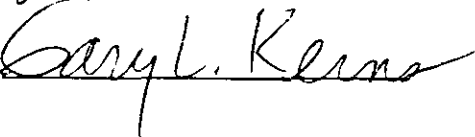
Item No. 220

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:




AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 22, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item Nos. 209, 210, 213, 214, 215,
216, 217, 218, and 220

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

December 17, 1997

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

RE: Baltimore County
Item No. 220 ((WCR)
MD 7 at Campbell Blvd.
(NW corner)
Lowe's
Mile Post 5.90

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval of the referenced item.

However, we will require the owner to obtain an access permit through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (**include Federal ID number or social security number on certified checks only**) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland (**Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection**).
- c. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction and agree to the financial responsibility for relocating any affected utilities.

410-545-5603 (Fax# 410-209-5026)

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

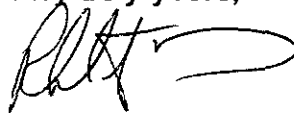
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Roslyn Eubanks
Page Two
December 17, 1997

The surety and completed application for entrance construction must be received by this office prior to our approving any building permits for this development.

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,

A handwritten signature in black ink, appearing to read 'R. Burns', with a long horizontal flourish extending to the right.

Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

file
1/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 18, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 220

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D C 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1517 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0255

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
dgildea@wtplaw.com

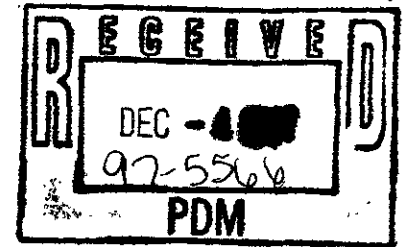
December 4, 1997

*12/4/97
g
wcl*
Drop off
*12/5/97
OK - wcl*

Via Hand Delivery

Mr. Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: **Petition for Parking Variance
Lowe's at Nottingham Square**



Dear Mr. Jablon:

Enclosed please find 12 copies of the proposed plan to accompany the Petition for Variance for the Lowe's at Nottingham Square, three separate copies of the sealed property description, three original executed Petitions for Variance forms, one copy of the one inch equals two thousand feet scale zoning map and a check in the amount of \$250.00, made payable to Baltimore County, to cover the costs of the filing fee.

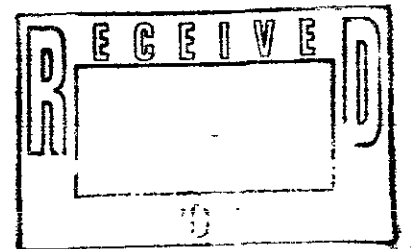
No/No

There are no known zoning violations on the above referenced property. The Petitions and the Plan to accompany the Petition for Variance have not been reviewed by any representatives from the Department of Permits and Development Management.

Should you have any questions or comments, please contact me. With kind regards, I am

*220
12/5/97*

Very truly yours,
David K. Gildea
David K. Gildea



DKG:bhb
CC: Mr. Rusty Collins (w/out enclosures)
Mr. Jim Matis (w/out enclosures)
Enclosures
123190



Baltimore County
Department of Permits and
Development Management

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

December 17, 1997

98-220-A

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #220)
White Marsh Community, Lot 1, Section H
14th Election District

Dear Mr. Gildea:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The company titles or clear authorizations are required for the persons signing the petition as owner and contract purchaser.

Dimension the building and garden center.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II, Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County
Department of Permits and
Development Management

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

December 8, 1997

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Drop-Off Petition (Item #220)
5300-5398 Campbell Boulevard
14th Election District

Dear Mr. Gildea:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

98-220-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES MATIS

MATIS WAREHOUSE, INC.
6600 Yule Road
BALTO. CO. MD 21212

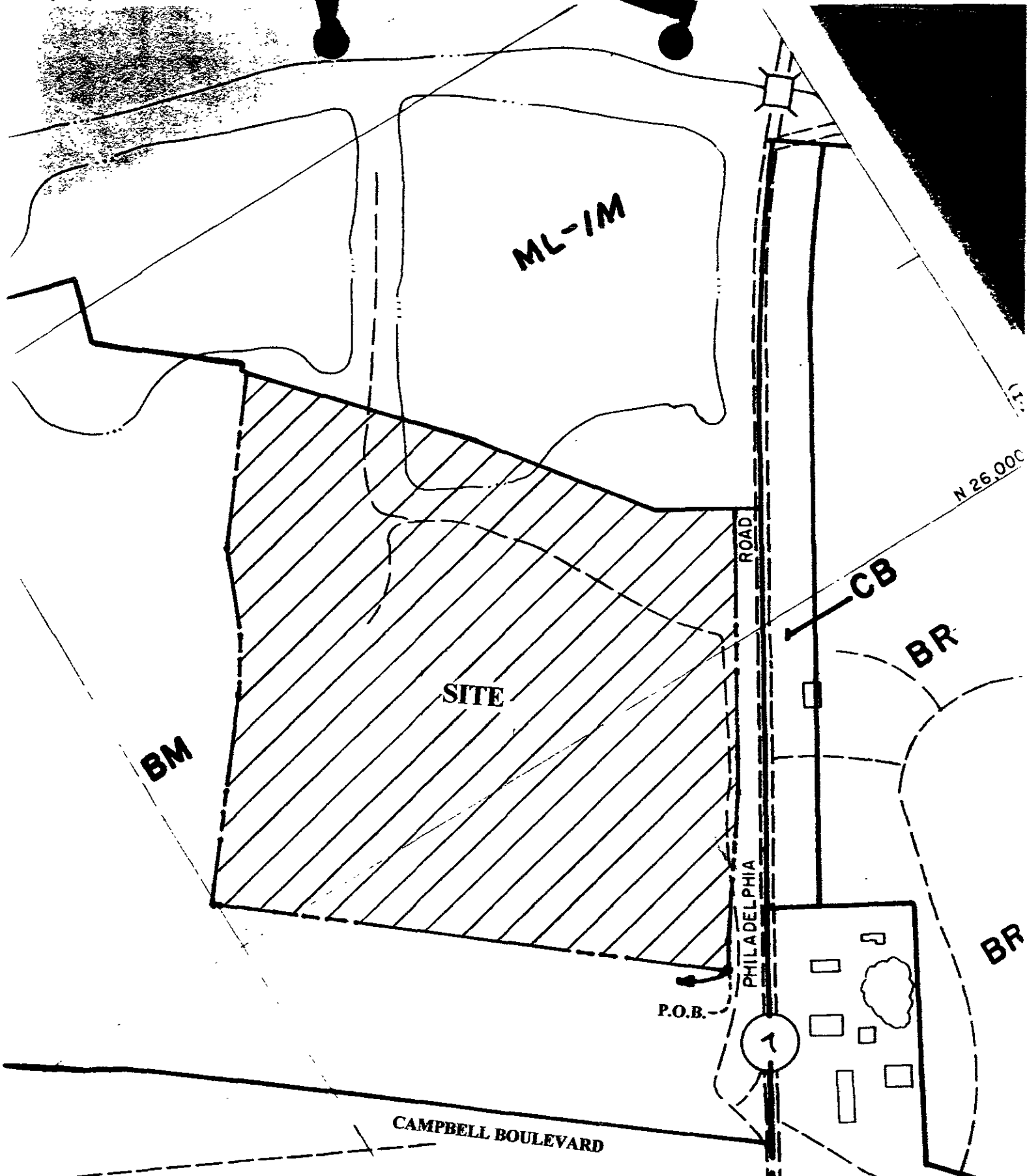
RUSSELL COLLINS

LOWES COMPANIES, INC
PO. BOX 1111 N. WILKESBORO, NC 28656

David K. Gilbert

Whitford Taylor & Preston
210 W. Penn. Ave
TOWSON, MD - 21204





98-220-A
ML

EXHIBIT TO ACCOMPANY
 ZONING PETITION
 FOR VARIANCE REQUEST
 PART OF ZONING MAP NE 7H
 NOTTINGHAM SQUARE-PHASE II
 LOT 1 SECTION H
 WHITE MARSH COMMUNITY
 NO. 5300-5398 CAMPBELL BOULEVAR
 ELECTION DISTRICT NO. 14

