



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 11, 2000

Bank of America, N.A.
Bank of America Corporate Center, 15th Floor
100 N. Tryon Street
Charlotte, North Carolina 28255
Attn: Jodie O. Noble - NCI-007-15-07

Ladies and Gentlemen:

RE: Towson Marketplace, Talisman Towosn Limited Partnership, 1238 Putty Hill
Avenue, Baltimore County Maryland

This is to advise you that the zoning and the use of the above captioned Premises have been zoned for retail and office use as allowed in the Business Local-Commercial Core and granted by Zoning Case No. 00-213-SPH, 98-245-SPH, 97-89-SPHX, 93-360-SPHA, 88-136-SPH, etc. and Development Hearing file #1X-386.

As of the date hereof, the Premises and the improvements thereon are not in violation of the aforesaid building and zoning laws, rules and regulations.

The number of parking spaces serving the Premises is adequate and is in conformance with the aforesaid building and zoning laws, rules, and regulations and hearings for the premises.

All required Certificates of Occupancy for the Premises have been issued - OR - Certificates of Occupancy have not been issued for the Premises as none are required.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 11, 1998

NationsBank, N.A., a national banking association
c/o NationsBanc Montgomery Securities, LLC
NationsBank Corporate Center - 11th Floor
100 North Tryon Street
Charlotte, NC 28255

Attention: Conduit Program Manager

Ladies and Gentlemen:

RE: Towson Place (AKA Towson Marketplace), 1238 Putty Hill Avenue, Towson, MD
21286, 9th Election District

The zoning of this 43.12-acre site, per the 1" = 200' scale zoning map numbers NE 9 & 10-B is B.L.-C.C.C. (Business, Local - Commercial, community core), M.L.-I.M. (Manufacturing, Light - Industrial, major), and D.R.-10.5 (Density Residential). Enclosed are copies of zoning case number 98-245-SPH, in which the deputy zoning commissioner granted a special hearing which sought clarification and revisions, if necessary, of restrictions in prior approved zoning case numbers IX-386 and 96-95-XA and an amendment to the site plan approved in case numbers IX-386 and 97-89-SPHX.

Also see attached sheet summarizing all prior zoning hearings held on this site. In accordance with the zoning classification and granted zoning hearings, the use of a retail shopping center, including an automotive service garage ancillary to the Montgomery Ward Department Store, complies with the Baltimore County Zoning Regulations (BCZR). Also enclosed are copies of the appropriate sections of the BCZR. A review of files in the Code Enforcement office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II, Zoning Review

c: zoning case numbers 98-245-SPH, 97-89-SPHX, 96-95-XA, 93-360-SPHA, 88-136-SPH, 79-125-X, 77-230-XA, 74-143-R, 68-83-R, and 5900

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IN RE: PETITION FOR SPECIAL HEARING
S/S Joppa Road, E of Goucher
Boulevard
(Towson Marketplace)
9th Election District
4th Councilmanic District

Talisman-Towson Partnership, LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-245-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the Owner of the subject property, Talisman-Towson Partnership, LLC, by James Schlesinger, Partner, through his attorney, John B. Gontrum, Esquire. The property is the site of the Towson Marketplace shopping center which is currently undergoing major renovations. The Petitioner comes before me seeking a clarification and revision, if necessary, of Restrictions 3 and 4 of the Order dated November 9, 1995 in prior Case Nos. IX-386 and 96-95-XA as they relate to Developer's/Petitioner's Exhibits 11(a), 11(b) and 12 in that case, and an amendment to the previously approved site plan in prior Case Nos. IX-386 and 97-89-SPHX, and the Order dated October 8, 1996 in that case relative to the impact of changes and modifications made to the facade of the buildings in question. The subject property and relief sought are more particularly described on the site plan submitted herein as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petition were James Schlesinger, a Partner in the Talisman-Towson Partnership, Harry Munday, a representative of Kann & Associates, Inc., Douglas L. Kennedy, Professional Engineer with KCW Consultants, Inc., who prepared the site plan for this property, Stephen Devon, with Schlenger/Pitz, Inc., and John B. Gontrum,

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Date

By

Esquire, attorney for the Petitioner. Numerous citizens from the surrounding communities appeared in opposition to the request, all of whom signed the Protestants Sign-In Sheet. These citizens were represented by John V. Murphy, Esquire. Appearing as interested parties were John Campbell and Todd Skoro, representatives of Construction Consultants, Inc., who appeared on behalf of PetSmart, Inc., and Norm Abplanalp, an Architect who appeared on behalf of Montgomery Ward.

As noted above, this property was the subject of prior zoning Case Nos. IX-386 and 96-95-XA in which the Petitioner came before this Deputy Zoning Commissioner seeking approval of a development plan and Petitions for Special Exception and Variances for the proposed redevelopment of the subject site with a 16-screen movie theater complex and other improvements. Due to the significant opposition raised by the numerous citizens who live nearby and who attended the hearing, modified relief was granted for a 6-screen movie theater complex, subject to certain terms and restrictions, by my Order dated November 9, 1995.

The Petitioner subsequently filed a Motion for Reconsideration of the prior Order to eliminate the movie theater complex in its entirety and replace same with additional retail space. In addition, the Petitioner sought variance relief if the Motion was granted, due to the fact that additional retail space would require more parking spaces. By Order dated February 22, 1996, the Motion for Reconsideration and variance relief were granted, subject to certain restrictions.

Subsequent to the issuance of the Opinion and Order in that case, the Petitioner further changed and altered its development plan and following a development plan conference thereon, the Development Review Committee determined that an additional public hearing was necessary to determine

the appropriateness of those modifications. Thus, a second Hearing Officer's Hearing was held. In addition to development plan approval, the Petitioners filed Petitions for Special Hearing and Special Exception (Case No. 97-89-SPHX) to approve an amendment to the previously approved site plan in prior Case Nos. IX-386 and 96-95-XA, and permit the relocation of an existing service garage operated by Montgomery Wards elsewhere on the site. By my Order dated October 8, 1996, the relief requested therein was granted, subject to certain terms and restrictions.

Subsequent to the issuance of that Opinion, the Petitioner proceeded with its plans for redevelopment of the subject site, which is undergoing substantial renovations at this time. The first phase of the redevelopment of Towson Marketplace involved the facade treatment of the Toys R Us store which faces the Loch Raven Village community. Several citizens who reside nearby noticed that the facade was being constructed different from that shown on the schematic elevation drawings which were submitted into evidence in the prior case as Developer's/Petitioner's Exhibits 11A and 11B. Moreover, Restriction No. 4 of my Order in prior Case Nos. IX-386 and 96-95-XA dated November 9, 1995, mandated that the facades of Towson Marketplace be constructed in accordance with that shown on Developer's Exhibits 11A and 11B. In addition, the lighting proposed for this site was restricted to the lighting proposal submitted into evidence as Developer's Exhibit 12.

The citizens who reside in the adjacent communities around Towson Marketplace were very concerned that the design of the facades for the Towson Marketplace differed from that which was approved in the prior cases. A complaint was registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM), whereupon

3/3/98
Jep

Arnold Jablon, Director, and Inspector Gary Freund issued certain stop work orders until the issue of the design and construction of the facades was resolved. The Petitioner then filed the instant Petition in an effort to clarify its responsibility relative to this project and, if necessary, revise Restrictions 3 and 4 of the Order issued in the prior case, and amend the previously approved site plan. The many citizens who attended the hearing offered testimony and evidence that what has actually been constructed differs from that shown on Developer's Exhibits 11A & 11B and further, that the lighting on the property differs from that shown on Developer's Exhibit 12.

In response to the citizens complaints, the Developer offered testimony and evidence that the elevation drawings entered into evidence as Developer's Exhibits 11A and 11B were only to show a particular scheme of development and not necessarily bind the Developer to constructing the facades in exactly the same design as depicted in those exhibits. The Developer argued that he should have some flexibility and leeway in the final design and construction of the facades at Towson Marketplace.

The purpose of the hearing before me in the instant case is to determine what, if any, modifications are acceptable to both the Developer and those citizens of the surrounding communities, and to establish for the Developer, prospective tenants, and those members of the surrounding communities what exactly will be constructed at Towson Marketplace and the specific design of those buildings' facades.

It was clear from the testimony and evidence presented by both the Developer and those citizens who offered testimony that the Developer is not developing the site in accordance with Developer's Exhibits 11A and 11B as approved in the prior case. However, during the hearing, it was

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Date 3/31/98
By [Signature]

represented to this Deputy Zoning Commissioner that Toys R Us had been negotiating with members of the surrounding communities to develop a facade design that would be acceptable to both parties. Apparently, several meetings were held and the parties were able to agree upon a facade for Toys R Us that was acceptable to both sides. Entered into evidence as Protestants' Exhibit 1 was an elevation drawing of the agreed upon redesign of the Toys R Us facade, which may require some modification of the facade that exists at the site at this time. However, the parties agreed that the design depicted in the elevation drawing identified as Protestants' Exhibit 1 will ultimately be what will exist on the property.

At the close of the hearing, Mr. Murphy, Mr. Gontrum and those citizens who were in attendance agreed that they would like an opportunity to resolve the issue as to the design of the facades for the remainder of Towson Marketplace. I agreed to extend that opportunity to all those in attendance and am aware that both sides have diligently been pursuing a resolution of all issues as to the facades for the remainder of Towson Marketplace. All parties should be commended for their efforts.

I recently received, by way of facsimile from Mr. Michael Sarkin, President of C.A.M.M., Inc., and a hand-delivered packet of information from John Gontrum, Esquire, attorney for the Developer, a document evidencing that the parties have, in fact, agreed to various elevation and facade treatments for the remainder of Towson Marketplace. The document entitled "Agreement on Facades and Exterior Modifications in Towson Place" dated March 19, 1998, contains six (6) specific areas of agreement reached between the parties. In addition, attached to that agreement was a newly designed Towson Marketplace elevation study, dated February 13, 1998, which had been prepared by Kann and Associates, and depicts the schematic

elevations of the various facade treatments of Towson Marketplace. It is apparent from the documents submitted that the parties have resolved all the major issues concerning the remaining facades, leaving only some very minor details as yet to be worked out. Given the good faith negotiations that have occurred between the parties since the time of the hearing before me, I believe that any remaining detail can easily be worked out between them. However, I, as Hearing Officer/Deputy Zoning Commissioner, shall retain jurisdiction over the redevelopment of this property to settle any future discrepancy or issue which may arise until the renovations to Towson Marketplace are completed.

I am grateful to the communities and the Developer for having resolved the issues of the design for the facades of Towson Marketplace. Their agreement has obviated the need for me to approve a redesign of the Towson Marketplace. I believe that decision was better left to the Developer and the representatives from the surrounding communities who actually reside around Towson Marketplace. They are the citizens who will be most affected by this redevelopment and they are the ones who will look at this facade on a daily basis. Therefore, they are in the best position to work out the redesign of the Towson Marketplace, and again, I commend them for their efforts.

However, there are certain issues that remain and will be ongoing as development proceeds. One particular issue involves the lighting treatment of the parking lot and buildings. Several complaints were raised as to the current scheme and intensity of the lighting used to illuminate the parking areas. I visited the property to see the lighting situation first-hand and found that the complaints raised by the citizens were legitimate. Some of the perimeter lighting used by the Developer was, in fact,

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Date

By

spilling over into the residential community, given the tremendous intensity of the lighting fixtures, as well as the lack of full directional shading on the fixtures. This may be a continuing problem as the redevelopment of Towson Marketplace progresses. Therefore, I shall retain under my continuing jurisdiction, the right to review and amend the lighting plan for Towson Marketplace as needed. Should an issue concerning lighting arise in the future that does not exist at the present time, then upon receipt of a complaint, I will perform a site inspection and modify that lighting as necessary to alleviate any future potential problem. Proceeding in this fashion causes the Developer as well as the citizens to rely upon my judgment as to the resolution of any potential future problem. There will not be another public hearing regarding the lighting plan for Towson Marketplace. I will have the ultimate reviewing authority for the lighting plan from this point forward. Should any citizen or the Developer have any concern that I have designated myself as the County official to resolve any future problems concerning lighting, then that citizen or the Developer should file an appeal of this decision at this time. Should an appeal not be filed within thirty (30) days of the date of this Order, then the authority over the lighting for Towson Marketplace shall remain under my jurisdiction and there will be no right of appeal of any future modification that I may make to the Towson Marketplace lighting plan.

Along those lines, there may be some minor issues or matters of concern that are brought to my attention regarding the redevelopment of Towson Marketplace and the design of the facades in question. The Developer has submitted to me the redesigned elevation study of Towson Marketplace, a copy of which is attached to this Order. The Developer shall be required to design the Towson Marketplace consistent with the elevation

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Date

By

study prepared by Kann and Associates, and the agreement reached between the Developer and the community groups, dated March 19, 1998, a copy of which is also attached to this Order. The parties to this agreement were very specific as to the design, colorization, and materials to be used in the redevelopment of these facades. However, it is entirely possible that a minor detail or an omission of the parties may cause some question in the future as to the appropriate manner in which to proceed on the design or construction of a particular facade. In the event that a problem or a question arises in the future between the parties, then that problem or question will be resolved by this Hearing Officer as the County official who will oversee the remainder of the redevelopment of the Towson Marketplace. That question or issue will not be the subject of another public hearing. Rather, that issue or problem will simply be resolved by me, utilizing my best judgment, in the interest of all parties involved. I may consult with the Developer and those citizen groups who have been participating in the redesign of Towson Marketplace prior to making a decision; however, once that problem or issue is resolved in writing by this Deputy Zoning Commissioner, there shall be no right of any party to file an appeal. Should any party, be it a citizen or Developer, not agree to proceeding in this fashion and object to my continuing jurisdiction over this project, then an appeal must be filed within thirty (30) days of the date of this Order. There will be no opportunity for any appeal or a public hearing should I make a decision resolving a future issue concerning the facade for Towson Marketplace.

There were no other issues brought to the attention of this Deputy Zoning Commissioner by way of the special hearing requested by the Talisman-Towson Partnership. It is important for the Developer of Towson

ORDER RECEIVED FOR FILING
Date 3/31/98
By [Signature]

Marketplace to continue with the redevelopment of this property in a smooth and orderly fashion. Apparently, problems arose involving the redevelopment of this site by virtue of there being several different agencies of Baltimore County having jurisdiction and authority over the issuance of permits. Therefore, all future permits, questions, problems, issues shall be channeled through this Deputy Zoning Commissioner so that there is only one agency involved in the redevelopment of Towson Marketplace from this date forward. Hopefully, this will avoid any future disruption in the progress that the Developer is making in the redevelopment of this site. The Developer is under a tight schedule to have the redevelopment of this site completed and the stores ready for occupancy by the new tenants. Therefore, this Order is an attempt to have the final stages of the redevelopment of the Towson Marketplace proceed in an orderly and efficient manner. The Developer shall be required to continue to comply with all agency permits and to supply all information requested by any County agency.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted, subject to the following terms and restrictions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1998 that the Petition for Special Hearing seeking a clarification and revision, if necessary, of Restrictions 3 and 4 of the Opinion and Order dated November 9, 1995 in prior Case Nos. IX-386 and 96-95-XA as they relate to Petitioner's Exhibits 11(a), 11(b) and 12 in that case, and an amendment to the previously approved site plan in prior Case Nos. IX-386 and 97-89-SPHX, and the Opinion and Development Plan Order dated October 8, 1996 in Case Nos.

ORDER RECEIVED FOR FILING

Date 3/31/98

By [Signature]

TX-386 and 97-89-SPHX relative to the impact of changes and modifications made to the facade of the buildings in question, be and is hereby GRANTED, in accordance with the following terms and restrictions:

- 1) The 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) The Developer shall be required to complete the construction of the Towson Marketplace and the facades therein in accordance with the elevation study prepared by Kann and Associates, dated February 13, 1998, identified as Exhibit A, a copy of which has been incorporated into the case file and made a part of this Order.
- 3) The Developer shall comply with all the terms and conditions of the agreement reached between it and the surrounding community associations, identified herein as Exhibit B, a copy of which is attached hereto.

IT IS FURTHER ORDERED that the lighting plan and continuing redevelopment of Towson Marketplace shall remain under the jurisdiction of this Deputy Zoning Commissioner, who shall retain sole and complete authority to modify the lighting plan as necessary, in the best interests of Towson Marketplace and surrounding communities. There shall be no future public hearing concerning the lighting plan and the installation of lights at Towson Marketplace. Any future problem or issue concerning lighting shall be immediately brought to the attention of this Deputy Zoning Commissioner who will perform an inspection of the property and resolve that problem or issue in writing. There shall be no future right of appeal.

IT IS FURTHER ORDERED that this Deputy Zoning Commissioner shall retain full and complete jurisdiction over any future issue, question, or problem relating to the redesign of the facades for Towson Marketplace. Should an issue arise that was not addressed within the agreement reached between the parties or was simply omitted by the parties, that particular

ORDER RECEIVED FOR FILING

Date

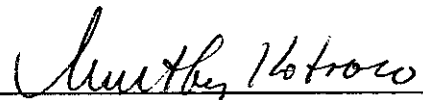
By

issue or problem shall be brought to the attention of this Deputy Zoning Commissioner and shall immediately be resolved by me in writing. There shall be no right of appeal of any future decision by me regarding the facade of Towson Marketplace.

IT IS FURTHER ORDERED that all other terms and conditions of the Orders issued in prior Case Nos. IX-386 and 96-95-XA and Case Nos. IX-386 and 97-89-SPHX shall remain in full force and effect, unless specifically modified or changed by virtue of this decision.

Should any party not agree with the procedures enunciated herein, then an appeal must be filed within thirty (30) days from the date of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/3/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

March 31, 1998

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING (Towson Marketplace)
S/S Joppa Road, E of Goucher Boulevard
9th Election District - 4th Councilmanic District
Talisman-Towson Partnership, LLC - Petitioner
Case No. 98-245-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: John V. Murphy, Esquire, 14 N. Rolling Road, Catonsville, Md. 21228

Mr. James Schlesinger, Talisman-Towson Partnership, LLC
1500 San Remo Avenue, Suite 185-A, Coral Gables, FL 33146

Mr. Harry Munday, Kann & Assoc., Inc.
207 E. Redwood St., 4th Floor, Baltimore, Md. 21202

Mr. Douglas Kennedy, KCW Consultants, Inc.
3104 Timanus Lane, Suite 101, Baltimore, Md. 21244

Mr. & Mrs. Michael Sarkin, 1308 Putty Hill Avenue, Towson, Md. 21286
Mr. Wayne Skinner, 1813 Edgewood Road, Baltimore, Md. 21234
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

S.S. Joppa Road, E. of Goucher Blvd

which is presently zoned B.L. CCC

This Petition shall be filed with the Department of Permits & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a clarification and revision, if necessary, of Restrictions 3 and 4 in the Opinion and Order dated November 9, 1995, in Cases IX-386 and 96-95-XA as they relate to Exhibits 11(a), 11(b) and 12 in that case, to the amended site plan approved in Case No. 97-89-SPHX, to the Opinion and Development Plan Order dated October 8, 1996, in Case No. 97-89-SPHX, relating to the impact of changes in the site plan on the previous order, and to the facade drawings filed herein.

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

I, or we, agree to pay expenses of above Special Hearing 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

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

John B. Gontrum

(Type or Print Name)

Signature

814 Eastern Blvd

(410) 686-8274

Address

Phone No

Baltimore, MD 21221

City

State

Zipcode

**DROP-OFF
NO REVIEW
12/24/97
401**

Revised 9/5/95

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)

Talisman-Towson Partnership, LLC

By: James Schlesinger, Partner

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1500 San Remo Avenue

Suite 185-A

(305) 662-9559

Address

Phone No

Coral Cables, FL 33146

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

98-245-SPH

RE: PETITION FOR SPECIAL HEARING
NEC Putty Hill Avenue and Goucher Blvd;
also S/S Joppa Rd, 9th Election District,
4th Councilmanic

Talisman-Towson Partnership, LLC
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 98-245-SPH

* * * * *

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 9th day of January, 1998, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

KCW Consultants, Inc.

Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

August 23, 1995

ZONING DESCRIPTION

"TOWSON MARKETPLACE"

9th Election District, Baltimore County, Maryland



BEGINNING at a point on the north side of Putty Hill Avenue, 94 feet wide at the distance 130 feet east of the centerline of Putty Hill Avenue and Goucher Boulevard, 110 feet wide. Thence the following courses and distances:

1. North 49 degrees 19 minutes 10 seconds West 106.07 feet;
2. North 04 degrees 19 minutes 10 seconds West 279.68 feet;
3. curve to the left having a radius of 1965.00 feet, an arc length of 132.50 feet and a chord bearing North 06 degrees 15 minutes 04 seconds West 132.47 feet;
4. North 07 degrees 22 minutes 07 seconds East 95.98 feet;
5. North 23 degrees 38 minutes 33 seconds East 497.69 feet;
6. North 23 degrees 38 minutes 33 seconds East 655.64 feet;
7. North 68 degrees 36 minutes 24 seconds East 33.18 feet;
8. South 64 degrees 56 minutes 08 seconds East 148.69 feet;
9. South 50 degrees 41 minutes 08 seconds East 36.53 feet;
10. South 64 degrees 56 minutes 08 seconds East 338.58 feet;
11. North 25 degrees 03 minutes 52 seconds East 9.00 feet;
12. South 64 degrees 56 minutes 08 seconds East 301.19 feet;
13. curve to the left having a radius of 4062.49 feet, an arc length of 19.99 feet and a chord bearing South 65 degrees 04 minutes 36 seconds East 19.99 feet;
14. South 51 degrees 41 minutes 51 seconds East 37.79 feet;
15. curve to the left having a radius of 4071.49 feet, an arc length of 344.34 feet and a chord bearing South 68 degrees 09 minutes 27 seconds East 344.24 feet;
16. South 13 degrees 56 minutes 50 seconds West 1132.47 feet;
17. curve to the left having a radius of 1637.00 feet, an arc length of 434.40 feet and a chord bearing North 86 degrees 43 minutes 02 seconds West 433.13 feet;
18. South 85 degrees 40 minutes 50 seconds West 93.96 feet;
19. South 04 degrees 19 minutes 10 seconds East 10.00 feet;
20. South 85 degrees 40 minutes 50 seconds West 294.00 feet;
21. North 56 degrees 28 minutes 50 seconds West 14.00 feet;
22. South 66 degrees 59 minutes 10 seconds West 58.00 feet;
23. South 85 degrees 40 minutes 50 seconds West 346.35 feet to the place of beginning as recorded in deed Liber S.M. 10547, Folio 579.

CONTAINING 43.120 acres of land, more or less. Also known as "Towson Marketplace" and located in the 9th Election District.

98-245-SPH

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **048700**

DATE **12/26/97**

ACCOUNT **001-6150**

AMOUNT **\$ 250.00 (WCR)**

RECEIVED FROM **Thelma Dowson LLC**

FOR: **#040 -- SPECIAL HEARING**

Item #245 Case #98-245-SPH
DROP-OFF -- NO REVIEW

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

12/29/1997 12/29/1997 09:31:42

RF 0002 CASHIER JUDIC AND DRAHER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 027483

CR NO. 048700

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-23, 1998

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 1-23, 1998

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Enick

NOTICE OF HEARING

The Zoning Commission 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 #98-245-SPH, NEC Puffy Hill Avenue and Goucher Boulevard; also S/S Joppa Road 9th Election District 4th Councilmatic District Legal Owner(s): Tallman-Towson Partnership, LLC

Special Hearing: to approve a clarification and revision, if necessary, of Restrictions 3 and 4 in the Ordinance and Order dated November 9, 1995 in Cases IX-386 and 98-26-XA

Hearing Time: January 22, 1998 at 1:00 a.m. Room 407 County Courts Bldg. 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.

1/17/98 Jan. 8 C198833

NOTICE OF HEARING

The Zoning Commission of Baltimore County, Maryland, is holding a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-245-SPH
NEC Puky Hill Avenue and
Goucher Boulevard, also
S/S Joppa Road
9th Election District
4th Councilmanic District
Legal Owners(s):

Talsman-Towson
Partnership, LLC

Special Hearing: to approve
a certification and revision, if
necessary, of Restrictions 3
and 4 in the Opinion and Or-
der dated November 9, 1995
in Cases IX-386 and
96-36-XA.

Hearing: Friday, January 30,
1998 at 11:00 a.m., Room
407, County Courts Bldg.,
401 Boevey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please call (410) 867-3363.
(2) For information concern-
ing the file and/or hearing,
Please call (410) 867-3391.

1/25/98 Jan. 16 C200454

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/16, 1998

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 1/15, 1998.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Enick

CERTIFICATE OF POSTING

RE: Case No.: 98-245 SPH

Petitioner/Developer TALISMAN-TOWSON, ETAL
c/o J. SCHLESINGER / K.C.W. CONSULTANTS

Date of Hearing/Closing 1/30/98

@ 11: AM

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

ROOM-407-COUNTY COURTS
BUILDING
401 BOSLEY AVE.
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 PUTTY HILL AVE., GOUCHER BLVD.,

JOPPA ROAD & PRINCE ROAD - 4 SIGNS
ON PUBLIC ROADWAY FRONTAGE - TOWSON MARKET PLACE

The sign(s) were posted on 1/14/98
(Month, Day, Year)

CHECKED
FIXED 1/20/98

Sincerely,

Patrick M. O'Keefe 1/20/98
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

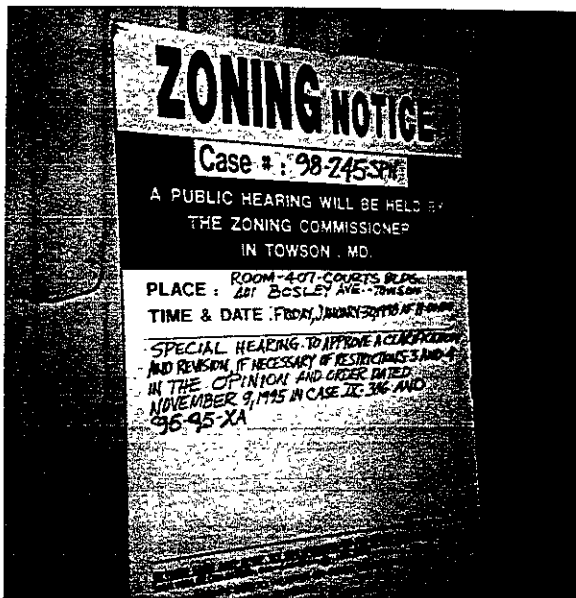
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page 1410 905-8571



OWNER:
THE SCHLESINGER COS.
1500 SAN REMO AVENUE
SUITE 185-A
CORAL GABLES, FLORIDA
33146

ATTN: .
JIM SCHLESINGER.

P-1/14/98 98-245-SPH c/o K.C.W.
TALISMAN-TOWSON
PUTTY HILL AVE., GOUCHER BLVD.,
JOPPA RD. & PRINCE RD. HEARING: 1/30/98
TOWSON MARKET PLACE @ 11:00 AM

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.: 98-245-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE A
CLARIFICATION AND REVISION, IF NECESSARY, OF
RESTRICTIONS 3 AND 4 IN THE OPINION AND
ORDER DATED 11-9-95 IN CASES IX-386
AND 96-95-XA.

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

TO: PATUXENT PUBLISHING COMPANY
December 31, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire 410-686-8274
814 Eastern Boulevard
Baltimore, MD 21221

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: 98-245-SPH

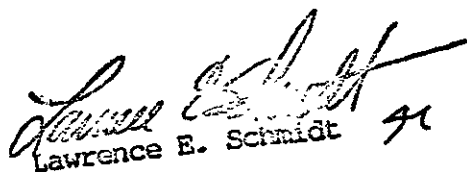
NEC Putty Hill Avenue and Goucher Boulevard; also S/S Joppa Road

9th Election District - 4th Councilmanic District

Legal Owner: Talisman-Towson Partnership, LLC

Special Hearing to approve a clarification and revision, if necessary, of Restrictions 3 and 4 in the Opinion and Order dated November 9, 1995 in Cases IX-386 and 96-95-XA.

HEARING: Thursday, January 22, 1998 at 11:00 a.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.



Baltimore County
Department of Permits and
Development Management

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

December 26, 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: 98-245-SPH
NEC Putty Hill Avenue and Goucher Boulevard; also S/S Joppa Road
9th Election District - 4th Councilmanic District
Legal Owner: Talisman-Towson Partnership, LLC

Special Hearing to approve a clarification and revision, if necessary, of Restrictions 3 and 4 in the Opinion and Order dated November 9, 1995 in Cases IX-386 and 96-95-XA.

HEARING: Thursday, January 22, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: John B. Gontrum, Esquire
Talisman-Towson Partnership, LLC

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 7, 1998.**
- (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
January 15, 1998 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire 410-686-8274
814 Eastern Boulevard
Baltimore, MD 21221

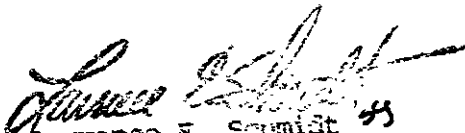
NOTICE OF HEARING

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: 98-245-SPH
NEC Putty Hill Avenue and Goucher Boulevard; also S/S Joppa Road
9th Election District - 4th Councilmanic District
Legal Owner: Talisman-Towson Partnership, LLC

Special Hearing to approve a clarification and revision, if necessary, of Restrictions 3 and 4 in the Opinion and Order dated November 9, 1995 in Cases IX-386 and 96-95-XA.

HEARING: Friday, January 30, 1998 at 11:00 a.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.



Baltimore County
Department of Permits and
Development Management

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

January 6, 1998

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: 98-245-SPH
NEC Putty Hill Avenue and Goucher Boulevard; also S/S Joppa Road
9th Election District - 4th Councilmanic District
Legal Owner: Talisman-Towson Partnership, LLC

Special Hearing to approve a clarification and revision, if necessary, of Restrictions 3 and 4 in the Opinion and Order dated November 9, 1995 in Cases IX-386 and 96-95-XA.

HEARING: Friday, January 30, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: John B. Gontrum, Esquire
Talisman-Towson Partnership, LLC

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 15, 1998.**
- (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.





Baltimore County
Department of Permits and
Development Management

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

January 14, 1998

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 245
Case No.: 98-245-SPH
Petitioner: Talisman-Towson Part.

Dear Mr. Gontrum:

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 24, 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, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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 12-31-97
Item No. 245 WCR

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

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

TO: PDM
FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *Jan 5, 98*

DATE: _____

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

Item #'s:

243

244

245

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 9, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for January 12, 1998
Item Nos. 244 & 245

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

RWB:HJO:jrb

cc: File

ZONE0112.NOC

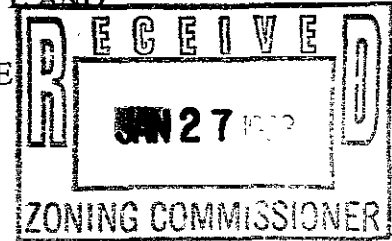
TOWSON MARKETPLACE ZONING HISTORY

CASE NO.	DATE	DESCRIPTION
5900		Variance for identification sign
68-83-R		Reclassification from R-6 to B.L.
74-143-R	Approved Jan. 7, 1974	Reclassification of 0.33 acres from B.L. to B.M. for Martin's catering.
77-230-XA	Approved	Variance to permit 3047 off-street parking spaces in lieu of the required 3415 spaces (-368 parking spaces). Use of theaters was denied.
79-125-X	Approved Feb. 5, 1979	Special Exception for automotive service garage in Montgomery Wards.
1984 Compr. Zoning Maps	1984	B.L.CCC and D.R.5.5 (13.9 acres)
88-136-SPH	Denied Jan. 29, 1988	SPH for a use permit to store new automobiles in D.R.5.5 zone.
1988 Compr. Zoning Maps	1988	Zoning Change: D.R.5 5 to B.L.-CCC
Permit 104135 C-1664-88	Approved March 1989	Site plan updated to include "Blockbuster Video" pad site building.
93-360-SPHA	Approved June 24, 1993	Variance for 0' setback for existing parking SPH to amend site plan for Hemphill's Outdoor Garden Center.
96-95-XA and Development Plan #IX-386	Approved Nov. 9, 1995 Amended Order Feb. 22, 1996	Variance for parking granted for continuance of -368 p.s. per #77-230-XA and additional -130 p.s. to allow 2972 p.s. total. Relocation of auto service garage previously approved per #79-125-X granted for new location specified on Development Plan #IX-386.
97-89-SPHX, and Development Plan #IX-386	Approved Oct 8, 1996	SPH to approve Amended Development #IX-386. Special Exception to approve relocation of auto service garage previously approved per Case #79-125-X and Case #96-95-XA.
98-245-SPH	Approved March 31, 1998	SPH to clarify previous restrictions #3 & #4 case #96-95-XA as they relate to exhibits 11(a), 11(b) and 12 in that case and an amendment to the site plan in case #97-89-SPHX (3 restrictions) also the lighting plan and jurisdiction and authority to modify same shall be with the DZC (Deputy Zoning Commissioner). Also the DZC shall have jurisdiction over any changes in the facades. Also all of the terms and conditions and restrictions in prior case #IX-386 and #96-95-XA and #97-89-SPHX shall remain in full force and effect unless changed by this Decision.
00-213-SPH	Approved Jan. 1, 2000	SPH to amend restrictions in prior cases to permit the Toys-R-US facade and installation. To allow a hedgerow in lieu of brick wall along Putty Hill Ave. In accordance with agreement entered into between the parties, Tailsman and CAMM, Inc., dated 12/17/99, which shall be incorporated in this Order.

SEE 02-204-SPH
IX-386 02-1502
Hearing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: January 26, 1998

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

VIA: Lynn Lanham

SUBJECT: Towson Marketplace
PDM Project Number: IX-386

INFORMATION

Item Number: 245

Petitioner: Talisman-Towson Partnership, LLC
By: James Schlesinger, Partner

Zoning: BL, BM, ML-IM, DR 10.5

Requested Action: Special Hearing

ANALYSIS

The Hearing Officer's opinion and Development Plan Order for Towson Marketplace dated, November 9, 1995 contained the following two restrictions that relate to the exhibits 11A, 11B and 12:

3. The lighting for the Towson Marketplace shall be in accordance with Developer's Exhibit 12, which was the lighting proposal discussed at the hearing before me. All lighting of the property shall be operational and replaced as necessary.
4. The facade of the Towson Marketplace shall be consistent with the elevation drawings entered into evidence as Developer's Exhibits 11A and 11B. Mr. Glazer, the Architect who designed the facade, did an excellent job in providing a residential look to this shopping center. Therefore, the redevelopment of Towson Marketplace shall be consistent with those elevation drawings.

Subsequent orders dated February 22, 1996 and October 8, 1996 did not modify these two conditions.

Exhibit 11B consists of 4 schematic drawings of the proposed development. The actual nature of the renderings contributes to the feel of the proposal. Exhibit 11-B consists of small sections of the development drawn in perspective which tends to reduce the mass and scale. These sketches represent some uses which are no longer a part of the Towson Marketplace e.g. Best, the Post Office, and the movie theaters. The Wards store was not shown on Exhibit 11B.

The following analysis attempts to delineate the differences between the revised architectural elevations submitted for this hearing and the original sketches shown on Exhibit 11B and to answer this question: Are the proposed elevations within the spirit and intent of the original schematics?

1. The elevations on those four sketches depict a linear shopping center with multiple store fronts. Roofs are flat except at the entries. Building materials, although not labeled, appear to be reddish brown brick, tan split face block or brick and cream colored dryvit with standing metal seam roof over the entries.
2. The reddish brown brick is used more as an accent at the entries and to break up the mass of a single color into smaller modules. The height of the buildings are reduced by use of a lighter color dryvit on the upper half of the buildings that is accented with horizontal score lines. The entry elements project forward from the plane of the front facade to provide visual interest to the otherwise flat facades. Typically the entries are detailed with pitched metal seam metal roof, columns, and storefront glazing. Dormers are used in most of the storefronts but not all.
3. The predominant material colors are earthtones. Accent colors are green, blue and red: the red is used for signage and logos; blue and green are used to accent the metal roofs at the entries.
4. The building heights are generally one story except at the movie theaters where the building height is two stories.
5. The elevation which illustrates the movie theater entry is accented with a brick tower which identifies the shopping center as Towson Place.
6. The residential look used to describe the elevations by the Hearing Officer was achieved by a combination of elements: materials, colors and articulation as described above. The elevations were obviously schematic. Tenants had not been secured for all buildings: some tenants have left (Best, Post Office) and certain uses have been excluded (movie theaters).

This brings us to the current proposal. Are the proposed elevations within the spirit and intent of the original schematics? Has the "residential look" been achieved?

1. The revised drawings are flat elevations of an entire facade making their real mass more apparent than the previous Exhibit 11-B.
2. The overall concept is similar: linear arrangement of buildings, predominant building materials of brick and stucco. The entry elements provide articulation of the facades.
3. The detailing of the entries for specific tenants is however different. While standing metal seam pitched roofs and dormers were a common element of most entries, they are less common on the proposed elevations.

4. What has changed?
 - a. Reduction in the number dormers;
 - b. Reduction in number of entries with standing seam metal roof;
 - c. Location of signage at entry element predominates;
 - d. Blue used as the primary accent color;
 - e. Dryvit in horizontal bands using two colors.
5. The overall effect is different but not totally divergent from the original scheme depicted on Exhibit 11B. The architect has done a good job detailing a shopping center with a consistent architectural theme. The combined effect of the detailing of the entries creates an overall impression that is more commercial and not as residential as the previous schematics but within the spirit and intent of those illustrations.

Toys R Us:

The renovation of this portion of the shopping center is important in several respects:

1. The facade renovation of this particular store at its previous location was included in the hearing as part of Exhibit 11B.
2. The 'as built' condition of this facade as well as the revised elevations submitted to this office seem to be unresponsive to the original comments of the zoning commissioner and the more recent concerns raised by community residents.
3. The portion of the shopping center containing the Toys R Us store is arguably the portion most visible to the residential community.

The primary building materials for Toys R Us are consistent with the original sketches: brick and dryvit. Modifications illustrated on this proposed elevation have toned down the color scheme that is currently built. The elevation shows a dark blue standing metal seam roof. The light blue dryvit and the red columns are to be painted cream..

These changes may improve the appearance of Toys R Us but do little to reduce the height and mass of the entry element. This elevation should be revised to reflect the original concept depicted on Exhibit 11B.

Wards:

This existing Wards, tenant #4, was not portrayed on Exhibit 11B. The common element of building material is repeated (brick and dryvit). The entry design departs dramatically from the concept for the remainder of the shopping center but is not highly visible from the adjacent residential community.

SPECIFIC RECOMMENDATIONS

1. The redevelopment of retail facilities is complex and subject to change. There will undoubtedly be future changes that affect the appearance of the currently proposed elevations, some minor and some dramatic if the tenants change. A procedure to review changes should be established.
2. The Toys R Us elevation should be revised to reflect the original concept depicted on Exhibit 11B.
3. Elevations of the facades that face Putty Hill Avenue and the side elevations of Marshalls and Bed, Bath and Beyond should be submitted to the Office of Planning for review and approval.

Prepared by: _____

Division Chief: _____

AFK/JL

SPECIAL HEARING
TALISMAN - TOWSON MARKETPLACE LLC

98-245-
SPH

This Petition has been reviewed by Gary Freund of Code Enforcement to address issues raised by the Petitioner and by Baltimore County pertaining to particulars contained in the Orders and site plans in Zoning Cases 96-95-XA and in 97-89-SPHX relating to façade treatment only and not to site plan issues.

The Code Violation Notice is 97-3486.

Submitted by: John B. Gontrum
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, Md. 21221

Neuf
for location

RETURNED 12/15/97 FOR LACK
OF INFORMATION. WE NEED:
SPECIFIC STREET ADDRESS
12 SITE PLANS (SEE NOTE ABOVE)
200 SCALE MAP WITH PROPERTY
OUTLINED
DESCRIPTION OF PROPERTY (3)
REQUEST ON PETITION FORM
NEEDS TO BE MORE SPECIFIC
IF YOU ARE SENDING BACK THE
PLANS YOU ORIGINALLY
SENT, WE NEED 12 COPIES

CARL RICHARDS



Baltimore County
Department of Permits and
Development Management

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

December 26, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #245)
Talisman-Towson Partnership
9th Election District

Dear Mr. Gontrum:

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 dark ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

98-245-SPH



12/31/97

Sophie,

re: 900 Boulevar Quontessy
Talisman-Tamien LLC

on the hearings scheduled for

1/22/98 (case no. 98-245 & 98-242 SMH)

I have to be at hospital for my

mother's surgery. I will be available

following week on wednesday 1/21/98.

Thank you,

John Contreras

410-686-8274



Baltimore County
Department of Permits and
Development Management

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

January 5, 1998

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case Number 98-245-SPH
Petitioner: Talisman-Towson
Partnership, LLC

Dear Mr. Gontrum:

The above matter, previously assigned to be heard on Thursday, January 22, 1998 at 11:00 a.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon". To the right of the signature, the initials "scs" are written.

Arnold Jablon
Director

AJ:scj

c: Talisman-Towson Partnership, LLC





Code

Enforcement

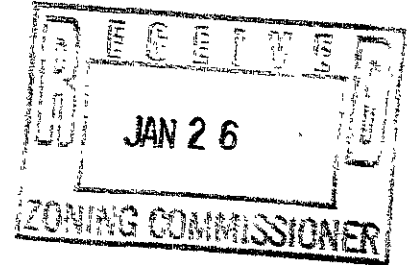
Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

Jim
1/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 22, 1998
TO: Larry E. Schmidt
Zoning Commissioner
FROM: James H. Thompson - GF
Code Enforcement Supervisor



SUBJECT: ITEM NO.: 245
PETITIONER: Tailsman-Towson Partnership, LLC

VIOLATION CASE NO.: 97-3486

LOCATION OF VIOLATION: NEC Putty Hill Ave. & Goucher Blvd.
4th Election District

DEFENDANTS: Tailsman-Towson Partnership, LLC

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

John B. Gontrum, Esq.

814 Eastern Boulevard
Baltimore, Maryland 21221

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/GF/hek



Code

Enforcement

Super 11/30
Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

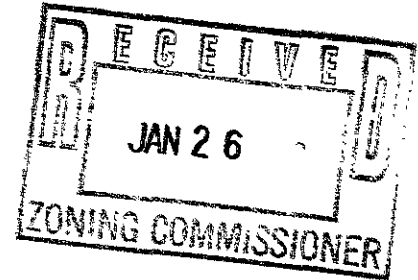
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 22, 1998

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - GF
Code Enforcement Supervisor



SUBJECT: ITEM NO.: 245
PETITIONER: Tailsman-Towson Partnership, LLC

VIOLATION CASE NO.: 97-3486

LOCATION OF VIOLATION: NEC Putty Hill Ave. & Goucher Blvd.
4th Election District

DEFENDANTS: Tailsman-Towson Partnership, LLC

Please be advised that Gary Freund would like to be contacted when the violation file is needed and he will bring it over to you for your perusal.

JHT/GF/hek

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 22, 1998

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - GF
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 245
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Please be advised that Gary Freund would like to be contacted when the violation file is needed and he will bring it over to you for your perusal.

JHT/GF/hek

CITATION FOR CIVIL CODE ENFORCEMENT VIOLATION

NAME OF PERSON(S) CHARGED: _____

CURRENT ADDRESS IN FULL: _____

OWNER () OR OCCUPANT () RELATED CITATIONS :

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: _____

_____NATURE OF VIOLATION: USE OF PROPERTY ZONED _____ TO COMMIT THE FOLLOWING:

_____LOCATION AND DATE(S) OF VIOLATION: _____

YOU MAY PAY A FINE OF \$ _____ (\$ _____ FOR EACH ADDITIONAL DAY), ETC.

DATE_____
OFFICE OF CODE ENFORCEMENT REPRESENTATIVE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 22, 1998

TO: Larry E. Schmidt
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FROM: James H. Thompson - GF
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SUBJECT: ITEM NO.: 245
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VIOLATION CASE NO.: 97-3486

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4th Election District

DEFENDANTS: Tailsman-Towson Partnership, LLC

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

John B. Gontrum, Esq.

814 Eastern Boulevard
Baltimore, Maryland 21221

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/GF/hek

CITATION FOR CIVIL CODE ENFORCEMENT VIOLATION

NAME OF PERSON(S) CHARGED: _____

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YOU MAY PAY A FINE OF \$ _____ (\$ _____ FOR EACH ADDITIONAL DAY), ETC.

DATE_____
OFFICE OF CODE ENFORCEMENT REPRESENTATIVE

C.A.M.M., Inc.
P.O. Box 20247
Towson, MD 21284-0247

March 20, 1998

Timothy Kotroco, Esq.
Deputy Zoning Commissioner
Court House
401 Washington Avenue
Towson, MD 21204

RE: Towson Marketplace

Dear Mr. Kotroco:

C.A.M.M., after consultations with representatives of Towson Estates, Fellowship Forest, Knettishall, and Loch Raven Village, has reached an agreement with the developer, Mr. Schlesinger, regarding the facades and several other issues involved with the redevelopment of Towson Marketplace. A copy of the agreement, titled **Agreement on Facades and Exterior Modifications in Towson Place** and dated 3/19/98, is attached. While there was not time to have the agreement formally ratified by the respective community association boards, the associations' officers (presidents and vice-presidents) who were consulted asserted support for this agreement.

The agreement with Ward's referred to in the attached document, at this point, is verbal, having been reached by Mr. Abplanalp and myself. I am awaiting written confirmation of this agreement from Mr. Abplanalp, and will request that he forward a copy directly to you.

The agreement with Toys "R" Us, represented by the facade drawing which we submitted to you at the January 30, 1998 hearing, was worked out in conjunction with Gary Freund, the Baltimore County Code Inspector on this case. The details of the coloring of several architectural elements were unspecified on the drawing submitted at that time to allow for coordination with the rest of the development. These issues are reconciled in the agreement attached.

Although we have reached agreement on several issues regarding the timing of the operation of the illuminated signage and the parking lot lights, we respectfully request that you order modifications to the lighting plan to address the issue of the impact on residential areas of the lighting when illuminated. We recommend that you consider requiring that all fixtures on the northern and eastern perimeter of the property be single element (or "head") per pole, with shielding to confine the illumination to the parking areas; and possibly requiring reduced wattage elements.

If you feel that this agreement is acceptable, we respectfully request that you include it in your order to be issued on this matter.

Sincerely,



Mike Sarkin
President

Agreement on Facades and Exterior Modifications in Towson Place

3/19/98

I The facades and architectural details of the Towson Place stores shall be constructed or modified as shown on the revised elevation drawing entitled "Towson Place Elevation Study" and dated February 13, 1998. The major changes incorporated are

- 1) The revised roof treatment for Marshall's, including dormers.
- 2) the revised roof treatment for Super Fresh.
- 3) the revised roof treatment for Pet Smart

II The only exceptions to full compliance with the facade treatments as shown on the "Towson Place Elevation Study" rendering dated February 13, 1998 are listed below

1) The Toys 'R Us facade shall be modified as shown in the drawing provided by that company and submitted by C A M M at the January 30, 1998 Zoning Hearing. That drawing incorporates the slanted, "Standing Seam Metal Roof" with "Wing Walls", "Dormers w/Spandrel Glass Windows" and the "3' high Sign" above the entrance. The existing 5' sign will be placed on the Putty Hill Ave. side of the building. The developer's architect will coordinate with Toys 'R Us to insure that

- a) the four wing walls will be brick colored to match those on the Michael's store as noted in item #4 below.
- b) the standing seam metal roof will be the same blue color as used for the Michael's roof.
- c) the existing red columns will be redone in either "Oyster Shell" or "Manor White", whichever is determined to be more appropriate by the architects.
- d) the surface area of the dormers will be colored as determined to be appropriate by the architects, consistent with other dormers in the project.

2) The facade of the Ward's main store shall be as specified in the agreement negotiated by C A M M and the Ward's Corporate Architect, Mr. Abplanalp. This agreement specifies that the "awnings" over the entrances will be blue, rather than red as shown at the zoning hearing. The facade of the existing Ward's Auto Express will also be modified per the same agreement, which specifies that the "trusses" and auto bay doors (currently colored red) will be redone in neutral colors, and that the center portion will be redone in walnut/brown. Documentation of the agreement will be provided to the Hearing Officer.

3) ALL wing walls yet to be constructed will be brick surfaced.

4) The existing wing walls of the Michael's store will be colored to match the brick used on the facades of the stores.

III A brick screening wall with a minimum height of 3 feet above grade at any point and a surface of Glen Gary Brick Extruded Series 900 Clearburn Matt will be constructed along the Putty Hill Avenue side of the property. This wall will be substantially similar in construction to the wall to be built along the alley adjacent to the Loch Raven Village residences. The construction and location of the alley wall referred to is specified in the KCW Consultants drawing titled "LP-DETAIL-1" as revised February 27, 1998. The Putty Hill screening wall will join the southernmost point of the alley wall shown on "LP-DETAIL-1". The specific placement, length and height of the Putty Hill Avenue screening wall and the wall treatment at the entrance(s) to the property will be subject to the approval of the Associates of Loch Raven Village, Inc.

IV The parking lot lights and illuminated signage will be turned off daily within 1/2 (one-half) hour of the stores' closing to the public for retail sales. The only exceptions will be that those lights immediately adjacent to the stores may remain illuminated until the employees depart, and a minimum number of lights, sufficient to ensure public safety after retail hours and inhibit unauthorized use of the parking area, will remain illuminated. The Hearing Officer will order such modifications to the lighting plan (wattage, number of fixture elements per pole, element shields, etc.) as are necessary to minimize the impact of the lighting on the surrounding residential areas.

V A sufficient number of Leyland Cypress, Upright Arborvitae, Serbian Spruce or similar trees with a minimum initial height of 7' (feet) will be planted in areas along the Putty Hill side of the project to screen the view into the Toys 'R Us loading dock entrance from the east of the site. Approval of the number and placement of these plantings will be coordinated by the Associates of Loch Raven Village, Inc. and the appropriate Baltimore County official(s).

VI The modifications to the facades of Toys 'R Us, Michael's and Ward's Auto Express, the construction of the alley wall and the Putty Hill Avenue screening wall, and the planting of the screening trees will be completed as soon as is possible.

APPROVED Verbally by J. Guntram/J. Schlesinger 3/19/98
Mike Sarkin

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

JILL McCULLOUGH

* Also Admitted In the District of Columbia

March 19, 1998

Mr. Timothy Kotroco
Baltimore County Zoning Commissioner's Office
400 Washington Avenue
Towson, MD 21204

RE: RG&M File Name:
Talisman Towson Limited Partnership/Towson Market Place
RG&M File No.:
97.3032

Dear Mr. Kotroco:

Enclosed is an Agreement reached between Talisman Limited Partnership/Towson Market Place & C.A.M.M. Inc. along with Schematic Elevation Plan. As you will note, there are a number of issues to be worked out. The parties, however, are confident that they can work out these issues based upon a good working relationship.

Very truly yours,


John B. Gontrum

JBG/jmc

cc: Mike Sarkin
James Schlesinger
John Murphy

EXHIBIT B

Agreement on Facades and Exterior Modifications in Towson Place:

I. The facades and architectural details of the Towson Place stores shall be constructed or modified as shown on the revised elevation drawing entitled "Towson Place Elevation Study" and dated February 13, 1998. The major changes incorporated are:

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- 3) the revised roof treatment for Pet Smart

II. The only exceptions to full compliance with the facade treatments as shown on the "Towson Place Elevation Study" rendering dated February 13, 1998 are listed below:

1) The Toys 'R Us facade shall be modified as shown in the drawing provided by that company and submitted by C.A.M.M. at the January 30, 1998 Zoning Hearing. That drawing incorporates the slanted, "Standing Seam Metal Roof" with "Wing Walls", "Dormers w/Spandrel Glass Windows" and the "3' high Sign" above the entrance. The existing 5' sign will be placed on the Putty Hill Ave. side of the building. The developer's architect will coordinate with Toys 'R Us to insure that:

- a) the four wing walls will be brick colored to match those on the Michael's store as noted in item #4 below.
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- 3) A.I.J. wing walls yet to be constructed will be brick surfaced.
- 4) The existing wing walls of the Michael's store will be colored to match the brick used on the facades of the stores.

III. A brick screening wall with a minimum height of 3 feet above grade at any point and a surface of Glen Gary Brick Extruded Series 900 Clearburn Matt will be constructed along the Putty Hill Avenue side of the property. This wall will be substantially similar in construction to the wall to be built along the alley adjacent to the Loch Raven Village residences. The construction and location of the alley wall referred to is specified in the KCW Consultants drawing titled "LP-DETAIL-1" as revised February 27, 1998. The Putty Hill screening wall will join the southernmost point of the alley wall shown on "LP-DETAIL-1". The specific placement, length and height of the Putty Hill Avenue screening wall and the wall treatment at the entrance(s) to the property will be subject to the approval of the Associates of Loch Raven Village, Inc.

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VI. The modifications to the facades of Toys 'R Us, Michael's and Ward's Auto Express; the construction of the alley wall and the Putty Hill Avenue screening wall; and the planting of the screening trees will be completed as soon as is possible.

TOWSON MARKETPLACE REDEVELOPMENT PROPOSED CONDITIONS DEVELOPMENT PLAN Drawing No. D-1

1. **OWNER/DEVELOPER:** Tallisman - Towson Partnership LLC
1500 San Remo Avenue, Suite 185-A
Coral Gables, FLA 33146
Attn: James Schlesinger
Tele: (305) 662-9559

2. **PREPARED BY:** KCW Consultants, Inc.
Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
Attn: Douglas L. Kennedy, P.E.
Tele: (410) 281-0033

Kann and Associates, Inc.
Architects, Planners, Interior Designers
207 E. Redwood Street, 4th Floor
Baltimore, MD 21202
Attn: Geoff Glazer, AIA
Tele: (410) 235-0900

3. **DEED REFERENCE:** Liber 10547 folio 579
4. **PLAT REFERENCE:** Lot #4 of "Loch Raven Manor"
Plat Book 23, folio 122
5. **TAX ACCOUNT NO:** 0905840080
6. **AREA:** 43.12 acres
7. **ELECTION DISTRICT:** 9
- COUNCILMATIC DIST.:** C-4
- WATERSHED:** Herring Run
- SUBSEWERSHED:**
- CENSUS TRACT:** 4912.01
- WATER DESIGNATION:** W-1 (Existing Public Water)
- SANITARY DESIGNATION:** S-1 (Existing Public Sanitary)

8. **EXISTING ZONING:** B.L.-CCC (42.20 ac.) B.M. (0.35 ac.)
M.L.-IM (0.51 ac.) D.R. 10.5 (0.06 ac.)

- PROPOSED ZONING:** B.L.-CCC and M.L.-IM and D.R. 10.5
with Zoning Special Exception for Theaters.

9. **EXISTING LAND USE:** Retail Shopping Center
PROPOSED LAND USE: Retail Shopping Center and Theaters

10. **PROPOSED BUILDING AREA:**

Gross Building Area	620,000 s.f.
Common Areas	15,000 s.f.
Theaters (3500 seats)	72,000 s.f.
Gross Leasable Area	605,000 s.f.

11. **PARKING:** Adjusted per BCZR 409.6B.3: Weekend Day 6am-6pm
Retail Shopping Center:

605,000 s.f. G.L.A. x 5 p.s. per 1000 s.f. x 100%	= + 3025 p.s.
Theater: 3500 seats x 1 p.s. per 4 seats x 80%	= + 700 p.s.
Existing Parking Variance per Case #77-230-XA	= - 368 p.s.
Required Parking Spaces	= 3357 p.s.
Proposed Parking Spaces	= 3000 p.s.
Additional Parking Variance Requested	= - 357 p.s.

30. P

31. P

32. C

33. C

We hereby
developm
the propo

PREVIOUS ZONING CASES:

CASE NO.	DATE	DESCRIPTION
5900		Variance for Identification Sign
68-83-R		Reclassification from R-6 to B.L.
74-143-R	Approved Jan. 7, 1974	Reclassification of 0.33 ac. from B.L. to B.M. for Martins' catering.
77-230-XA	Approved	Variance to permit 3047 off-street parking spaces in lieu of the required 3415 spaces (-368 parking spaces).
79-125-X	Approved Feb. 5, 1979	Special Exception for automotive service garage in Montgomery Wards.
1984 Compr. Zoning Maps	1984	B.L.-CCC and D.R. 5.5 (13.9 ac)
88-136-SPH	Denied Jan. 29, 1988	SPH for a use permit to store new automobiles in D.R. 5.5 zone (denied).
1988 Compr. Zoning Maps	1988	Zoning Change: D.R. 5.5 to B.L.-CCC
Permit 104135 C-1664-88	Approved March 1989	Site Plan updated to include "Blockbuster Video" pad site building.
93-360-SPHA	Approved June 24, 1993	Variance for 0' setback for existing parking; SPH to amend Site Plan for Hemphill's Outdoor Garden Center.

PUBLIC SAFETY: Public Safety will be addressed as part of the renovation project by implementation of a security staff and monitoring equipment.

COMBINED HEARING: Per Baltimore County Development Regulations Section 26-206.1, a request has been made for a combined hearing for the Zoning Special Exception for theaters, Zoning Variance for parking, and the Development Plan hearing for redevelopment of Towson Marketplace.

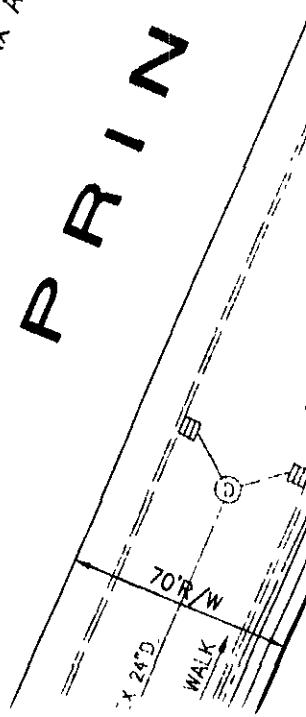
COMMUNITY INPUT MEETING: A Community Input Meeting was held at Loch Raven Senior High School on Issues raised included public safety, parking, and theaters. Public safety has been addressed with the implementation of security personnel and cameras. Per BCZR Section 409, a Variance for parking has been requested. Per BCZR Section 230.13, a Special Exception for the proposed use of theaters in the B.L.-CCC zoning district has been requested.

EUDOWOOD HOLDING CORP.
DEED 4797-412
TAX ACCT. NO. 09-05-840090
PRINCE

N 36,000
E 9,000

DEVELOPER'S DELINQUENT ACCOUNTS CERTIFICATION

I hereby certify that there are no Delinquent Accounts for any other development with respect to the applicant or a person with financial interest in the proposed development.



PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Kimberly Carter
RIBORG E. NORMAN

Leon J. Rozankowski

Louaine E. Rozenkowski

WAYNE SKINNER

Ernest R. Davis

Sylvia A. Davis

Don Vovakis

Margaret Davis

Matt Collison

KAREN WILLIAMS

GRETCHEN SARKIN

DAVID NIELSEN

Jim McGavin

ROBERT M COOK

Murry D Beatley

Joe Consoli

1420 Putty Hill Ave. 21284.

1842 EDGEWOOD RD 21234

1606 The Ford Rd. 21286

1606 Thorford Rd. 21286

1813 EDGEWOOD RD 21234

1512 Cottage Lane 21286

1512 COTTAGE LANE 21286

1. EGEVANCE RD 21286

824 E. Joppa Rd 21286

904 E Tapa Rd 21286

1209 STEVENSON LANE 21286

1308 PUTTY HILL AVE 21286

8141 PLEASANT PLAINS ROAD 21282

8118 Loch Raven Blvd 21286

1577 COTTAGE LAKE Z1286

1440 Putty Hill Av. 21286

1534 Puffy Hill Rd 21286

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

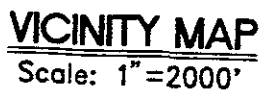
ADDRESS

Robert Reed

8201 Featherhill Rd 101 21128



B.C.M.D. GRID NORTH



BLDG.

OFFICE BLDG.
W ROAD

W ROAD

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

James Hollinger
HARRY MUNDAY
DOUGLAS L. KENNEDY
Stephen Devon

Kann & Associates Inc.
KCW CONSULTANTS, INC.
Schlenker/Pitz, Inc.

2/4/98

Betty, Please add us to the list to
get a copy of the Towns Market
Place order when it becomes
available. Thanks Barb Grmord
410-494-6201

Construction Consultants, Inc.

Todd Skoro
Development Manager

On Assignment To



19601 North 27th Avenue
Phoenix, Arizona 85027
Office: 602-587-2602
Fax: 602-580-6509
Pager: 888-344-5790



Wards

Norm Abplanalp AIA
Corporate Architect

Montgomery Ward Corporate Offices
Montgomery Ward Plaza
Chicago, Illinois 60671

Tel. 312.467.3174
Fax 312.467.2141

Construction Consultants, Inc.

John Campbell
Construction Management Consultant

On Assignment To



704 Victoria Court
Woodstock, Georgia 30189
Office: 770-517-0456
Fax: 770-517-0457
Page: 888-518-1610
PsM VM x-6890



Ken H. McGowan
Attorney at Law
Certified Public Accountant
305 West Chesapeake Avenue
Suite 207
Towson, Maryland 21204-4408

Law Office of Ken H. McGowan, P.C.

(410) 494-0990
Fax (410) 494-0991



Printed with Soybean Ink
on Recycled Paper

CASE NO.	DATE	DESCRIPTION
5900		Variance for identification sign
68-83-R		Reclassification from R-6 to B.L.
74-143-R	Approved Jan. 7, 1974	Reclassification of 0.33 acres from B.L. to B.M. for Martin's catering.
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93-360-SPHA	Approved June 24, 1993	Variance for 0' setback for existing parking SPH to amend site plan for Hemphill's Outdoor Garden Center.
96-95-XA and Development Plan #IX-386	Approved Nov. 9, 1995 Amended Order Feb. 22, 1996	Variance for parking granted for continuance of -368 p.s. per #77-230-XA and additional -130 p.s. to allow 2972 p.s. total. Relocation of auto service garage previously approved per #79-125-X granted for new location specified on Development Plan #IX-386.
97-89-SPHX, and Development Plan #IX-386	Approved Oct 8, 1996	SPH to approve Amended Development #IX-386. Special Exception to approve relocation of auto service garage previously approved per Case #79-125-X and Case #96-95-XA.
98-245-SPH	Approved March 31, 1998	SPH to clarify previous restrictions #3 & #4 case #96-95-XA as they relate to exhibits 11(a), 11(b) and 12 in that case and an amendment to the site plan in case #97-89-SPHX (3 restrictions) also the lighting plan and jurisdiction and authority to modify same shall be with the DZC (Deputy Zoning Commissioner). Also the DZC shall have jurisdiction over any changes in the facades. Also all of the terms and conditions and restrictions in prior case #IX-386 and #96-95-XA and #97-89-SPHX shall remain in full force and effect unless changed by this Decision.
00-213-SPH	Approved Jan. 1, 2000	SPH to amend restrictions in prior cases to permit the Toys-R-US facade and installation. To allow a hedgerow in lieu of brick wall along Putty Hill Ave. In accordance with agreement entered into between the parties, Tailsman and CAMM, Inc., dated 12/17/99, which shall be incorporated in this Order.