

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
NEC Perry Hall Blvd., and * ZONING COMMISSIONER
Honeygo Blvd.
White Marsh Mall * OF BALTIMORE COUNTY
14th Election District
6th Councilmanic District * Case No. 98-416-SPHA
Legal Owners: White Marsh G.P.
Lessee: May Dept. Stores Co.
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property known as the White Marsh Mall, located adjacent to Honeygo Boulevard in White Marsh. The Petition was filed by the White Marsh General Partnership, property owner, and the May Department Stores Company, Lessee. Variance relief is requested from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit four (4) wall mounted signs, (two signs per face) with a total area of 1566 sq. ft. in lieu of the required two signs (1 sign per face) with a total of 972 sq. ft. for the east and south elevations of a proposed building and to permit two wall mounted signs in lieu of the permitted one sign for the west elevation of the proposed building. Special Hearing relief is also requested to allow an amendment to all prior zoning cases for the subject property. The requested relief is more particularly shown on the plat to accompany the Petitions for Variance and Special Hearing received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Anthony J. Amato, Jr., an architect, retained by the co-Petitioner, The May Department Stores Co., for this project. Also present was Jeffrey Pryor, on behalf of the Petitioner, and Mitch Kellman, from Daft, McCune, Walker, Inc., the consulting firm which prepared the site plan. The Petitioners were represented by Robert A. Hoffman, Esquire and Patsy Malone, Esquire.

ORDERED TO FOR FILING

Date

6/26/98
M. Novak

There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is located near White Marsh Boulevard and the John F. Kennedy Memorial Highway (I-95) in the White Marsh community of Baltimore County. The site is a large parcel which is improved with a large commercial/retail center known as the White Marsh Mall. This Mall is one of the major retail centers in Baltimore County and is well known to this Zoning Commissioner.

The matter comes in for a hearing as a result of an addition to the Mall. As shown on the site plan, a large building is being constructed which will be the site of a Lord and Taylor store. The Lord and Taylor chain is operated by The May Department Stores Company and this particular store is the first of this chain in Baltimore County. It was noted at the hearing that a second store is planned for the Owings Mills Mall. The Lord and Taylor store is an upscale retail establishment; which specializes in the sale of men and women's fashions, accessories, cosmetics, etc.

All Lord and Taylor stores feature a distinctive sign which sets out the store's name in a script writing style. Due to the unusual style of this logo, the requested zoning relief is sought. As shown on the site plan, a large sign is proposed on the both the east and south elevations of the proposed building. In addition to those signs on the face of the building, a smaller 3 ft. x 16 ft. rectangular sign will be located above the door at the south and east entrances. Additionally, relief is requested to permit two similar signs in lieu of the one allowed for the west elevation. The signs for the west elevation are within the area permitted, however.

At the hearing before me, Mr. Amato testified and presented a number of exhibits which detailed the proposed sign package and supported the conclusion that the relief should be granted. He emphasized the uniqueness

of the company's logo and indicated that same would be appropriate for the large building which is proposed. He also indicated that the variance was necessitated, in part, due to the manner in which square footage for signage is measured. Specifically, a rectangular area must be drawn around the sign and the full dimensions of the rectangle counted when computing the area of the proposed sign. In applying this method of the Lord and Taylor sign, a significant variance is requested, notwithstanding that the actual area to be occupied by the scripted lettering will be quite small. In fact, this area will be only 11% of the entire area of the rectangle.

Based upon the testimony and evidence, I am persuaded to grant the Petition for Variance. I am convinced that the Petitioner has presented sufficient evidence to justify a variance in accordance with the standards set out in Sections 307 and 450.8 of the BCZR. In my judgement, the proposed signage is unique and consistent with the spirit and intent of the regulations. To require the Petitioner to install a small sign would be counter-productive, and it would inadequately identify the site.

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

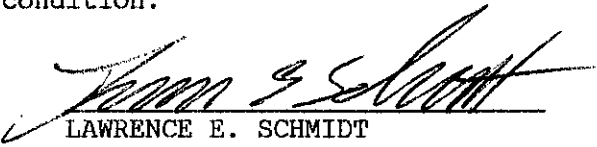
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of June 1998 that, pursuant to the Petition for Special Hearing, approval to amend all prior zoning cases regarding the subject property, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance from Sec. 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit four (4) wall mounted signs, (two signs per face) with a total area of 1566 sq. ft., in lieu of the required two signs (1 sign per face) with a total of 972 sq. ft. for the east and south elevations of the proposed building and to permit two wall

RECEIVED FOR FILE
JUN 26 1998
A. Spork

mounted signs in lieu of the permitted one sign for the west elevation of the proposed building, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LJS:mmm

ORDER FOR FILING
Date 6/23/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

June 25, 1998

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

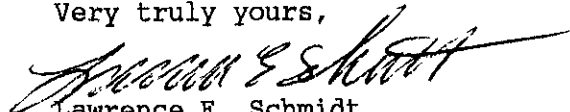
RE: Petitions for Special Hearing and Variance
Property: The White Marsh Mall, Honeygo Blvd.
Case No. 98-416-SPHA

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, 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. Anthony J. Amato, Jr.
Amato/Reed Associates, Architects
727 N. First Street
Suite 600
St. Louis, Missouri 63102





Petition for Variance

And Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at White Marsh Mall, Honeygo Boulevard
White Marsh

which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits and Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

450.4 to permit four (4) wall-mounted signs (two signs per face) with a total area of 1,566 sf. in lieu of two (2) signs (one sign per face) with a total of 972 sf. and a special hearing to amend all prior zoning cases on site.

for East and South elevations, and to permit 2 wall-mounted signs in lieu of one for the West Elevation, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

The May Department Stores Company

(Type or Print Name)

By: R. Dean Wolfe ac
Signature R. Dean Wolfe, Executive Vice President

311 Olive Street

Address

St. Louis Missouri 63101
City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature [Signature]

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

White Marsh General Partnership

By: White Marsh Mall Associates, General Partner

By: White Marsh Mall Limited Partnership, General Partner

By: White Marsh Mall, Inc., General Partner

(Type or Print Name)

By: Kenneth M. Marty
Signature Name/Title Kenneth M. Marty,
Vice President

(Type or Print Name)

Signature

c/o The Rouse Company
10275 Little Patuxent Parkway

410-992-6177

Address

Phone No.

Columbia

City

MD

State

21044

21046

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: 12/1

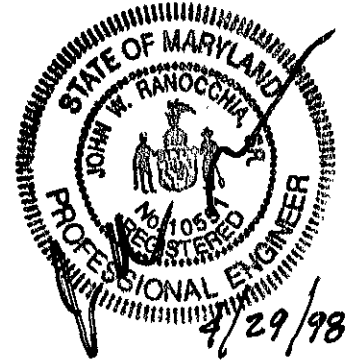
DATE 5-4-98

98-416-SPHA

#416

**Zoning Description
for Lord and Taylor Sign Variance
at White Marsh Mall**

Project No. 93017.M



Beginning at a point on the East side of Perry Hall Boulevard which is 130 feet wide at a distance of 65 feet East which is also 600 feet North of the center line of Honeygo Boulevard which is 130 feet wide, thence the following courses and distances:



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

1. North 07 degrees 39 minutes 13 seconds East - 492.17 feet
2. South 82 degrees 20 minutes 47 seconds East - 39.00 feet
3. South 86 degrees 06 minutes 36 seconds East - 205.61 feet
4. North 03 degrees 53 minutes 24 seconds West - 388.60 feet
5. North 52 degrees 39 minutes 16 seconds East - 765.05 feet
6. South 73 degrees 59 minutes 25 seconds East - 948.52 feet
7. Then by a curve to the right
R = 932.00 feet, L = 1024.60 feet
8. South 11 degrees 00 minutes 00 seconds East - 423.25 feet
9. Then by a curve to the right
R = 632.00 feet, L = 241.97 feet
10. South 10 degrees 56 minutes 11 seconds East - 260.46 feet
11. Then by a curve to the left
R = 332.00 feet, L = 85.67 feet
12. South 42 degrees 32 minutes 40 seconds East, L = 62.63 feet
13. Then by a curve to the right
R = 1746.93 feet, L = 1549.99 feet
14. North 71 degrees 45 minutes 00 seconds West - 1153.48 feet
15. Then by a curve to the right
R = 87.00 feet, L = 140.41 feet
16. Then by a curve to the left
R = 1974.86 feet, L = 450.39 feet to the place of beginning

98-416-SPHA
414

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 416

No. 2364

DATE 5-4-78 ACCOUNT 7.001-6150
020 - CV-5250
040 - SP4-2500 AMOUNT \$ 500.00

RECEIVED FROM: WHITE MARSH MALL, HANOVER BUD.

FOR: SP4 & VARIANCE (SIGNS)

R.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
PROCESS OTHER THE
SIGNATURES SIGNATURES
201 1027 HANOVER MALL 416 0200
5 HANOVER LANE 2000 STREET
HARTFORD 4 02000
CR. NO. 10204

501.00 OCT 7 1978
HARTFORD COUNTY, MARYLAND

98-416-SP4A

CASHIER'S VALIDATION

**NOTICE OF ZONING
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: #98-416-SP14
NEC Perry Hall Boulevard and Honeysuckle Boulevard (White Marsh Mall)
14th Election District
8th Courthouse District
Legal Owner(s): White Marsh General Partnership
Contract Purchaser: The May Department Stores Company

Special Hearing to amend at prior zoning cases on-site Variance to permit 4 wall-mounted signs (2 signs per face) with a total area of 1,566 square feet in lieu of 2 signs (1 per face) with a total of 972 square feet for east and south elevations; and to permit 2 wall-mounted signs in lieu of 1 for west elevation.

Hearing: Monday, June 22, 1998 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bessey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioners 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) 887-3351.

6/03/98 June 4 C233435

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/4, 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 6/4, 1998.

THE JEFFERSONIAN,

A. H. Enid

LEGAL AD. - TOWSON

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
White Marsh Mall, NEC Perry Hall Blvd. and
Honeygo Blvd., 14th Election District, 6th
Councilmanic

Legal Owners: White Marsh G.P.
Contract Purchaser: May Dept. Stores Company

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-416-SPHA

Petitioner(s)

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE. Case No 98-416-SPHA

Petitioner/Developer: MAY CO., L&T., ETAL
40 ROBT. HOFFMAN, ESQ

Date of Hearing/Closing: 6/22/98 @

9:00 AM

RM-407
CCB

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 2 ONSITE LOCATIONS

WHITEMARSH MALL @ LORD & TAYLOR LOC.
HONEYGO BLVD & PERRY HALL BLVD.

The sign(s) were posted on 6/4/98

(Month, Day, Year)

Sincerely,

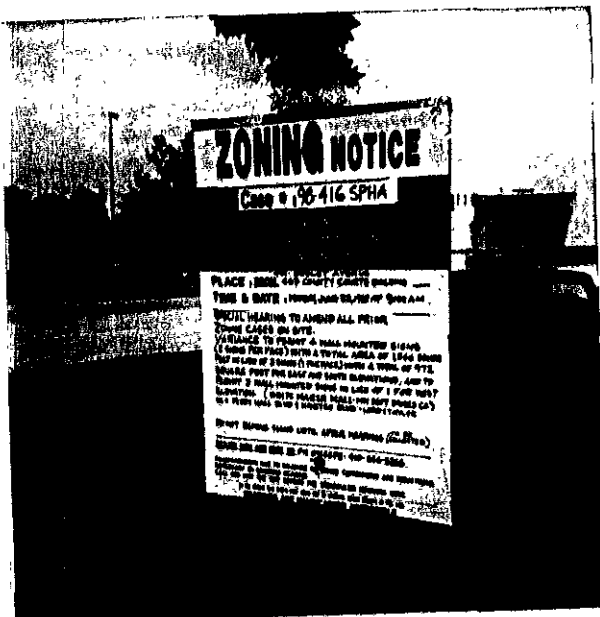
Rafael M. McKee 6/10/98
(Signature of Sign Poster and Date)

RAFAEL M. MCKEE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD, 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



② 98-416-SPHA
MAY CO. - WHITEMARSH MALL
HONEYGO BLVD 6/22/98
P-614198



Baltimore County
Department of Permits and
Development Management

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

May 18, 1998

NOTICE OF ZONING 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: 98-416-SPHA

NEC Perry Hall Boulevard and Honeygo Boulevard (White Marsh Mall)

14th Election District - 6th Councilmanic District

Legal Owner: White Marsh General Partnership

Contract Purchaser: The May Department Stores Company

Special Hearing to amend all prior zoning cases on site. Variance to permit 4 wall-mounted signs (2 signs per face) with a total area of 1,566 square feet in lieu of 2 signs (1 per face) with a total of 972 square feet for east and south elevations; and to permit 2 wall-mounted signs in lieu of 1 for west elevation.

HEARING: Monday, June 22, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
White Marsh General Partnership
The May Department Stores Company

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 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
June 4, 1998 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

NOTICE OF ZONING 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: 98-416-SPHA

NEC Perry Hall Boulevard and Honeygo Boulevard (White Marsh Mall)

14th Election District - 6th Councilmanic District

Legal Owner: White Marsh General Partnership

Contract Purchaser: The May Department Stores Company

Special Hearing to amend all prior zoning cases on site. Variance to permit 4 wall-mounted signs (2 signs per face) with a total area of 1,566 square feet in lieu of 2 signs (1 per face) with a total of 972 square feet for east and south elevations; and to permit 2 wall-mounted signs in lieu of 1 for west elevation.

HEARING: Monday, June 22, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt was

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 416

Petitioner: White Marsh General Partnership

Location: White Marsh Mall - Honeygo Borderland

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Arnold

ADDRESS: 210 Allegheny Avenue
Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

98.416-SPHA-16-



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

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

Format for Sign Printing, Black Letters on White Background:

ITEM # 416

ZONING NOTICE

Case No.: 98-416 SPAA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: PETITIONS FOR VARIANCE TO PERMIT FOUR (4) WALL-MOUNTED
SIGNS (TWO SIGNS PER FACE) WITH A TOTAL AREA OF 1,566 SQ. FT. IN LIEU
OF TWO SIGNS (ONE SIGN PER FACE) WITH A TOTAL OF 972 SQ. FT., FOR EAST
& SOUTH ELEVATIONS, AND TO PERMIT 2 WALL-MOUNTED SIGNS IN LIEU OF
ONE FOR WEST ELEVATION AND A SPECIAL HEARING TO AMEND ALL PRIOR
ZONING CASES ON SITE.

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

June 15, 1998

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

RE: Item No.: 416
Case No.: 98-416-SPH
Petitioner: White Marsh
General Partnership
Location: White Marsh Mall

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 4, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

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

May 1, 1998

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

RE: Property Owner: WHITE MARSH GENERAL PTNP.

Location: DISTRIBUTION MEETING OF MAY 18, 1998

Item No.: 416 Zoning Agenda:

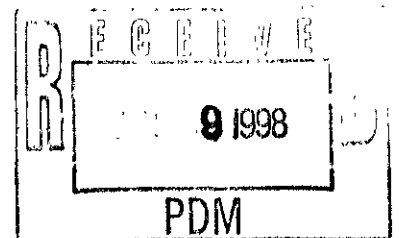
Gentlemen:

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", 1994 edition prior to occupancy.

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

cc: File



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

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

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

Date: May 22, 1998

FROM: Robert W. Bowling, Chief *RWB/DWK*
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 26, 1998
 Item Nos 416, 417, 418, 419, 420,
 421, 422, ~~423~~ and 424

 The Development Plans Review Division has reviewed the subject
zoning items 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

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

RE: Baltimore County 5-15-91
Item No. 416 RT

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

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

LG

My telephone number is _____

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

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

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

TO: PDM

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

DATE: 5/20/98

SUBJECT: Zoning Advisory Committee
Meeting Date: May 18, 98

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

Item #'s:

<u>416</u>	423
417	424
418	425
420	426

RBS:sp

BRUCE2/DEPRM/TXTS8P

*Sent to
6/82*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: May 21, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 404, 412, and 416

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

Prepared by: *Jeffrey W. Long*

Division Chief: *Gary L. Keene*

AFK/JL

Catherine (Kitty) Popelarski - Web - constituent inquiry

To: JND
Just Call
10/14/05
m

From: <webform@co.ba.md.us>
To: <tkotroco@co.ba.md.us>
Date: 10/13/2005 9:14 AM
Subject: Web - constituent inquiry

ehren_gaag@gensler.com

E-mail: ehren_gaag@gensler.com

Name: Ehren Gaag

Address: 300 W. Pratt Street

City: Baltimore

State: Maryland

Zip Code: 21201

Telephone Number: 410.230.3036

Telephone Extension:

Message: I live on 240 Gaywood road and own a separately deeded garage on an alley behind my house. Is there a way I can find out who owns the garage next to mine?

Called
10/17/05

He is to call
Tafassent
for info.



File

To: DD
\$11.00 page
Call
9/7/05

The Planning & Zoning Resource Corporation

100 NE 5th Street • Oklahoma City, Oklahoma 73104

Telephone (405) 840-4344 • Fax (405) 840-2608

Toll Free 1-800-344-2944

To: R. David Duvall
Zoning Review

Date: September 2, 2005

RE: Zoning Hearing Case #98-416-SPHA

I am requesting any available copies of the files relating to case #98-416-SPHA regarding the address located at 8200 Perry Hall Blvd. Please find enclosed a check for \$10.00 for the copies of the files. I also enclosed a return FEDEX Pac so that you may send me copies of the files in addition to the faxed copies. My fax number is #888-523-9008. Please feel free to contact me any questions or concerns.

Thank you,

Tabitha Still
Document Specialist

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0095

DATE 9/8/05 ACCOUNT 001 006-0130

AMOUNT \$ 10.00

RECEIVED FROM: Tamitha Hill

FOR: \$200 Funding Line Bldg
001 006-0130

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

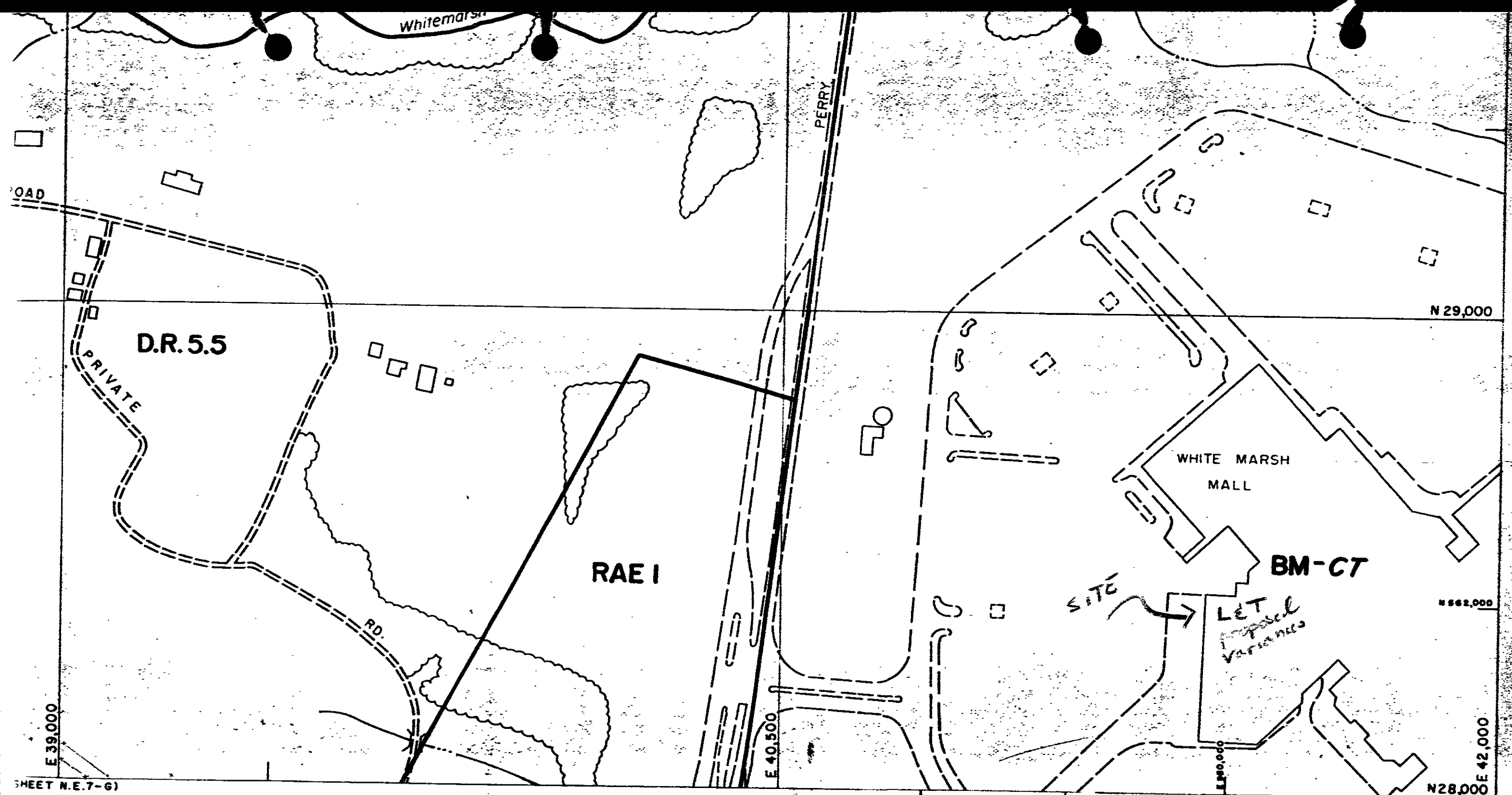
YELLOW - CUSTOMER

DL

THIS RECEIPT

BUSINESS ACTION TIME 000
7/27/2005 9:08 AM (P. 11)
NO NSO WALTON TRIC INC
RECEIVED 9/8/2005 10:00 AM
\$200.00 FUNDING VERIFICATION
001 006-0130
Receipt ID 000000
\$10.00 BY 000000 A
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

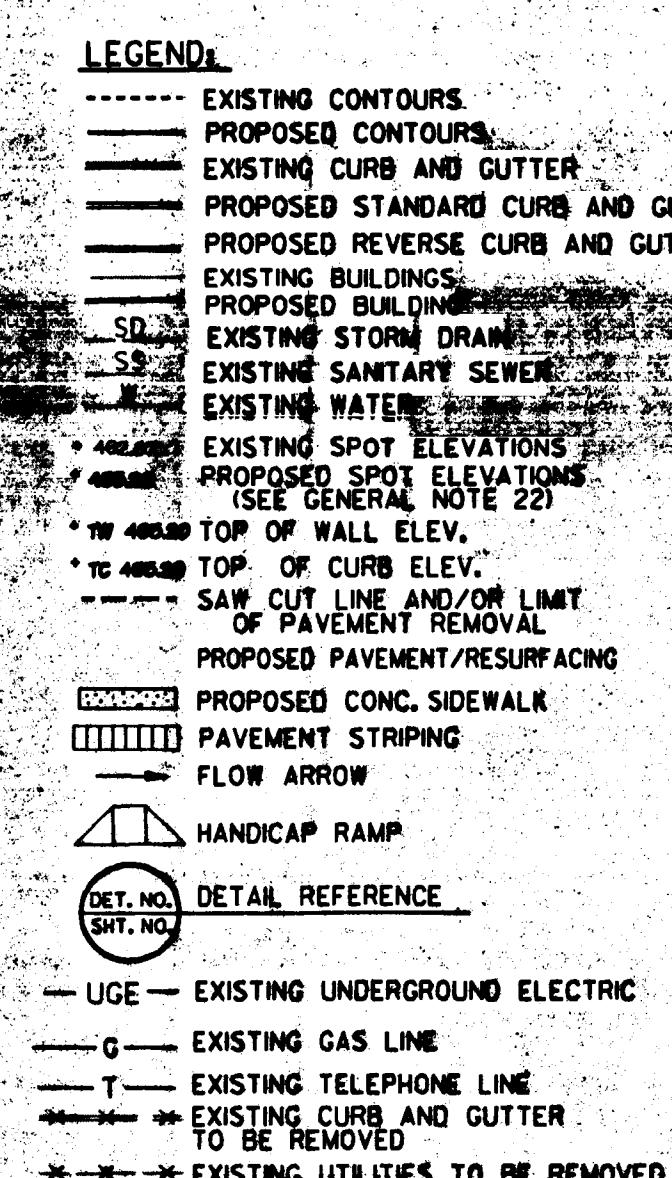
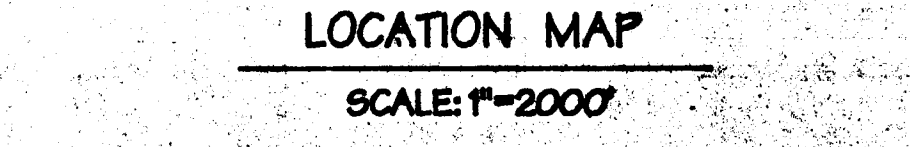


SHEET N.E. 7-G)

RE COUNTY NNING AND ZONING ZONING MAP

SCALE 1" = 200' ±	LOCATION ITEM # 416 FULLERTON VICINITY	SHEET N.E. 8-G
DATE OF PHOTOGRAPHY JANUARY 1986		

98.416.SP4A



Case No. 12-50-R - Property rezoned from D.R. 5.5 to B.M.C.T. - Granted on January 15, 1973 by the County Board of Appeals of Baltimore County (no restrictions).

Case No. 62-34-A - Zoning variance to permit 180 parking spaces in lieu of 2.52 thereby reducing the ratio required spaces within the shopping center from 1 to 5.08. - Granted on December 2, 1962 by the District Zoning Commissioner.

Planning & Zoning.

Case No. 82-159-SW - Operation of an arcade considered a commercial recreation enterprise and permitted subject to the restrictions within the order by the County Board of Appeals of Baltimore County on March 2, 1982. (This decision reversed the Zoning Commissioner's denial of the use.)

NO PER OPS
PLAN CHECK LIST

INFORMATION REQUESTED:

1a. APPLICANT: MAY DESIGN AND CONSTRUCTION DESIGN HEIGHTS
ON OLIVE STREET, ST. LOUIS, MO 63101
#49348-0028

1b. ENGINEER: DAFT-MCCLINE-WALKER
300 E. PENNSYLVANIA AVENUE
TOWSON, MD 21206

4. ELECTION DISTRICT NO. 14.

5. COUNCILMAN'S DISTRICT NO. 6.

6. CENSUS TRACT NO. 4406B.

7. WATERSHED NO. 6, SUBWATERSHED NO. 14, 15, 17.

8a. b. SITE AVERAGE COEFF. & NET = 125.5

8a. & 10. PLANTINGS AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE
WITH THE REQUIREMENTS OF IM-CT ZONING.

9f. FLOOR AREA RATIO 0.28

10. NO WELLS EXIST ON THIS SITE.

12. NO SEPTIC AREAS EXIST ON THE SITE.

13. NO WOODED AREAS EXIST ON THIS SITE.

21. THE SITE IS NOT IN A 100 YEAR FLOOD PLAIN AS SHOWN ON
FLOOD INSURANCE RATE MAY NO. 24000, 24000 02800 AND 24000
04800.

23. NO HISTORIC BUILDINGS EXIST ON THIS SITE.

25. ZONING ON-SITE IM-CT, OFF-SITE ML-AND R.A.B. 1

27. OWNER: WHITEMARSH LAND INC.
10275 LITTLE PATENT Pkwy
COLUMBIA, MD 20904

34. ADT (ON PER 1000 S.F. FOR BUILDINGS 100,000 TO 300,000
S.F.) EXISTING 7000, PROPOSED 6087

36. THIS SITE IS INCLUDED IN THE PREVIOUSLY APPROVED REGIONAL
STORM WATER MANAGEMENT PROGRAM FOR THE WHITEMARSH LAND
ADDITIONAL QUANTITY MANAGEMENT IS THEREFORE NOT REQUIRED
QUANTITY MANAGEMENT IS WAIVED FOR PHASE 1A; THERE IS NO
CHANGE IN INTERFLOW AREA QUALITY MANAGEMENT FOR THE
FIRST INCH WILL BE OF RUNOFF PROVIDED FOR NEW SUPERVISOR
AREAS IN PHASE 2.

40. NO WETLANDS EXIST ON THIS SITE.

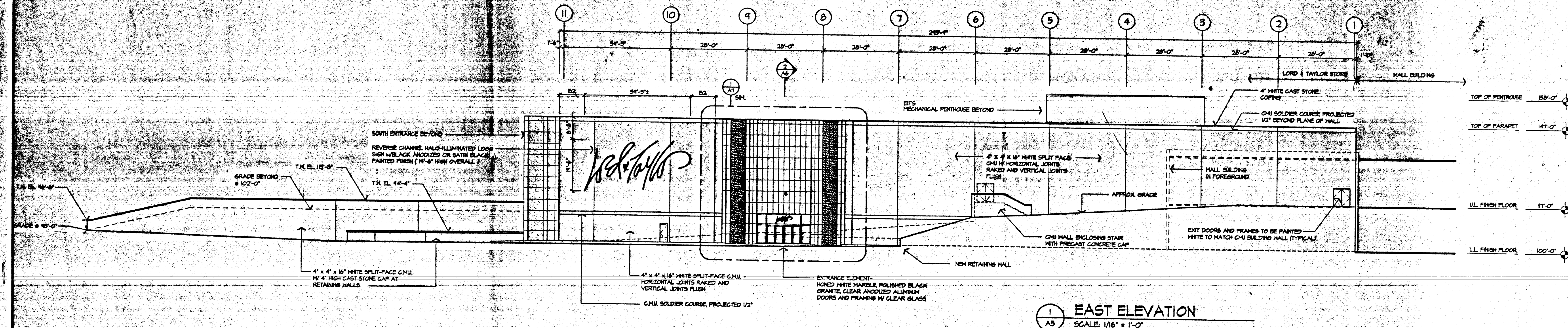
42. THIS SITE IS NOT IN A CRITICAL AREA OF THE CHESAPEAKE BAY OR FLOOD PLAIN

46. NO ARCHEOLOGICAL SITES EXIST.

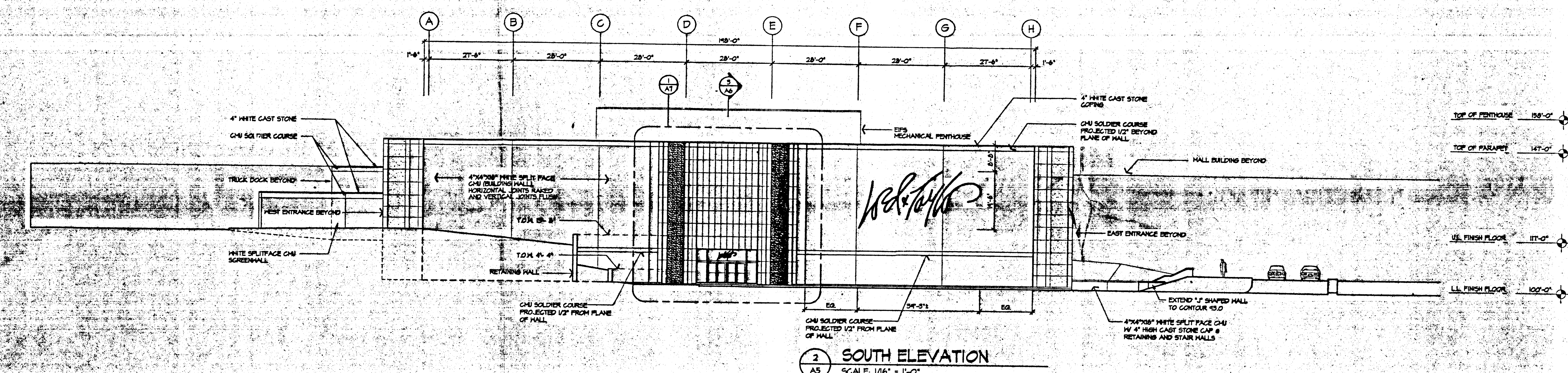
48. THERE ARE NO ENDANGERED SPECIES HABITAT ON THIS SITE.

44. THERE ARE NO HAZARDOUS MATERIALS ON THIS SITE.

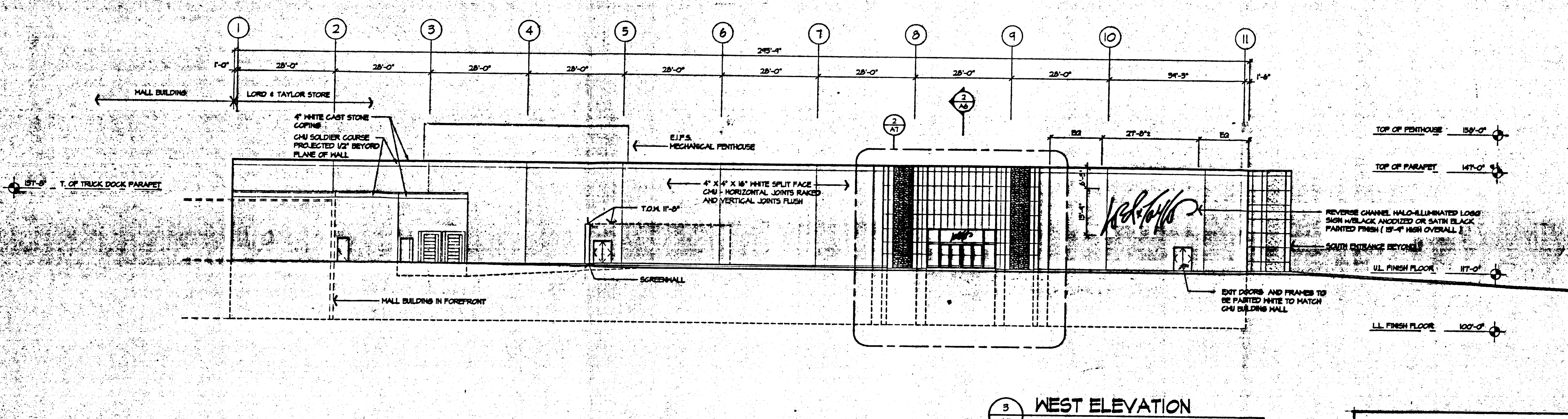
[illegible]



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

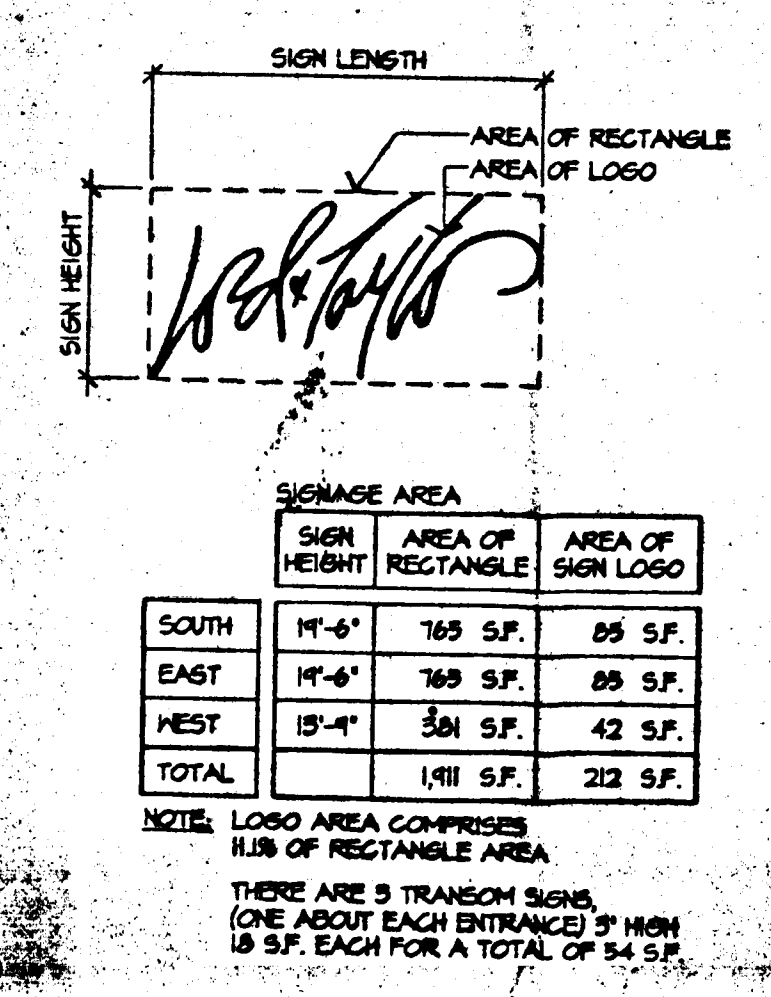


2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

SIGN AREA CALCULATIONS



SIGN DETAIL TO
ACCOMPANY PETITION
FOR SIGN VARIANCE AND/OR
SPECIAL HEARING

WHITE MARSH MALL

W. Taylor

WHITE MARSH

DATE: 4-4-77

APR JOB NO. 77-25

REVISIONS: 1-5-78, 2-2-78

SHEET NO. A5

141-421-5550



SHT. 3 OF 3

93017 M