

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE
SWC Maiden Choice Lane & West- * ZONING COMMISSIONER
land Blvd. (Arbutus Shopping Center)
1080 Maiden Choice Lane * OF BALTIMORE COUNTY
13th Election District
1st Councilmanic District * Case No. 98-474-SPHA
Amcap, Inc., Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Special Hearing and a Petition for Variance for the property known as the Arbutus Shopping Plaza, located at 1080 Maiden Choice Lane in Arbutus. The Petitions were filed by Amcap, Inc., property owner. Special Hearing is requested to approve business parking in a residential zone, pursuant to Section 409.8B. of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Section 232.3.B of the BCZR, to permit a 13.66 ft. rear yard setback, in lieu of the required 20 ft., and from Section 409.8.A.4, to permit a 0 ft. setback for parking, in lieu of the required 10 ft. setback to a right-of-way line of a public street. The subject property and requested relief are more particularly shown on the amended plat to accompany the Petitions, received into evidence as Petitioner's Exhibit No. 1. A series of photographs of the property were collectively received as Petitioner's Exhibit No. 2.

Appearing at the public hearing held for this case was Vincent DiNapoli on behalf of Amcap, Inc., property owner. Also appearing in support of the request were Andrew C. Ferretti, Dean Hoover and Debra Hettleman. The Petitioner was represented by David K. Gildea, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 7.621 acres in net area, split zoned B.L.-CCC and R.O. The site is roughly rectangular in shape with frontage on Maiden Choice Lane

in Arbutus. The property is divided into two sections by Westland Boulevard, a 70 ft. wide public street. A portion of the site is also adjacent to Shelbourne Avenue.

The property is presently developed as a retail shopping center and has been so used for many years. The zoning of the property was originally changed from residential to commercial in 1948 to permit construction of the center. Over the years, the northwest parcel of the property has been used for retail purposes, including grocery stores, clothing shops, pharmacies, etc. The southeast parcel has been used over the years as a gasoline station and a fast-food restaurant.

Partly in response to the desires of the community, the site is to undergo a significant restoration. The owners of the property have contracted with the Mars Food Stores for that retail client to occupy a significant portion of the property. Additionally, a Blockbuster Video and similar tenants have been contracted to lease space. On the southeast side of the property, the existing gas station and fast food restaurant buildings will be razed and a proposed Rite Aid Pharmacy building will be constructed. There will also be an area for retail adjacent to the Rite Aid building.

Variance relief is requested to permit the proposed construction of an addition for the Mars Food building. As shown on the site plan, the building will be expanded and a 13.66 ft. rear yard setback is proposed.

Variance relief is also requested for two areas of the parking lot on the southeast corner of the site to serve the Rite Aid building. Those areas are more specifically detailed on the amended site plan.

Special Hearing relief is requested to approve parking in a residential zone. As noted above, a portion of the property is zoned R.O. and the parking lot which will serve the Rite Aid building and retail outlets

ORDER RECEIVED FOR FILING
Date 8/14/98
By M. Dook

adjacent thereto are located within that zone. The site plan also shows that changes have been made to the parking scheme to accommodate landscaping, pursuant to the Petitioner's discussions with Avery Harden, the County's Landscape Architect.

As noted above, there were no Protestants who appeared at the hearing. The Petitioner enjoys the support of the Office of Planning, which opines favorably on the request in its Zoning Plans Advisory Committee (ZAC) comment. As noted in that comment, "The proposed development enhances the ongoing revitalization of the shopping center and is compatible with the southwest Baltimore County revitalization strategy, adopted by the Baltimore County Council on December 15, 1987, as an amendment to the Master Plan 1989-2000."

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR as they relate to variance relief and from Section 502.1 as to the special hearing. I agree with the Office of Planning's assessment; i.e, that the project enhances the revitalization of the existing property.

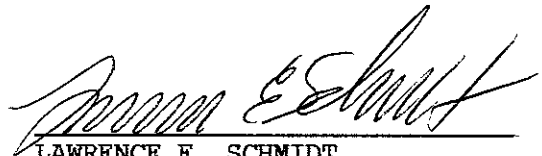
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

DATE: 8/14/98
BY: [Signature]
CITY CLERK
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of August 1998 that, pursuant to the Petition for Special Hearing, approval to permit parking in a residential zone, pursuant to Section 409.8B of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 232.3.B of the BCZR, to permit a 13.66 ft. rear yard setback, in lieu of the required 20 ft., and from Section 409.8.A.4, to permit a 0 ft. setback for parking, in

lieu of the required 10 ft. setback to a right-of-way line of a public street, 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

LES:mmm

ORDER RECEIVED FOR FILING
Date 8/14/98
By M. G. [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 12, 1998

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

RE: Petitions for Special Hearing and Variance
Case No. 98-474-SPHA
Property: Arbutus Shopping Center
Petitioner: Amcap, Inc.

Dear Mr. Gildea:

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 any party finds the decision rendered 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 Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

c: Mr. Vincent DiNapoli
Amcap, Inc.
1281 E. Main Street
Stamford, CT. 06902

c: Andrew Ferretti
B.L. Companies
849 International Drive. Suite 215
Linthicum, Maryland 21090

c: Mr. Debra Hettleman
Economic Development for Baltimore County





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

THE Arbutus Shopping Plaza

1080 Maiden Choice Lane

which is presently zoned BL-CCC and R

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Pursuant to BCZR Section 409.8B - Business parking in a residential zone.

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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Whiteford, Taylor & Preston L.L.P.

David K. Gildea, Esquire

(Type or Print Name)

Signature

210 W. Pennsylvania Avenue (410)832-2000

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

Legal Owner(s):

AMCAP, Inc.

(Type or Print Name)

Signature By: Vincent DiNapoli, Construction Manager

(Type or Print Name)

Signature

1201 E. Main St. (203) 327-2001

Address

Phone No.

Stamford CT. 06902

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David K. Gildea, Esquire

Name

210 W. Pennsylvania Ave (410)832-2000

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates: Next Two Months

ALL OTHER

REVIEWED BY: JRF DATE 6/8/97

474

98-474-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at the Arbutus Shopping Plaza
(41080 Maiden Choice Lane)
 which is presently zoned BL-CCC and RO

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 Variance from Section(s)

see attached.

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

to be presented at hearing.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Whiteford, Taylor & Preston L.L.P.

David K. Gildea

(Type or Print Name)

Signature

210 W. Pennsylvania Ave (410)832-2000

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

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

Legal Owner(s):

AMCAP, INC.

(Type or Print Name)

Signature

By: Vincent DeNapoli, Construction Manager

(Type or Print Name)

Signature

1281 E. Main Street (203) 327-2001

Address

Phone No.

Stamford CT 06902

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David K. Gildea, Esquire

Name

210 W. Pennsylvania Ave (410)832-2000

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE

6/8/94



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-474-SPHA

#474

ATTACHMENT TO PETITION FOR VARIANCE

To The Zoning Commissioner of Baltimore County

for the property located at the Arbutus Shopping Plaza (1080 Maiden Choice Lane)
which is presently zoned BL-CCC and RO.

1) BCZR Section 232.3B -- to permit a 13.66 foot rear yard set back in lieu of
the required 20 foot rear yard set back.

2) BCZR Section 409.8A.4 -- to permit a 0 foot set back for parking in lieu of
the required 10 foot set back to the right of way line of a public street.



**Description to Accompany Petition for
Special Hearing and Variance**

Arbutus Shopping Center

Two Parcels Totaling 7.621 Acres

South of Maiden Choice Lane

West of Shelbourne Road and West of Westland Blvd.

Election District 13, Baltimore County, Maryland

Parcel 1:

Beginning at a point on the westerly right of way line of Maiden Choice Lane, 70' wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Maiden Choice Lane and the centerline of Westland Boulevard (1) South 39 degrees 08 minutes 00 seconds West 35.00 feet, and thence (2) North 50 degrees 08 minutes 30 seconds West 35.00 feet to the point of beginning, thence leaving said beginning point and running the following courses and distances, viz: (1) North 50 degrees 08 minutes 30 seconds West 510.00 feet, and thence (2) South 39 degrees 08 minutes 00 seconds West 400.00 feet, and thence (3) South 50 degrees 08 minutes 30 seconds East 510.00 feet, and thence (4) North 39 degrees 08 minutes 00 seconds East 400.00 feet to the point of beginning; containing 4.683 acres of land, more or less.

Parcel 2:

Beginning at a point on the westerly right of way line of Maiden Choice Lane, 70' wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Maiden Choice Lane and the centerline of Westland Boulevard (1) South 39 degrees 08 minutes 00 seconds West 35.00 feet, and thence (2) South 50 degrees 08 minutes 30 seconds East 35.00 feet to the point of beginning, thence leaving said beginning point and running the following courses and distances, viz (1) South 39 degrees 08 minutes 00 seconds West 400.00 feet,

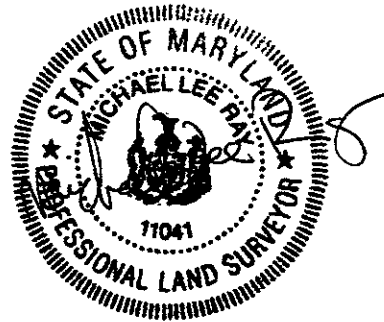
98-474-SPHA

#474

and thence (2) South 50 degrees 08 minutes 30 seconds East 320.00 feet, and thence (3) North 39 degrees 08 minutes 00 seconds East 400.00 feet, and thence (4) North 50 degrees 08 minutes 30 seconds West 320.00 feet to the point of beginning; containing 2.938 acres of land, more or less.

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

May 26, 1998



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

No. **98-474**

DATE 6-8-98 ACCOUNT R-001-615-000
AMOUNT \$ 500.00

RECEIVED FROM: DINAPOLI
1080 Maiden Choice Ln. Item # 474
020 Verionce Taken by JRF
FOR: 040 SPT

98-474-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

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

No. **061007**

DATE 11/5/98 ACCOUNT 001-6150
AMOUNT \$ 40.00 (JJS)

RECEIVED FROM: GW Stephens

FOR: VERIFICATION #98-5035
Rite Aid O- Arbutus
Maiden Choice Lane at Westland Blvd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL TIME
6/08/1998 6/08/1998 10:24:56
REF 0602 CASHIER CLIM JIM DOWNER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 04051
CR NO. 057790
\$40.00 CHECK
Baltimore County, Maryland

PAID RECEIPT
PROCESS ACTUAL TIME
11/06/1998 11/06/1998 14:15:36
REF 0601 CASHIER CLIM JIM DOWNER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 076674
CR NO. 061007
\$40.00 CHECK
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/21, 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 7/21, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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: #98-474-SPHA
10801 Maiden Choice Lane
(Arbutus Shopping Plaza)
SWC Maiden Choice Lane and
Westland Boulevard
13th Haddon District
1st Councilmanic District

Legal Owner(s):
AMCAP, Inc.

Special Hearing: to approve business parking in a residential zone. Variance: to permit a 13,661-foot rear yard setback in lieu of the required 20 feet and to permit a zero foot setback for parking in lieu of the required 10-foot setback to the right-of-way line of a public street.

Hearing: Monday, July 20, 1998 at 9:30 a.m. in Room 407 County Courts Bldg., 401 Bostey 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) 887-3351.

7/083 July 2 C240872

CERTIFICATE OF POSTING

RE: Case # 98-474-SPHA
Petitioner/Developer:
(AMCAP, Inc.)
Date of Hearing/Closing:
(July 20, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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

1080 Maiden Choice Lane Baltimore, Maryland 21227 _____

The sign(s) were posted on _____ July 3, 1998 _____
(Month, Day, Year)

Sincerely,

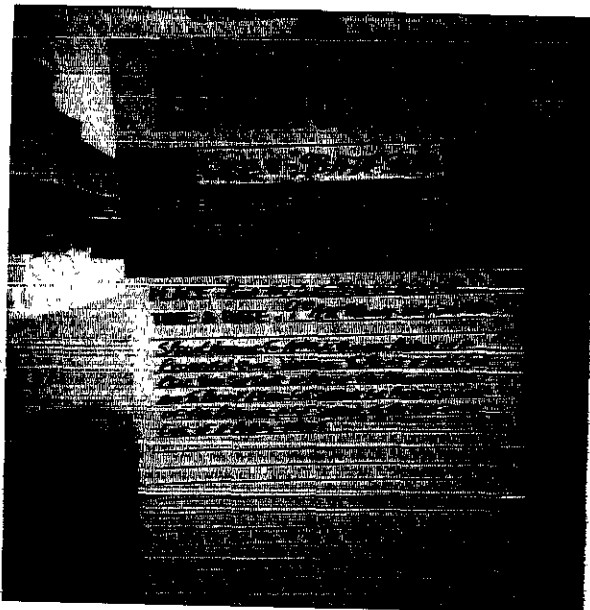

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 474

Petitioner: AmCAP, Inc.

Address or Location: 1080 Maiden Chase

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K. Gideon

Address: 210 W. Penn. Ave

Int'l 400

Towson, Md 21204

Telephone Number: (410) 832-2000

Revised 2/20/98 - SCJ

98.474-3PHA

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.: 98-474-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING - Business parking in a
residential zone.

VARIANCE - To permit a 13.66 foot rear yard setback
in lieu of the required 20 foot yard setback. And to
permit a 0 foot setback for parking in lieu of the required
10 foot setback to the right of way line of a public street.

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
July 3, 1998 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esquire 410-832-2000
210 W. Pennsylvania Avenue
Towson, MD 21204

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: 98-474-SPHA
1080 Maiden Choice Lane (Arbutus Shopping Plaza)
SWC Maiden Choice Lane and Westland Boulevard
13th Election District - 1st Councilmanic District
Legal Owner: AMCAP, Inc.

Special Hearing to approve business parking in a residential zone. Variance to permit a 13.66-foot rear yard setback in lieu of the required 20 feet; and to permit a zero foot setback for parking in lieu of the required 10-foot setback to the right-of-way line of a public street.

HEARING: Monday, July 20, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

pcj

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

June 23, 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: 98-474-SPHA
1080 Maiden Choice Lane (Arbutus Shopping Plaza)
SWC Maiden Choice Lane and Westland Boulevard
13th Election District - 1st Councilmanic District
Legal Owner: AMCAP, Inc.

Special Hearing to approve business parking in a residential zone. Variance to permit a 13.66-foot rear yard setback in lieu of the required 20 feet; and to permit a zero foot setback for parking in lieu of the required 10-foot setback to the right-of-way line of a public street.

HEARING: Monday, July 20, 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: AMCAP, Inc.
David K. Gildea, Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 5, 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

July 14, 1998

David K. Gildea, Esq.
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 474
Case No.: 98-474-SPHA
Petitioner: AMCAP, Inc.
Location: The Arbutus
Shopping Center, 1080 Maiden
Choice Lane

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 8, 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,

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

July 2, 1998

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

RE: Property Owner: AMCAP, INC.

Location: DISTRIBUTION MEETING OF JUNE 22, 1998

Item No.: 474 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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



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

TO: PDM

FROM: R. Bruce Seeley *RBS/40*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 6/22/98

DATE: 7/2/98

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

Item #'s:

473
474
478
484

RBS:sp

BRUCE2/DEPRM/TXTS8P



**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 6.22.94
Item No. 474 JRF

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,

10 *P. J. Burns*
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

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

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

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

Date: June 26, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for June 29, 1998
 Item No. 474

 The Development Plans Review Division has reviewed the subject zoning item. The subject parking area in the residential zone must conform with the Baltimore County Landscape Manual.

RWB:HJO:jrb

cc: File

ZONE0629.474

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: July 16, 1998

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

SUBJECT: 1080 Maiden Choice Lane

INFORMATION

Item Number: 474

Petitioner: AMCAP, Inc.

Zoning: BL-CCC and RO

Requested Action: Special Hearing and Variance

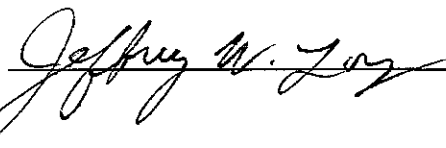
Summary of Recommendations:

The proposed setback variances and special hearing for parking in an R.O. (Residential Office) zone is requested for the Arbutus Shopping Plaza located at 1080 Maiden Choice Lane. If granted, the development proposal is for the construction of a 24-hour Rite Aid and retail use, totaling 16,254 square feet.

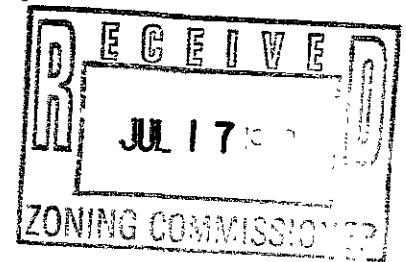
The proposed development enhances the on-going revitalization of the shopping center and is compatible with the Southwest Baltimore County Revitalization Strategy, adopted by the Baltimore County Council on December 15, 1997, as an amendment to the Master Plan 1989-2000.

This office recommends approval of the variances and special hearing subject to the following:

1. A final landscape and lighting plan showing streetscape treatment along Maiden Choice Lane, Westland Boulevard and Shelbourne Road should be submitted to the County's Landscape Architect for approval prior to issuance of building permits.

Section Chief: 

AFK/JL:kma



RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
1080 Maiden Choice Lane (Arbutus Shpg. Plaza),
SWC Maiden Choice Lane and Westland Blvd., 13th
Election District, 1st Councilmanic

Legal Owners: AMCAP, Inc.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-474-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates 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 13th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

November 7, 1997

G. W. Stephens, Jr. & Associates
658 Kenilworth Avenue
Towson, MD 21204

RE: Rite Aid - Arbutus Shopping Plaza
Westland Blvd. @ Maiden Choice La.
DRC Number 11037F, Dist. 13C1

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on November 3, 1997, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A) (2). Please be advised that you must submit plans to the Department of Public Works, and Planning. It is also necessary to submit landscape plans to Avery Harden and elevation for planning.

G. W. Stephens, Jr. & Associates
Rite Aid - Arbutus Shopping Plaza
November 7, 1997
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Permits and Licenses Section.

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 7th day of November 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File



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

November 12, 1998

Thomas N. Woolfolk, L.A.
Project Manager
G.W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive
Suite 100
Towson, MD 21204

Dear Mr. Woolfolk:

RE: Spirit & Intent, Rite Aid – Arbutus, Maiden Choice Lane, 13th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. This site has been the subject of 4 zoning hearings, the latest of which was number 98-474-SPHA. At this hearing, the Zoning Commissioner, on 8/14/98, granted a special hearing to allow commercial parking in a residential zone and several variances for building and parking space setbacks. Your client's request is for a masonry refuse container enclosure to be placed in the parking area of the R-O zone away from the street frontage, as shown on the submitted site plan. This structure will not impede traffic flow nor cause a deficiency in the required number of spaces. The loading area is located in the rear of the building in the D.R. zone, while the vehicles loading and unloading are in the R-O zone. The residences along the southside of Shelbourne Road will be screened from this area by significant screen planting and street trees, as shown on a copy of the submitted approved Final Landscape Plan. This project received an A-2 limited exemption, DRC #11037F, on 11/7/97. As such, your client's request has been approved as being within the spirit and intent of the aforementioned hearing and a special hearing to amend the prior case is not necessary. Another (red-lined) site plan must be submitted to this office for the hearing file.

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 dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

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

JJS:scj

c: zoning case 98-474-SPHA

Come visit the County's Website at www.co.ba.md.us



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS**

TOWSON

SENIOR ASSOCIATES

ROBERT B BARKELL
NICHOLAS J. BRADER, III, P.E.
PASQUALE R. CIARLO
WALTER F. EISNER, P.L.S.
ROBERT P. HENRY, P.L.S.
DAVID L. MARTIN, L.A.
ELIZABETH VENTMILLER
IWONA ROSTEK-ZARSKA, P.E.

ASSOCIATES

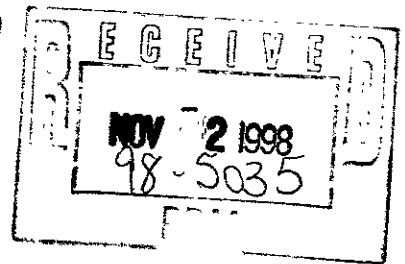
ROBERT W. MATIS, P.P.L.S.
BERNT C. PETERSEN, L.A.
THOMAS N. WOOLFOLK, JR., L.A.
VALEK ZARSKI

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

W. HARRY JESSOP, JR., P.L.S.
CHIEF EXECUTIVE OFFICER

LEONARD A. PARRISH, P.E.
PRESIDENT

JAMES A. MARKLE, P.E.
FREDERICK N. CHADSEY, IV, P.E.
PAUL W. TAYLOR, P.E.
VICE PRESIDENTS



BEL AIR

SENIOR ASSOCIATES

WAYNE E. MAISENHOLDER, P.L.S.
RICHARD L. UMBARGER, P.E.

ASSOCIATES

JOHN M. CONWELL, JR., P.E.
ROWAN G. GLIDDEN, L.A.
WALTER H. NOYES, P.L.S.

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

RE: **Rite Aid - Arbutus**
Maiden Choice Lane at Westland Boulevard
PN 8666

Mr. Jablon:

Please find enclosed one copy of the site plan, as issued for the Building Permit, and one copy of the approved Final Landscape Plan for the above project.

The property has been the subject of four zoning cases. Case No. 1027, dated 1947, granted a change from A-Residential to Commercial zoning. Case 1836-S, dated 1950, granted permission to have a gas station on the site. Case 1856, dated 1951, granted a change from A-Residential to C-Residential. In 1971, the property was zoned BL-CCC and DR-16. In 1980, the DR-16 was reclassified to RO. The site is currently zoned BL-CCC and RO.

Permitting Case No. 98-474-SPHA, granted 8/14/98, permitted parking in the residential zone on this site, as well as permitting several setback variances for the Arbutus Shopping Plaza Shopping Center property across Westland Boulevard.

Since 1957, the RO portion of the property has existed as a parking lot for the Arbutus Shopping Plaza Shopping Center. The gas station existed from the early '50's. The BL portion of the subject property has contained a branch bank and a restaurant since 1984.

The gas station and the restaurant are now closed and have been demolished. Our client, the Rite Aid Corporation is currently constructing the Rite Aid pharmacy and additional retail space shown on the accompanying plan. The bank will remain.

11/2/98
8
WCP
TO: JSS
11/9/98
October 29, 1998
RECEIVED NOV 9 5 1998
JH
\$casher

Mr. Arnold Jablon, Director
Rite Aid - Arbutus
October 29, 1998
Page 2

As noted, the site is divided by the BL/RO zoning line, with the existing parking in the RO zone, used for the Arbutus Shopping Plaza across Westland Boulevard.

As part of our proposal, we wish to place the enclosure of the refuse containers, which is an ancillary use to the primary retail use, within the RO zone. Please note that this will be a masonry enclosure, with metal doors. This will provide the best onsite vehicular circulation, while keeping the refuse enclosure away from the street frontage. In addition, the loading area is located in the rear of the building, on the Dr zone. However, the vehicles loading and unloading must stand in the RO zone.

Please note that the residences along the south side of Shelbourne Road will be screened from the loading area and the dumpster enclosure by significant screen planting and street trees, as shown on the attached, approved Final Landscape Plan. Please also note that this project received an A2 Limited Exemption per DRC No. 11037F, dated 11/07/97. No Development Plan was required.

The proposal will comply with the Baltimore County Zoning Regulations in all other respects. We hereby request that you confirm that these changes are consistent with, and within the spirit and intent of the Baltimore County Zoning Regulations.

Thank you for your attention to this issue. We have enclosed one extra copy of this letter and a check for \$40.00 in accordance with your policy.

Sincerely,

Thomas N. Woolfolk, L.A.
Project Manager

Enclosure

The above described uses to the subject property are consistent with the current Baltimore County Zoning Regulations.

Mr. Arnold Jablon
Director
Department of Permits and Development Management

Cc: Charles Brodsky
Paul Thompson

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 547-8700
FAX 410 752-7092

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

DAVID K. GILDEA
DIRECT NUMBER
410 852-2066
dgilda@wtplaw.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

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

1025 CONNECTICUT AVENUE, NW
WASHINGTON D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 551-0573

1417 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-9742
FAX 703 836-0265

6/9/98
8
TO WORK

June 8, 1998

Via Hand Delivery

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

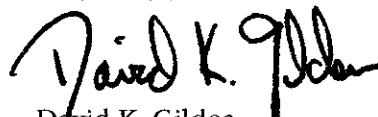
Re: **Arbutus Shopping Plaza**
Case No.: **98-474-SPHA**
Our File No.: **06727/00001**

Dear Arnold:

On June 8, 1998, the requisite zoning petitions were filed to redevelop the Arbutus Shopping Plaza. Our client has worked extensively with both Baltimore County and the community associations to help revitalize the area by redeveloping this shopping plaza. My client, as well as the community associations, would like these revitalization efforts to occur as soon as possible.

With that being said, we respectfully request that this matter be set in for a hearing as soon as possible. Thank you for your assistance and attention to this matter. Should you have any questions or comments, please contact me. With kind regards, I am

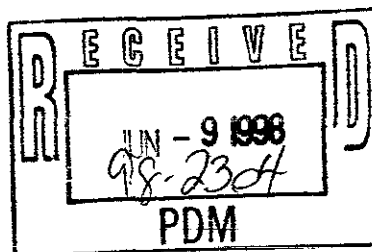
Very truly yours,


David K. Gildea

DKG:bhb

CC: Councilman S. G. Samuel Moxley
Ms. Debra Hettleman
Mr. Carl Richards
Mr. Vincent DiNapoli
Mr. Andy Ferretti

138743



98-474-SPHA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Daniel K. Gildea

Whitely D Taylor + Preston

ANDREW C. FERRETTI

210 W. Penn. Ave. Towson, Md. 21204

B.L. COMPANIES

849 INTERNATIONAL DR. SUITE 215

LINTHICUM, MD 21090

Vincent Di Napoli

AMCAP INC.

1281 E. MAIN ST.

STAMFORD, CT 06902

Dean Hoover



PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

DEBRA HETTEMAN

ECONOMIC DEVELOPMENT



Enter built 1950

amended plan

parcel divided into 2 sections

Texas on east side

▽ Hardee's -

Demolish this bldg

Rite aid ▽ Retail

West side -

Blockbuster

Fashion Bug

lots of community support

Contd Exemption will be
heard

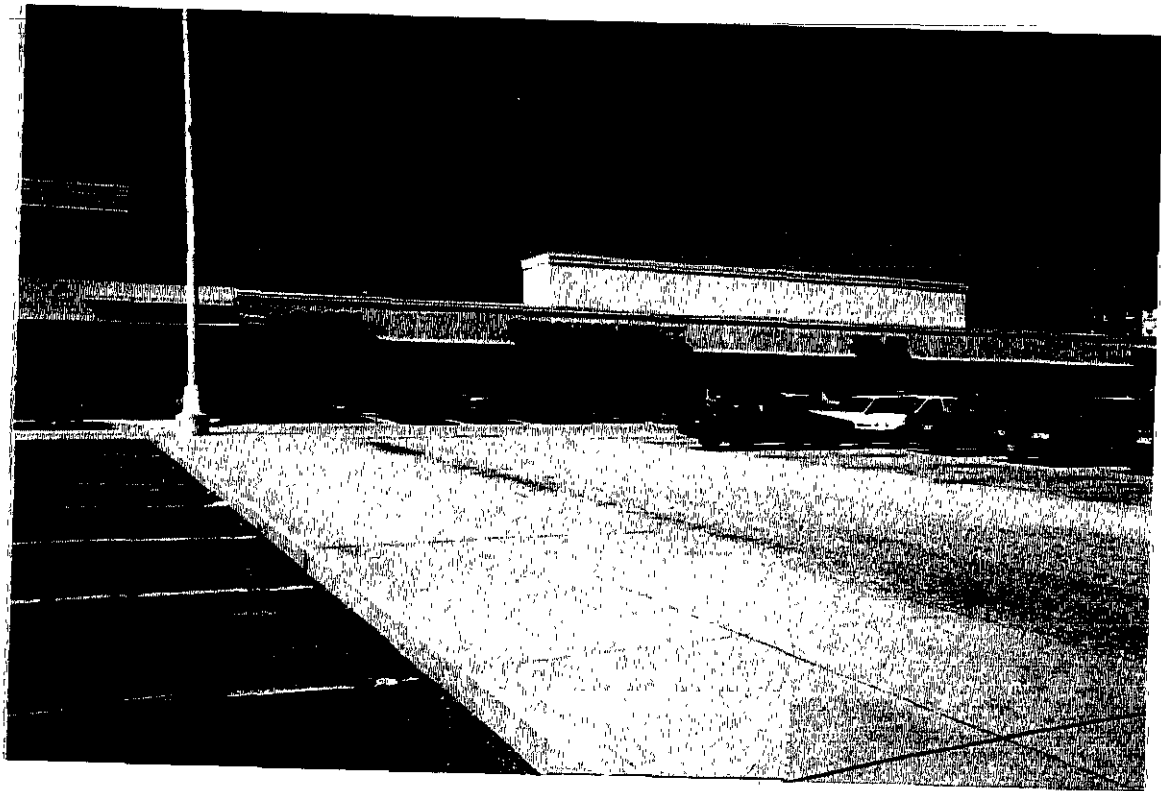
2/27/98

Ref. Ex. 2

98-474-5PNA







GENERAL NOTES

1. Gross Site Area: 9.076 ac
2. Net Site Area: 7.821 ac
3. Tax Account Number: 1501748310, 1900003947
4. Election District: 13
5. Councilmanic District: 1st
6. Census Tract: 4309
7. Watershed: 22
8. Subwatershed: 2
9. Owner: ASD Associates c/o AMCAP, INC.
1281 E. MAIN ST.
STAMFORD, CT. 06902
10. Deed Ref.: 6338/747, 3255/379
11. Existing Impervious Area: 7.04 ac
12. Proposed Impervious Area: 7.08 ac
13. To the best of our knowledge, the site is not within the 100 Year Flood Plain.
14. To the best of our knowledge, there are no wetlands within the site boundaries.
15. To the best of our knowledge, the site is not in a designated area of critical state and not in the Chesapeake Bay Critical Area.
16. To the best of our knowledge, there are no known historic structures or archeological sites within the site boundaries.
17. This property is not within a historic district.
18. This property is not within a "Baltimore County Revitalization Area" or "Urban Design Study Area" as defined in Baltimore County Code Section 26-219(h).
19. There are no known Forest Buffers within the site boundaries.
20. The zoning designation and zoning history for the property was taken from the zoning map located at the Baltimore County Department of Permits and Development.

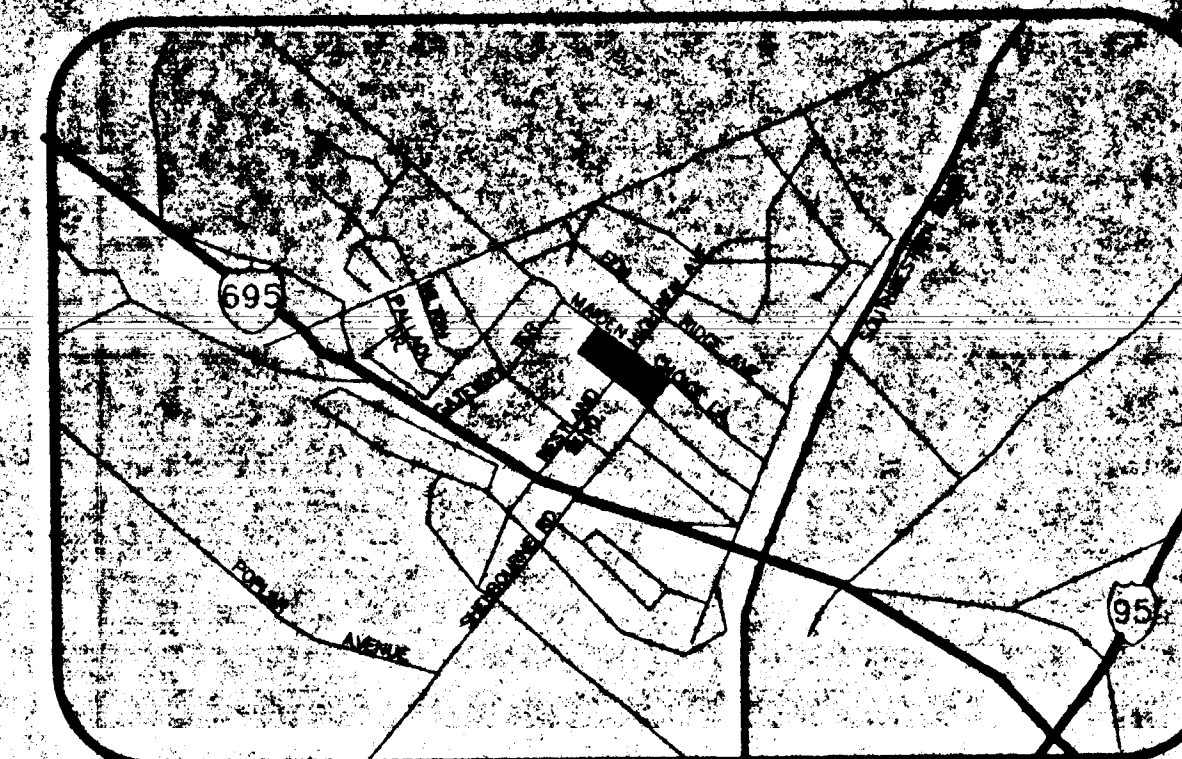
ZONING NOTES

1. Zoning: BL-COC
2. Floor Area Ratio:
Required: 4.0
Proposed: 0.23
3. Amenity Open Space:
Required: 0.2 x 2.05 ac (BLDG. FLOOR AREA) = 0.41 ac
Proposed: 0.50 ac
4. Zoning History:
A. Case No. 1127 (order dated 5/28/48) - Reclassification of zoning granted to change designation from 'A' Residential to 'E' Commercial.
B. Case No. 1836-X (order dated 11/8/50) - Special permit granted for gasoline service station located on the southeast corner of Maiden Choice Lane and Westland Boulevard.
5. Relief Requested:
A. Special Hearing: Pursuant to BCZR Section 409.88 - to permit business parking in a residential zone.
B. Variances:
(1) BCZR Section 232.3B - to permit a 13.66' rear yard setback in lieu of the required 20' rear yard setback.
(2) BCZR Section 409.8A.4 - to permit a 0' setback for parking in lieu of the required 10' setback to the right-of-way line of a public street.
6. A limited exemption pursuant to Baltimore County Code Section 26-171(a)(7) will be requested.

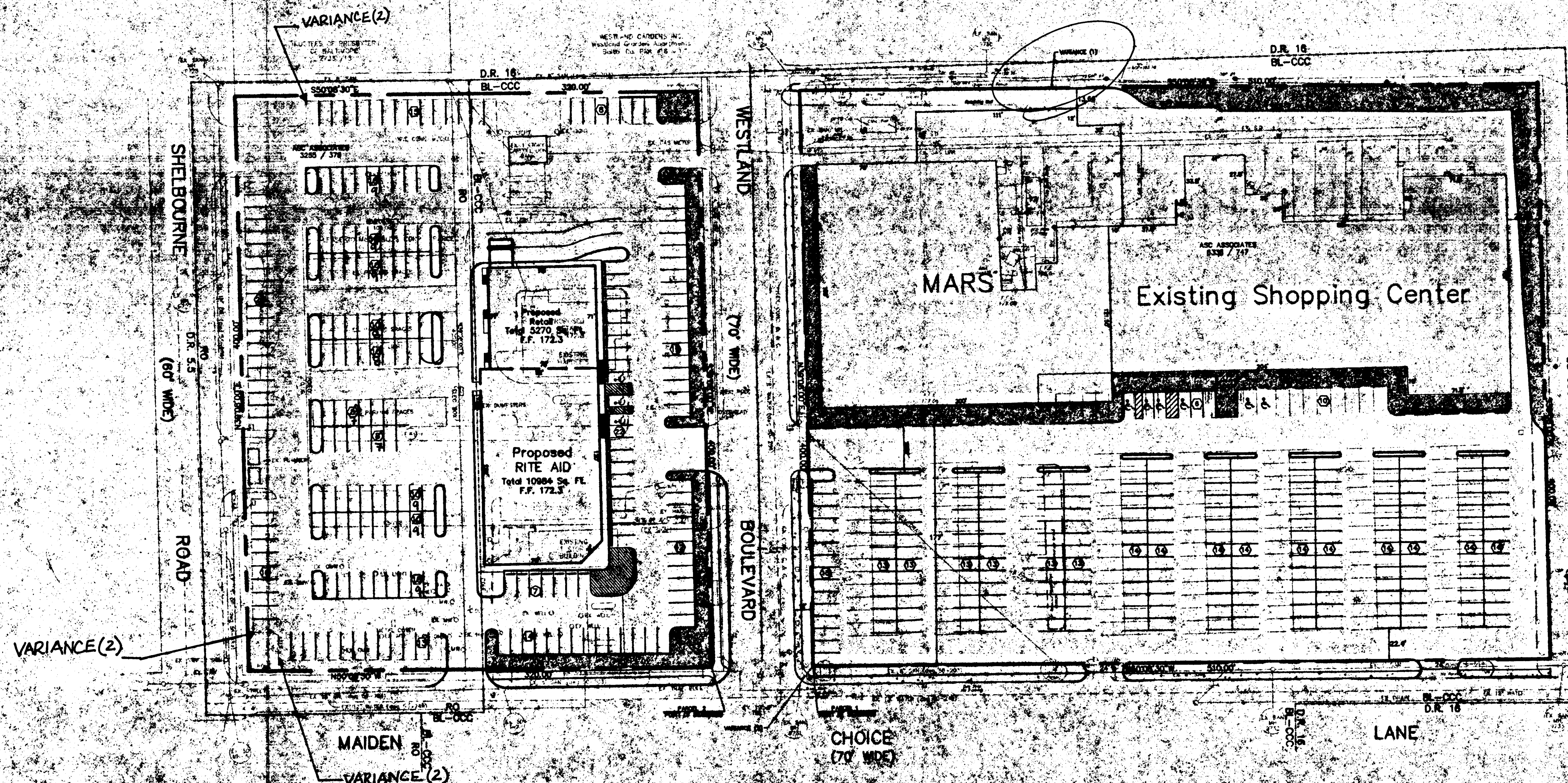
Shopping Center Parking Calculations

REQUIRED PARKING SPACES	
RETAIL	78,190 S.F. @ 5 SP PER 1,000 S.F. = 391 SPACES
BEAUTY SHOP	1,780 S.F. @ 5 SP PER 1,000 S.F. = 9 SPACES
BANK	7,970 S.F. @ 3.3 SP PER 1,000 S.F. = 26 SPACES
RESTAURANT	1,730 S.F. @ 16 SP PER 1,000 S.F. = 28 SPACES
TOTAL SPACES REQUIRED = 454 SPACES	
TOTAL SPACES PROVIDED = 485-475	
INCLUDES 9 HANDICAP SPACES	

8. Parking Notes for the R0 Zone Property:
Only passenger vehicles will use the proposed parking spaces. No loading, service, or any use other than parking shall be permitted.
All lighting will be directed away from any residentially zoned properties.
Hours of operations are 24 hours a day, seven days a week.
9. Signage:
All signage shall comply with BCZR Section 450.



VICINITY MAP
SCALE: 1"=1,000'



AMENDED
JULY 17, 1998



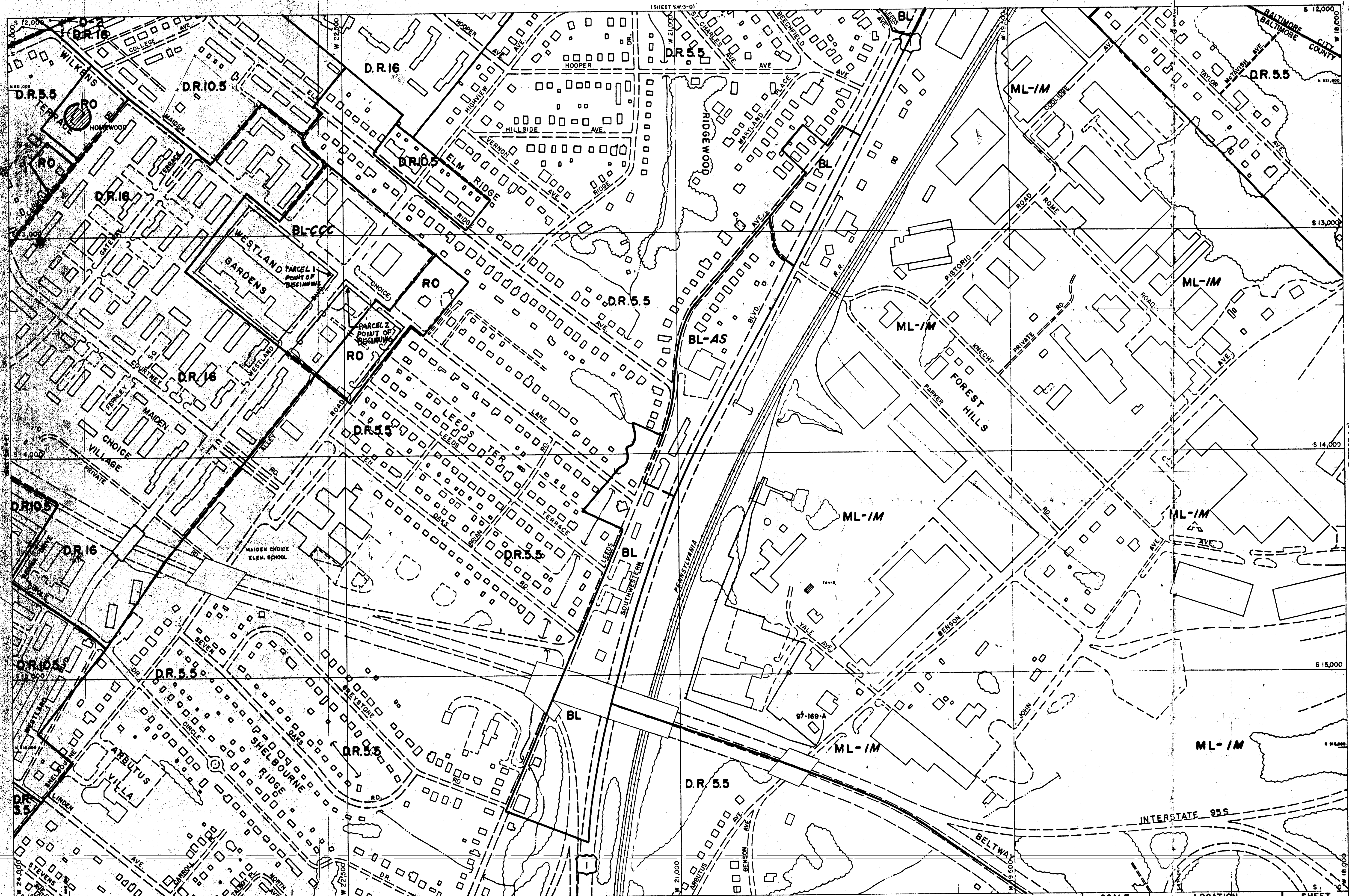
Barakos-Landino Design Group

ENGINEERS / PLANNERS / SURVEYORS / LANDSCAPE ARCHITECTS

ARBUS SHOPPING PLAZA

Plan to Accompany Petitions for
Special Hearing and Variance

DESIGNED:
ACF
DRAWN:
RFS
CHECKED:
ACF
APPROVED:
ACE
SCALE:
1" = 50'
DATE:
MAY 28, 1998
PROJECT NO:
000015
CADD FILE NAME:
120001.dwg
SHEET NO:
Z-1



G-SW

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-JORN, INC. BALTIMORE, MD. 21210

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ARBUTUS
COWDENTOWN

SHEET
S.W.
4-D

474

98.474.SPHA

- 65 Blackeyed Susans
- 185 Blackeyed Susans
- 11 Red Maple
- 2 Crabapple
- 5 Abelia
- 45 Fountain Grasses
- 75 Fountain Grasses

- 24 Barberry
- 5 Hawthorn
- 2 Sycamore
- 61 Barberry
- 19 Sawtooth Oak

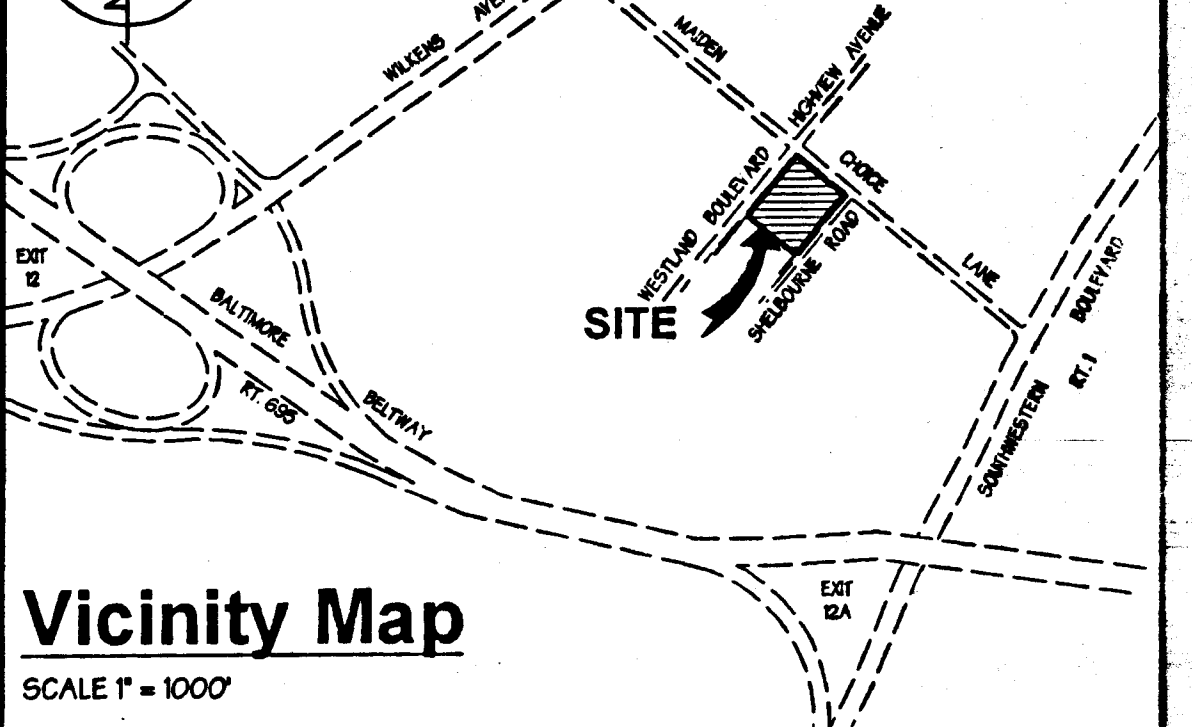
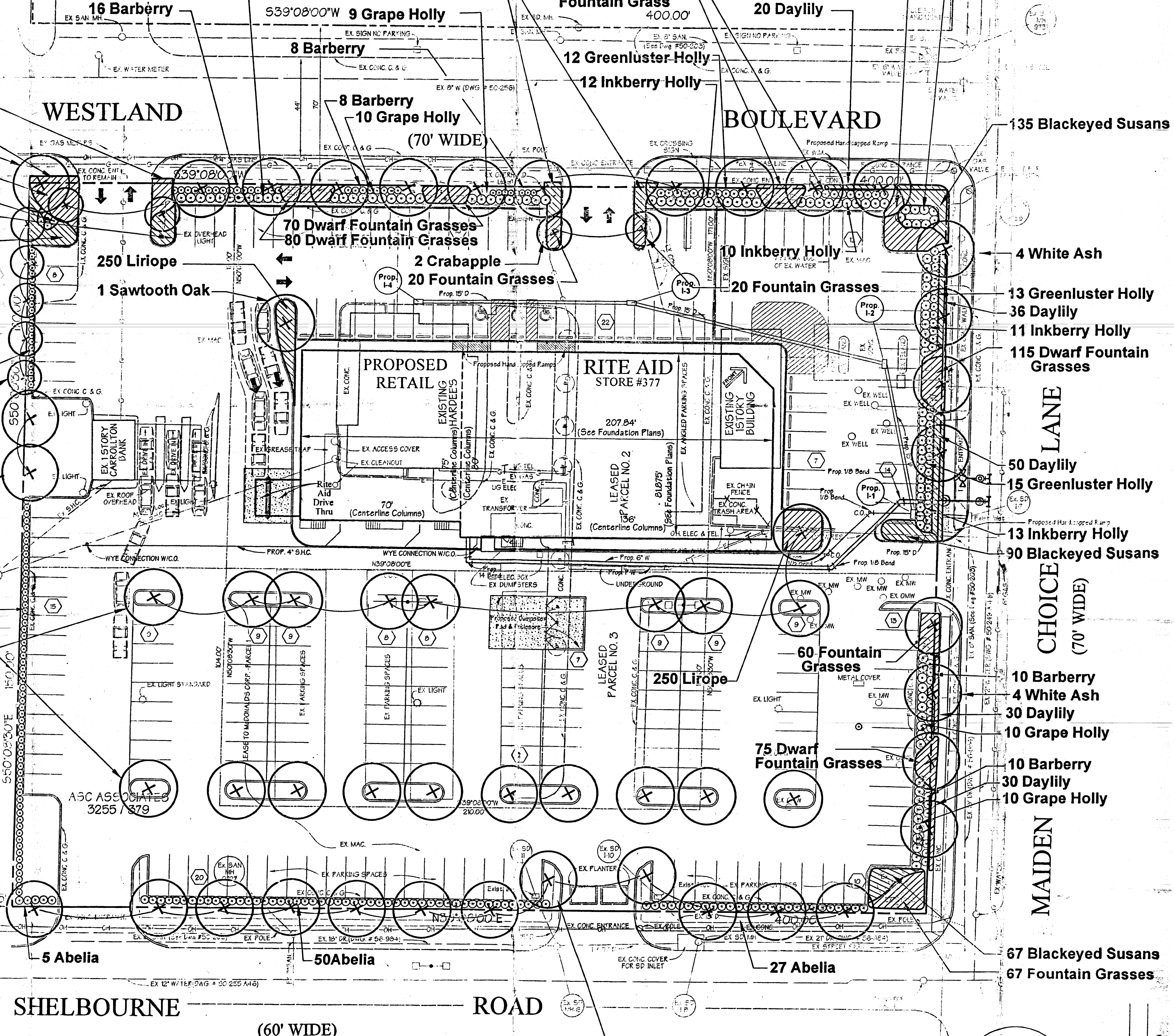
Landscape Calculations

REQUIRED PLANTING UNITS		
ADJACENT ROADS	1 P.U. / 40 L.F. 645 L.F. / 40	= 16 P.U.
INTERIOR ROADS	1 P.U. / 20 L.F. 585 L.F. / 20	= 29 P.U.
SCREENING	1 P.U. / 15 L.F. 100 L.F. / 15	= 7 P.U.
PARKING LOTS	1 P.U. / 12 P.S. 382.5 P.S. / 12	= 32 P.U.
TOTAL P.U. REQUIRED		= 84 P.U.

PLANTING UNITS PROVIDED:	EXIST.	NEW
MAJOR DECIDUOUS	1 PER P.U.	52 = 52 P.U.
MINOR DECID./EVERGREEN	2 PER P.U.	9 = 4.5 P.U.
SHRUBS	5 PER P.U.	369 = 73.8 P.U.
GRASSES / PERENNIALS	1 GAL = 10 PER P.U. 2 GAL = 7.5 PER P.U. 3 GAL = 5 PER P.U.	1565 = 156.5 P.U.
GROUND COVER	500 S.F. PER P.U.	500 = 1 P.U.
TOTAL P.U. PROVIDED		= 288 P.U.

Plant List

BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QUANTITY
Acer rubrum 'OCTOBER GLORY'	RED MAPLE OCT. GLORY	2'-2 1/2" CAL	30' O/C	25
Platanus occidentalis 'BLOODGOOD'	SYCAMORE BLOODGOOD	2'-2 1/2" CAL	40' O/C	2
Quercus acutissima	SAWTOOTH OAK	2'-2 1/2" CAL	30' O/C	19
Fraxinus americana 'AUTUMN PURPLE'	WHITE ASH	3 1/2" CAL	30' O/C	8
Crataegus viridis 'WINTER KING'	WINTER KING HAWTHORN	2'-2 1/2" CAL		5
Malus hupehensis 'INDIAN MAGIC'	CRABAPPLE	1'-1 1/2" CAL		4
Mahonia aquifolium	OREGON GRAPEHOLLY	24" - 30" HGT.	4' O/C	49
Ilex cornata 'GREENLUSTER'	GREENLUSTER HOLLY	18" - 24" HGT.	3' O/C	49
Abelia grandiflora	GLOSSY ABELIA	24" - 30" HGT.	5' O/C	87
Ilex glabra 'CHAMZIN'	CHAMZIN INKBERY HOLLY	24" HGT.	4' O/C	46
Berberis thunbergii 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	18" HGT.	3' O/C	137
Hemerocallis 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 Gallon	24" O/C STAG.	166
Pennisetum alopecuroides	FOUNTAIN GRASS	1 Gallon	24" O/C	367
Pennisetum alopecuroides 'HAMELIN'	DWARF FOUNTAIN GRASS	1 Gallon	#2 CONT.	440
Rudbeckia fulgida 'GOLDSTURM'	BLACKEYED SUSAN	1 Gallon	18" O/C	592
Liriope spicata	LILYTURF	2 QUART	12" O/C	500



Legend

R/W & PROP. LINE	---
EX CURB & GUTTER	---
PROP. CURB & GUTTER	---
EXISTING WATER LINE	---
PROPOSED WATER LINE	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING SANITARY	---
PROPOSED SANITARY	---
EXISTING GAS LINE	---
PROPOSED WALKS	---
EXISTING TREE	(Circle with X)
PROP. MAJOR DECIDUOUS TREE	(Circle with X)
PROP. MINOR DECIDUOUS TREE	(Circle with X)
PROP. SHRUBS	(Circle with X)
PROP. GRASSES	(Circle with X)
PROP. PERENNIALS	(Circle with X)
PROP. LIGHTING	(Circle with X)

Landscape Plan Certification

I certify that this Final Plan meets all requirements (check where appropriate):

☒ - Baltimore County Landscape Manual
☒ - Office of Planning Zoning OK or Waiver No.
☒ - Special Exception/Temporary Variance No.
☒ - Special Use, Documented Site Plan No.

Landscaper's Signature: THOMAS N. WOOLFOLK
 Landscaper's Name (please print): THOMAS N. WOOLFOLK
 658 KENILWORTH DRIVE, TOWSON, MD 21204
 Landscaper's Address:

Owners Signature and Certification Form

I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 201 Towson MD 21204

Owner's Signature: PERY HALL SQUARE
 Date: 08/20/98
 4339 EBENEZER ROAD PERRY HALL, MD 21236 (410) 529-8510
 Address City State Zip Phone#

REVIEWED BY: _____

Final Landscape Plan

RITE AID PROPOSED RITE AID STORE #377

#4733 WESTLAND BLVD.
BALTIMORE COUNTY, MARYLAND

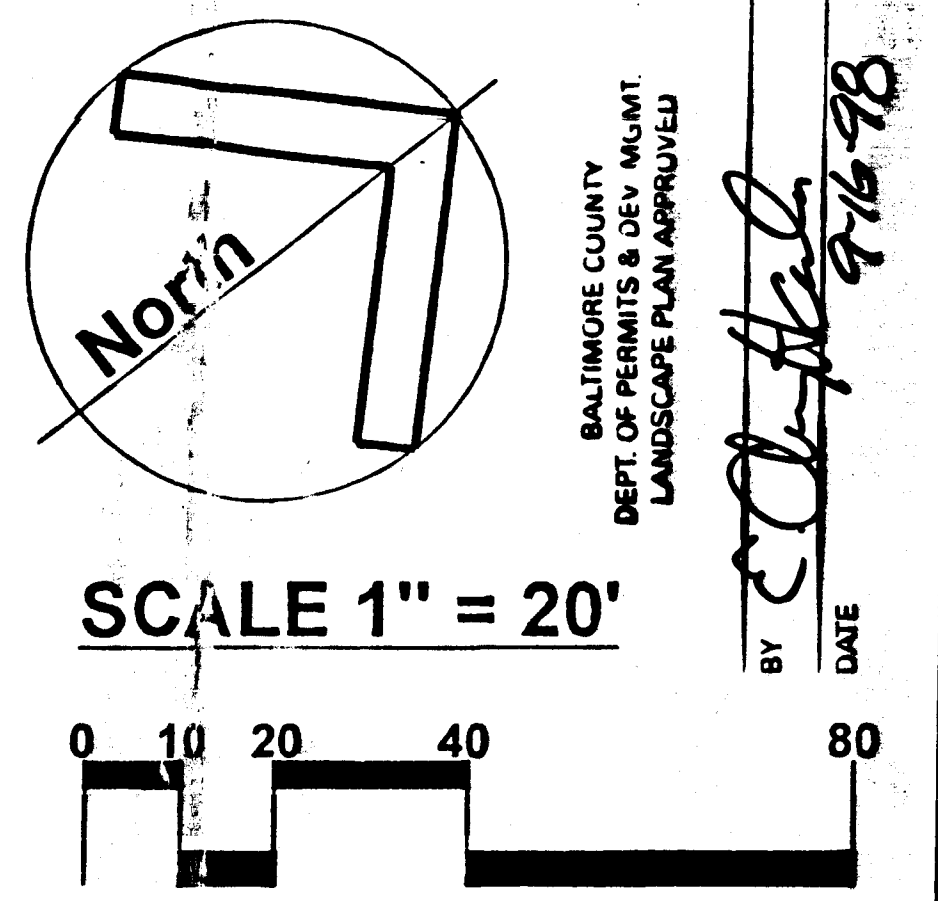
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
650 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-9120

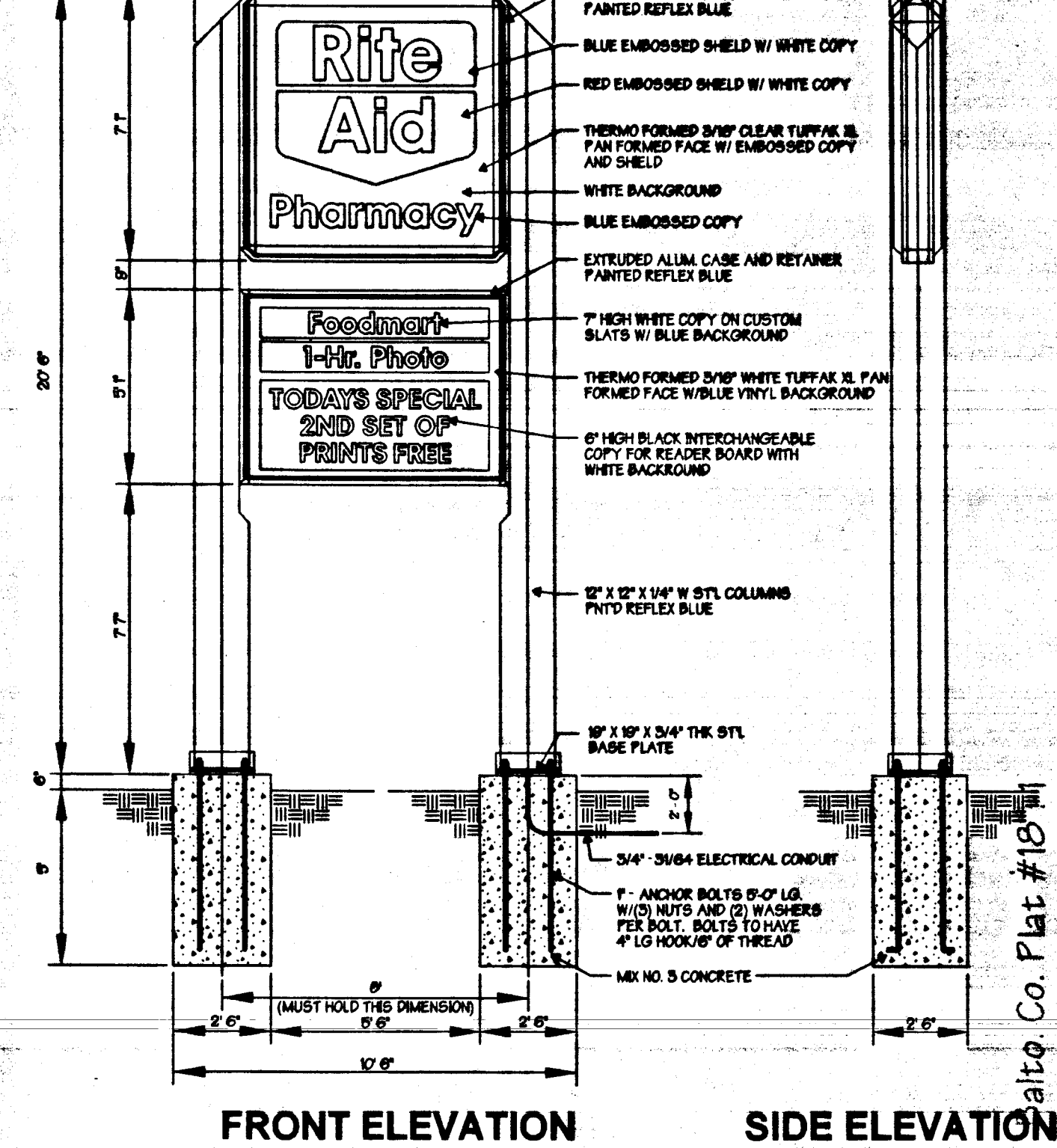
THIS PLAN IS TO BE USED AS A REFERENCE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVED DEVELOPMENT PLAN.

NO.	DATE	REVISIONS	BY	SHEET	OF
1	7-12-98	ISSUE FOR OWNER APPROVAL		1	2

SCALE: AS SHOWN
 DATE: 08/20/98
 JOB NO.: 9666
 DESIGNED: TWM
 DRAWN: EAS
 CHECKED: TWM
 FILE: C:\7landrev\9666a.dwg
 DRAWING NUMBER: C-7

Developer
RITE AID OF MARYLAND, INC.
PERRY HALL SQUARE
4339 EBENEZER ROAD
PERRY HALL, MD 21236





FRONT ELEVATION
SIDE ELEVATION

Construction Site Notes :

1. BITUMINOUS CONCRETE PAVING
2. REVERSE SLOPE CONCRETE CURB AND GUTTER (SEE B.C. PLATE R-21)
3. STANDARD CONCRETE CURB AND GUTTER (SEE B.C. PLATE R-21)
4. 4" WIDE TRAFFIC STRIPING
5. EXISTING TRANSFORMER TO BE REMOVED.
6. ADJUST EXISTING MONITORING WELLS TO GRADE.
7. ADJUST EXISTING GAS VALVE TOP TO GRADE.
8. REMOVE EXISTING WATER METER, RETURN TO BALTIMORE CITY WATER DEPARTMENT
9. PEDESTRIAN RAMP PER BALTIMORE COUNTY PLAT R-36.
10. STANDARD CONCRETE ENTRANCE (B.C. PLATE R-15A)
11. PROPOSED SIDEWALK (SEE DETAIL 7, DWG. 6)
12. EXISTING ENTRANCE TO BE REMOVED.
13. NEW CONCRETE SIDEWALK TO BE INSTALLED. (SEE BALTO CO. STDS.)
14. CONCRETE WHEEL STOPS SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND SHALL BE PRECAST, STANDARD CONCRETE, ANCHORED TO THE PAVEMENT WITH TWO STEEL RODS PER EACH, DRIVEN A MINIMUM OF 8" INTO BITUMINOUS CONCRETE PAVEMENT OR TWO DOWELS PER EACH WHEEL STOP GROUTED A MINIMUM OF 4" INTO CONCRETE PAVEMENT.
15. WHERE THE PROPOSED CONCRETE CURB AND GUTTER TIES INTO THE EXISTING OFF SITE PAVING, THAT AREA IS TO BE SAW CUT ALONG THE EDGE OF PROPOSED GUTTER PAN TO FACILITATE THE MATCHING OF GRADE.
16. EXISTING ENTRANCE TO REMAIN
17. MEET EX. CONC. CURB & GUTTER FOR GRADE AND LINE.
18. REMOVE EX. CURB, EX. PAVING TO SUBGRADE, GRADE TO DRAIN, INSTALL CONC CURB & GUTTER, TOPSOIL, SEED & MULCH.
19. FOR PROPOSED LIGHTING, SEE ELECTRICAL PLANS.
20. EX. SAN TO REMAIN FROM PROPOSED CLEANOUT TO EX. MANHOLE OFF SITE.
21. PROPOSED WATER METER / VALVE AND VAULT & FIRE HYDRANT TO BE BUILT IN ACCORDANCE WITH BCBG DWG # 98-0934
22. REMOVE EX. SIDEWALK AND CURB & GUTTER TO PROJECT LIMITS ALONG BOTH WESTLAND BOULEVARD AND MAIDEN CHOICE LANE
23. REMOVE 6" CAP AND CONNECT TO 6" MAIN ON-SITE.
24. ABANDON OR REMOVE
25. 6" - 1/8 BEND
26. 6" - 1/4 BEND
27. ALL ON-SITE CURB & GUTTER SHALL BE REPLACED. (SEE B.C. PLATE R-21)
28. WITHIN L.O.D. ALL PAVING TO BE REPLACED TO LIMITS SHOWN (L.O.D.) OUTSIDE L.O.D. ALL PAVING TO BE RESURFACED (SEE DETAIL C-6)
29. INSTALL "WRONG WAY" (MUTCD K-5-9) AND "DO NOT ENTER" (MUTCD R-5-1) SIGNS.
30. INSTALL DIRECTIONAL SIGN (MUTCD R-4-8).

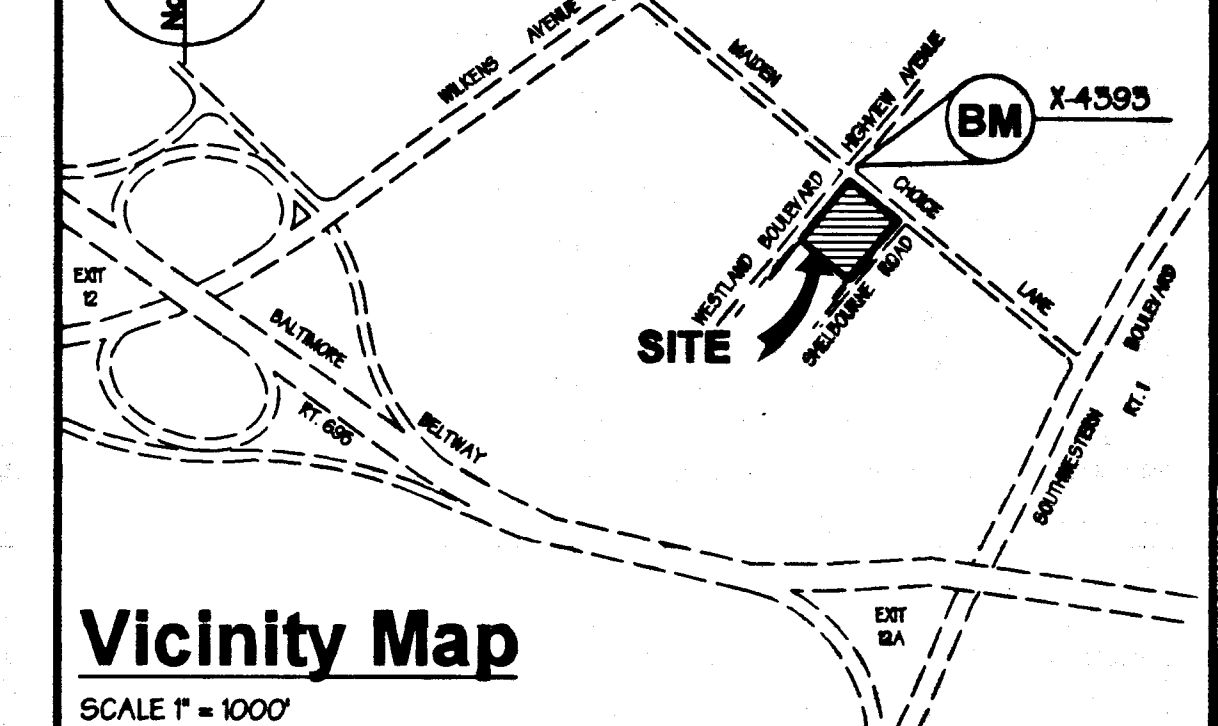
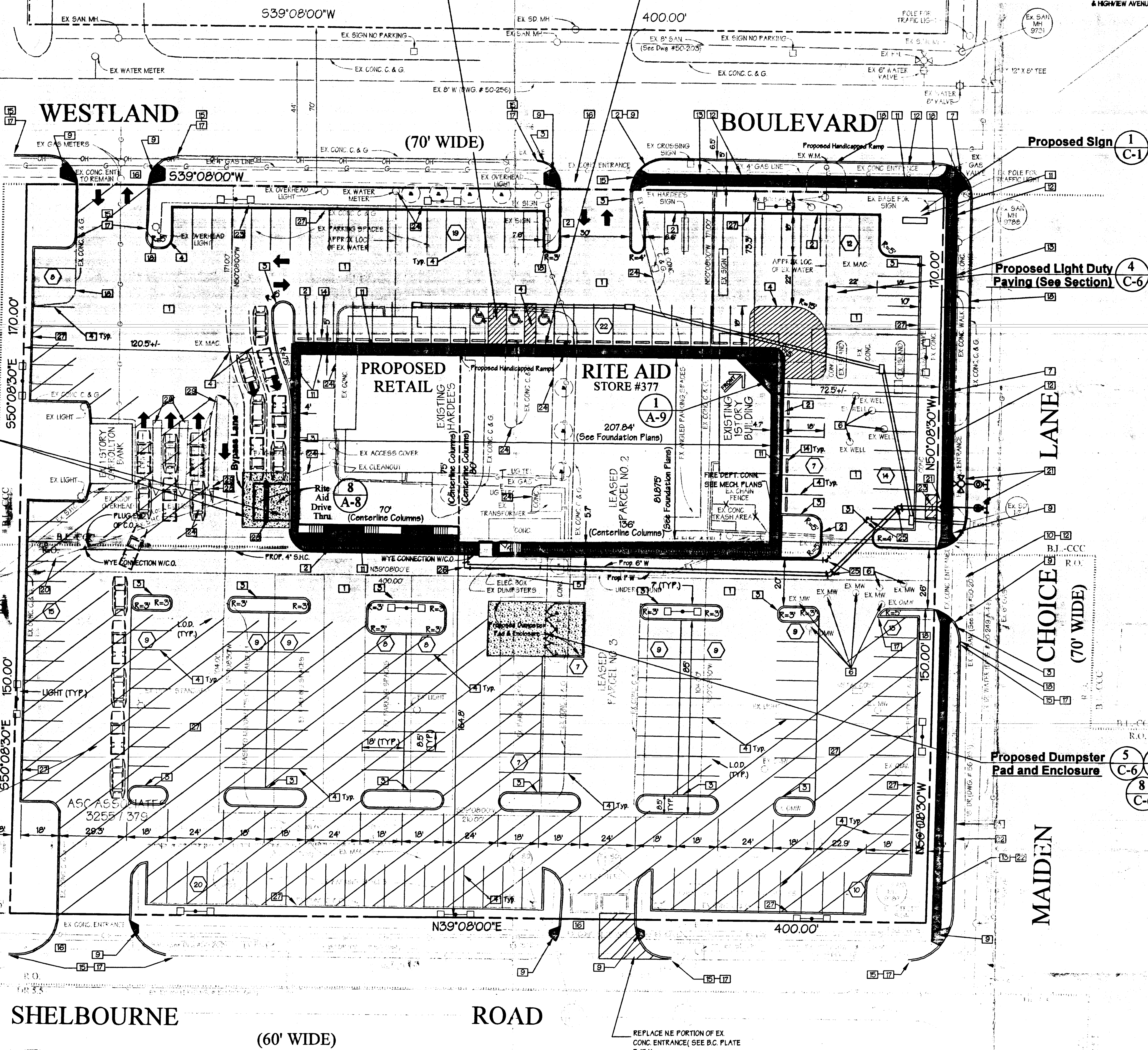
Note :

LOCATIONS OF ON-SITE EXISTING STORM DRAINS, SEWER, WATER, GAS, ELECTRIC, PHONE, ETC. LINES ARE UNKNOWN.

EXISTING MONITORING WELLS WITHIN BUILDING FOOTPRINT OF PROPOSED BUILDING SHALL BE RELOCATED BY OTHERS.

Zoning History :

1. CASE NO. 1027, DATED 1947, GRANTED A CHANGE FROM A-RESIDENTIAL TO COMMERCIAL ZONING.
2. CASE NO. 1036-5, DATE 1950, GRANTED PERMISSION TO HAVE GAS STATION ON SITE.
3. CASE 1056, DATED 1951, GRANTED 1951, GRANTED FROM A-RESIDENTIAL TO C-RESIDENTIAL.
4. IN 1971 THE PROPERTY WAS ZONED BL-COC AND DR-16 WAS RECLASSIFIED TO R.O.
5. THE SITE IS CURRENTLY ZONED BL-COC AND R.O.
6. DRC NO. 1037F - THE DRC HAS DETERMINED THAT YOUR PROJECT MEETS THE REQUIREMENTS OF THE LIMITED EXEMPTION UNDER SECTION 26-171 (A) (2).



Legend

R/W & PROP. LINE	---
EXIST. CURB & GUTTER	---
PROP. STANDARD SLOPE C & G	---
PROP. REVERSE SLOPE C & G	---
EXIST. WATER LINE	---
PROP. D. WATER LINE	---
EXIST. STORM DRAIN	---
PROP. STORM DRAIN	---
EXIST. SANITARY	---
PROP. SANITARY	---
EXIST. GAS LINE	---
PROP. SIDEWALK	---
PROP. RESURFACING	---
PARKING COUNT	---
SITE CONSTRUCTION NOTE	---
PROPOSED PAVING	---
PROP. LIGHT	---

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Site Data :

1. HEIGHT LIMITATION PER B.C.Z.R.
2. MINIMUM SETBACKS (B.L. - C.C.C.): FRONT YARD - 10' OR 40' FROM THE CENTER LINE OF STREET.
3. SIDE YARDS - NONE
4. REAR YARDS - NONE
5. MINIMUM PARKING REQUIRED @ 1 SF / 200 SF FOR 16,010 SQ. FT. OF BUILDING = 81
6. PARKING PROVIDED = 237 STANDARD + 3 HANDICAPPED = 240 TOTAL
7. THIS IS AN EXISTING PAVED SITE NO SOIL TYPES AVAILABLE
8. PAVING AREA = 94,540 SQ. FT. - 217 AC +/-
9. BUILDING COVERAGE = 16,010 SQ. FT. - 0.367 AC +/-
10. EXISTING ZONING - BL-COC, R.O.

General Notes :

1. COUNCILMANIC DISTRICT - 1
2. ELECTION DISTRICT - 13
3. CENSUS TRACT - 4309
4. WATERSHED - 2
5. SUBSEWERED - 2
6. DEED REFERENCE - 12064 / 580
7. TAX ACCOUNT NO'S - 1800009947, 180740310
8. THE AREAS BETWEEN THE SIGHT LINES AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE PROPERTY LIMITS SHOWN ON THIS PLAN.
10. EDGE OF THE PROPOSED GRADE IS ANTICIPATED TO BE THE LIMITS OF DISTURBANCE.
11. APPROPRIATION HAS BEEN MADE FOR A WAIVER FROM SWM AND WATER QUALITY MANAGEMENT.
12. THIS SITE IS EXEMPT FROM FOREST CONSERVATION.
13. ALL EXISTING ON-SITE IMPROVEMENTS SHALL BE REMOVED WITHIN LIMITS OF DISTURBANCE, AS SHOWN.
14. EXISTING DATA SHOWN HEREON IS TAKEN FROM A SURVEY BY W. F. SAULIER & SONS DATED OCTOBER 10, 1997.
15. THERE ARE EXISTING WELLS, AND UNDERGROUND STORAGE TANKS ON-SITE.
16. SITE COMPLES WITH SECTION 303.2 U. BALTIMORE COUNTY ZONING REGULATIONS.
17. NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN.
18. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
19. HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS 06.01.07.
20. FOR EXISTING LIGHTS TO BE RELOCATED AND PROPOSED LIGHTING SEE ELECTRICAL PLANS.

Site Plan

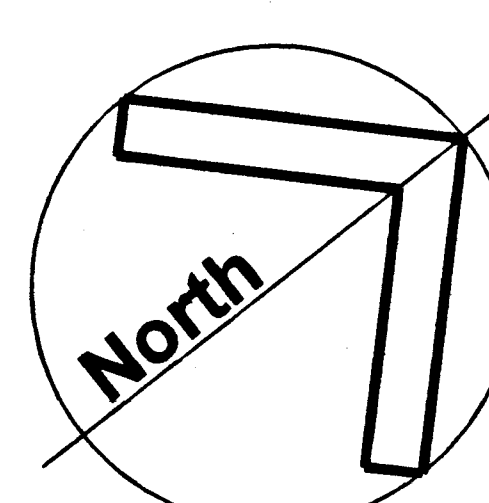
RITE AID PROPOSED RITE AID STORE #377
#4733 WESTLAND BLVD.
BALTIMORE COUNTY, MARYLAND

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS
AND PLANNERS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 262-2923

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

NO.	DATE	REVISIONS	BY	SHEET	OF
1	4-28-98	Revised Roof Leaders Parking per 17 Reg.	EMT	1	2
2	6-11-98	Revised Building Layout per Architectural Drawings	EMT	1	2
3	6-11-98	Gen. Comments	EAS	1	2
4	6-11-98	Added Stacking Spaces @ Ex. Carrolton Bank	EAS	1	2
5	7-10-98	Issue For Owner Approval	EAS	1	2
6	8-26-98	Added Stacking Spaces @ Ex. Carrolton Bank	EAS	1	2
7	9-29-98	Bypass Lane & Signs Match Resurfacing	TWN	1	2

DRAWING NUMBER: C-1



Developer
RITE AID OF MARYLAND, INC.
PERRY HALL SQUARE
4330 EBENEZER ROAD
PERRY HALL, MD 21236

