IN THE MATTER OF THE THE APPLICATION OF SAUL CENTERS, INC. - PETITIONER (RAVENWOOD SHOPPING CENTER) FOR VARIANCE ON PROPERTY LOCATED ON THE SE/S PLEASANT PLAINS RD, 166' +/- NE OF C/L OF TAYLOR AVENUE (8100 LOCH RAVEN BOULEVARD) 9TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT	* * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 99-88-A

* * * * * * * * *

ORDER OF DISMISSAL

This matter comes before this Board on appeal dated January 21, 1999 from a decision of the Zoning Commissioner dated January 15, 1999 in which the requested variance relief was denied.

WHEREAS, by letter dated November 14, 2003, the Board of Appeals notified the parties of record in the above-entitled matter that the appeal would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, the Board has not received a reply from its letter of November 14, 2003, within 30 days as requested;

IT IS THEREFORE ORDERED this 20th day of October, 2004 by the County Board of Appeals of Baltimore County that the above-referenced appeal in Case No. 99-88-A be and the same is hereby **DISMISSED FOR LACK OF PROSECUTION.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott, Chairman

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 20, 2004

G. Scott Barhight, Esquire
WHITEFORD, TAYLOR & PRESTON
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-4515

RE: *In the Matter of: Saul Centers, Inc.; Ravenwood Shopping Center* /**Case No. 99-88-A** /Order of Dismissal

Dear Mr. Barhight:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco /tas

Kathleen C. Bianco
Administrator

Enclosure

c: Law Office of John V. Murphy, Esquire
Office of People's Counsel
Pat Keller, Director /Planning
William J. Wiseman III /Zoning Commissioner
Timothy M. Kotroco, Director /PDM

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
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November 14, 2003

G. Scott Barhight, Esquire
WHITEFORD, TAYLOR & PRESTON
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-4515

RE: *In the Matter of: Saul Centers, Inc.*
(Ravenwood Shopping Center)
Case No. 99-88-A

Dear Mr. Barhight:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

Pursuant to the above intent, the purpose of this letter is to advise you that an Order of Dismissal for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Administrator

FILE

c: Law Office of John V. Murphy, Esquire
Office of People's Counsel

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on Recycled Paper

IN RE:	PETITION FOR ZONING VARIANCE *	BEFORE THE
	SE/S Pleasant Plains Road, 166'	
	+/- NE of c/l Taylor Avenue *	ZONING COMMISSIONER
	8100 Loch Raven Blvd (Ravenwood S.C.)	
	9th Election District *	OF BALTIMORE COUNTY
	4th Councilmanic District	
	Legal Owner:Saul Centers,Inc. *	Case No. 99-88-A
	Petitioner	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property known as the Ravenwood Shopping Center, located at 8100 Loch Raven Boulevard in the Loch Raven Village/Hillendale community of Baltimore County. The Petition was filed by Saul Centers, Inc., property owner. Variance relief is requested from Section 409.6.A.2 of the of the Baltimore County Zoning Regulations (BCZR) to permit 467 (later amended to 495) parking spaces in lieu of the required 535 spaces, and from Section 450.4.A.5.d. of the BCZR to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the red lined amended plat to accompany the Petition for Variance.

This most contested matter was the subject of a public hearing which consumed three days. Numerous individuals appeared at that hearing and offered testimony either in support of, or opposition to, the requested relief. Additionally, I received a significant volume of written correspondence regarding the issues presented, primarily from individuals who opposed the Petition. I also conducted a site visit of the property and the adjacent neighborhood. Lastly, each side presented numerous documentary evidence, including plans, reports, photographs and studies as they related to the issues. All of this material constitutes the record of the case which cannot be fully repeated herein due to its length. However,

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those relevant portions of the testimony and evidence offered will be recounted as they form the basis of the decision rendered herein.

Appearing at the public hearing on behalf of the corporate property owner were David S. Patalita, Christopher H. Netter, Mark A. Hardy and Paul J. Burt. Testimony was received from Messrs. Patalita and Netter. Also appearing on behalf of the Petitioner and offering expert testimony was Tim Madden, a landscape architect, from Morris, Ritchie and Associates, and Mickey Cornelius, a traffic engineer, from the Traffic Group, Inc. The Petitioner was represented by David K. Gildea, Esquire.

Numerous individuals appeared in opposition to the request. Serving as the spokesperson for many of the opponents was Donna Spicer, Director of the Loch Raven Community Council and an activist in this community. Also appearing in opposition was Stephen Spund, President of the Loch Raven Business Association. Significantly, also testifying in opposition to the request were representatives of several of the businesses which currently occupy the property. Those individuals included Neil Smith, proprietor of the Crack Pot Restaurant and Crack Pot Liquor Store, Ken Gore of the Lord Baltimore Laundry, a cleaners establishment, and JoAnn Rose, the proprietor of the hair cutting/styling business known as Shear Madness. Additionally, appearing and testifying on behalf of the Protestants was James Patton, a professional engineer. Numerous individuals who reside or conduct business in the area also appeared and testified. Collectively, the Protestants were represented by John Murphy, Esquire.

The subject property is well known to this Zoning Commissioner, not only as a result of this Petition and the extensive proceedings surrounding it, but also due to my lifelong residency in Baltimore County, and more particularly, the Towson area. The property is located in an area known in this side of town as Four Corners, not to be confused with the

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Date 1/5/99
By M. Hoff

Four Corners community located in Jacksonville in northern Baltimore County. The Four Corners here are created by the intersection of Loch Raven Boulevard and Taylor Avenue, two major arterial routes which serve the north central portion of Baltimore County. The subject property is an irregularly shaped parcel, approximately 7.99 acres in area, zoned B.L.-CCC.

The property has been developed and operated as a shopping center for many years (approximately 40). The primary tenant of the shopping center is the Giant food store. This tenant occupies a significant volume of the leasable space on site. When the property is viewed from Taylor Avenue, the primary commercial activity is located within a single building in the rear of the property. That structure contains six separate tenants. In addition to the Giant Food Store, there is the Crack Pot Restaurant business, a liquor store owned by the principal of the restaurant, a Lord Baltimore Cleaners store, a hair styling shop and a bank (Nations Bank). In addition to this retail area, there are two additional free standing structures on site which engage in commercial operations. These two buildings are located in the front of the property, adjacent to Taylor Avenue. One building is occupied by a business known as Ajellos Service Center an automobile/light truck rental/storage operation. The second building contains a Hollywood Video Store on the top floor and a medical/dental office on the lower floor. The balance of the property is improved with a large macadam parking area.

The property is irregular in shape due to the existence of two adjacent parcels. Specifically, a rectangularly shaped parcel appears to have been cut out from the southwest "corner" of the subject site. That parcel is owned by the Johns Hopkins Hospital Endowment Fund, Inc. and is improved by a service station operated by The Sunoco Company. The Sunoco

Station has been at that location for many years. The service station lot abuts the shopping center on the north and west. To the south, the Sunoco Station fronts Taylor Avenue and, to the east, Loch Raven Boulevard.

A similar situation involves the southeast corner of the subject shopping center property. Adjacent thereto is a rectangularly shaped parcel owned by George and Catherine Feld and improved with a Citgo Gasoline Service Station. As with the Sunoco station, the Citgo station abuts the shopping center property on two sides (i.e., the north and west). The Citgo station abuts Pleasant Plains Road to the west and, to the south, Taylor Avenue.

Vehicular access to the shopping center can be obtained by any of the three public roads which abut the property. As noted above, the eastern boundary of the property abuts Loch Raven Boulevard. This major arterial road runs in a north/south direction from the Baltimore Beltway to the north and to Baltimore City to the south. There is no doubt that a significant volume of traffic uses this road and accesses the Center from this direction. A second major means of access is from Taylor Avenue to the south. Taylor Avenue runs in an east/west direction. The third means of access is from Pleasant Plains Road. This road abuts the west side of the property and runs parallel to Loch Raven Boulevard. Pleasant Plains Road intersects Taylor Avenue near the Citgo Station. To the north of that intersection, Pleasant Plains Road provides access to the residential community known as Loch Raven Village. Houses in this community abut the (rear) north portion of the property.

The matter comes before this Zoning Commissioner for zoning relief as a result of certain proposed improvements to the property. The most significant improvement is the proposed construction of a 7500 sq. ft. retail pad site on the east side of the property. The front of the pro-

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posed pad site will face the parking field and the rear will face Loch Raven Boulevard. Although the specific identity of the tenants who will occupy the pad is not yet known, the business operations will most probably be similar to the tenants who occupy the balance of the main building occupied by Giant Food. It was indicated that there would be no fast food restaurant operation within the 7500 ft. pad site. However, a Starbucks Coffee Restaurant may be included, as well as a card shop and other small scale retail businesses.

In addition, the existing parking field will be significantly reconfigured. Although there was little agreement among the competing witnesses who testified, one area of consensus was that the existing parking field is not well laid out and utilized. The Petitioner proposes extensive renovations to the parking area, as more particularly shown on the red lined plan. In this regard, parking for the entire site can essentially be defined as existing in two separate areas or fields. These fields are created by the topography of the site which slopes significantly from north to south. That is, the front portion of the property adjacent to Taylor Avenue is significantly lower in grade than the rear portion of the property. The most dramatic change in grade, in fact, occurs in the front portion of the property near the Ajellos Service Center building and the Hollywood Video/Medical office building. On entering the property from Taylor Avenue, one experiences a significant increase in elevation. This elevation somewhat limits the layout of parking on the site. The property flattens out towards the rear of the two buildings mentioned above which front Taylor Avenue, and a large parking area exists in front of the Giant and adjacent tenants. However, there remains a grade in even that portion of the site.

ORDER PLEASE
Gh. Gorath

In any event, it is of note that the Petitioner proposes providing 495 parking spaces on the site, in lieu of the 535 peak time spaces required. This requirement is set out in Section 409.6.A.2 of the BCZR and the number of spaces required is essentially driven by the square footage of the leasable area. That is, the regulations require a number of parking spaces based upon the total leasable square footage of the site. The more leasable area, the higher number of spaces required. It is also of note that the upper parking lot presently contains approximately 445 spaces. This figure was confirmed through the testimony of Messrs. Cornelius and Madden. Ms. Spicer also took an inventory of the current spaces and determined that 441 exist on the "upper" lot. In any event, that parking field will be dramatically renovated and rehabilitated. As a result of these improvements, there will be 446 spaces provided on the upper lot. This is even after the loss of area due to the construction of the 7500 sq. ft. pad site. In summary, the Petitioner believes that they can more than make up for the loss of those areas by reconfiguring the parking lot and utilizing same in a much more efficient manner. The balance of the overall parking provided (49 spaces) will be in the "lower" lot, adjacent to Ajellos Service Center and Hollywood Video.

In addressing the substance of the matter before me, it is worth noting that much of the testimony and evidence presented was not relevant to the specific question to be decided. This is not meant as a criticism of either side, particularly many of the neighbors who appeared. However, as Zoning Commissioner, I am obligated to consider only those factors relevant under the BCZR and County Code. I am required and restricted to apply the land use (zoning) regulations of Baltimore County to the matters before me. Other factors are of no relevance, at least in my deliberations.

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Thus, many of the economic and financial issues mentioned at the hearing are of no relevance. My decision, by law, is not dependent on whether the Petitioner's proposed plans will cause an economic impact on either the property owner and/or tenants. I cannot take into consideration either the bottom line of the owners of the property or any of the tenants therein. Similarly, whether additional businesses should be located in this Center or one of the three other centers at the Four Corners intersection is not my decision. I am appreciative of the fact that there is vacant space in other centers, but those properties are not owned by this Petitioner. In sum, the economic issues are not relevant, at least as my deliberations are concerned. Although understandably important to the parties who testified before me, I cannot consider those factors in adjudging the merits of the Petition.

Likewise, I cannot intervene in the contractual relationships of private parties. There was frequent testimony offered about lease arrangements between the Giant Store and property owners, and the impact of those provisions on the future of the Center. Those arrangements are what they are and cannot be considered by me.

Finally, the BCZR allows me to impose conditions/restrictions on a plan and/or property only if relief is granted. Thus, only if the subject Petition is approved can I require the property owner to install landscaping, buffering and/or other improvements/amenities to this site. Moreover, if this Petition is denied, I cannot restrict or limit the future use of the Center. I am considering this plan only.

What must be applied is the standard set out in Section 307 of the BCZR. It is that section which grants the Zoning Commissioner the authority to grant zoning variance relief and designates the factors which must be applied.

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Section 307 has long been part of the BCZR and has been oftened considered over the years by the Courts of this State. A recent seminal case is Cromwell v. Ward 102 Md. App. 691 (1995). Therein, the Court of Special Appeals comprehensively considered this section of the BCZR. The Court's lengthy opinion identified those factors which the zoning authority must utilize in considering a variance application.

Personally, I find the spirit of the Court's opinion in Cromwell contrary to the practical issues arising under petitions for variance which pass through my office. The Office of the Zoning Commissioner in Baltimore County considers hundreds of variance applications on an annual basis and the rigid and non-flexible mandate set out in Cromwell ignores what most would consider a fair and just application of Section 307. Nonetheless, the Court of Special Appeals has issued its interpretation, which represents the law of this State and County. I must, therefore, apply it.

In discussing the Petition for Variance, the Court identified two factors which must be present before variance relief can be granted. Specifically, the Court opined that the zoning authority must find that the property is "unique" and; only after such a finding can the authority consider and determine whether the strict application of the regulations to the unique parcel will subject the property owner to a practical difficulty or unreasonable hardship.

Turning first to the unqiueness issue, a close examination to the language employed in Cromwell is appropriate. The Court stated, "However, as is clear from the language of the Baltimore County Ordinance, the initial factor which must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance on a specific piece of property because of the peculiarity and uniqueness of

that piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist." (emphasis in original) Cromwell pgs. 688-699.

The Court also specifically discussed those type of characteristics which would make a property unique. Citing with favor the earlier decision in Pem Construction Company v. Mayor and City Council of Baltimore, 233 Md. 372 (1964), the Court noted that unique factors could include the size of yards, the irregularity of shape of the land or existing buildings, topography, grade or accessibility.

The Court also cited North v. St. Mary's County, 99 Md. App. 502 (1994) wherein factors of shape, topography, sub-surface condition, environmental factors, historical significance, access or non-access to navigable waters or practical restrictions imposed by abutting properties were identified as characteristics which might make a property unique.

In this case, my field investigation confirmed the testimony that was offered by both expert and lay witnesses at the hearing. That is, the property has a substantial grade and significantly slopes at the front portion thereof immediately adjacent to Taylor Avenue. This grade was referred to as the "ski slope" during testimony. Messrs. Cornelius and Madden, in particular, testified about the uniqueness of the property in this respect and its impact on the parking arrangement. Clearly, the slope limits the area of the property which can be utilized for parking.

In contrast, Mr. Patton testified that the grade did not make this property unique. He likened the slope to the Greetings and Readings Shopping Center immediately across Taylor Avenue. Although there is indeed a slope on that adjacent property, there are marked differences. That shopping center has been developed there with retail frontage on both an upper and lower level, thereby utilizing the slope to the advantage of

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that property owner. Such an arrangement is not practical here in that the property is built out. Also, I believe that the grade change is more severe on the subject property. It is particularly difficult near the front portion of the subject site adjacent to Taylor Avenue.

Moreover, the existence of the service station lots described above (Citgo and Sunoco) causes a unique characteristic. The location of these lots (which appear to have been out-conveyances from the original rectangular parcel which comprises this property) is an unusual site constraint. These lots limit both the access to the site from Taylor Avenue and reduce the property's frontage on that public road. In my judgment, these two factors (i.e., the property's topography/grade and its shape caused by the Sunoco and Citgo lot) support a finding that the property is unique. Shape, topography, and as-built conditions are all factors which the Court in Cromwell identified as potential basis for the finding of uniqueness. In my judgement, the Petitioner has adduced evidence about the existence of those factors here, sufficient to support such a finding as is required by the Court's opinion.

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By Grant

Having made such a determination, attention is turned to the second test. As characterized in Cromwell, upon a finding of uniqueness, the zoning authority must, thereafter, determine whether strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship. The Court noted that these concepts are written in the disjunctive. That is, a finding of either is necessary, not both. Moreover, practical difficulty is a lesser standard than unreasonable hardship. The practical difficulty standard should be applied to the requested off-street parking variance and sign variance.

In addition to the Court of Special Appeals discussion of practical difficulty in Cromwell, the Court of Appeals examined the concept of

practical difficulty in the seminal case McLean v. Soley, 270 Md. 208 (1973). In discussing the practical difficulty concept, the Court stated that practical difficulty would be established when compliance with the strict letter of the regulations would unreasonably prevent the property owner from utilizing the property for a permitted purpose, or render conformity with the restrictions unnecessarily burdensome. Moreover, the Court noted that a grant of the variance must do substantial justice to the applicant, as well as other property owners in the district. It must also be determined whether a lesser relaxation than that applied for would give substantial relief to the owners of the property involved and be more consistent with justice to other owners.

Testimony received from Mr. Madden was particularly relevant on this issue. He opined that practical difficulty, as defined in McClean, would be suffered if strict adherence to the regulations were required. Specifically, he testified that a property of 7.99 acres, zoned B.L.-CCC, could be developed with retail space of 95,000 sq. ft., without needing variance relief from the parking requirements. However, construction to that dimension cannot be accomplished on this site without variance relief because of the unique factors identified above. That is, in Mr. Madden's judgment, the as-built conditions and unique site constraints create the practical difficulty. As shown in the retail square footage chart contained on the site plan, the proposed 7500 sq. ft. addition results in a total leasable area of approximately 95,000 sq. ft. Under the site's present condition, the parking variance is needed because of the location of the existing buildings and the site constraints. However, Mr. Madden opined that if the Center were undeveloped and did not suffer from those constraints, 95,000 sq. ft. of space could be constructed without variance relief.

PLANNING BOARD
Mr. Grant

I find Mr. Madden's logic persuasive. I believe that his approach and conclusions are sound. I find that without the variance, the Petitioner would suffer a practical difficulty in that it would prevent the owner from using the property for a permitted purpose (i.e., 95,000 sq. ft. of retail area). Thus, the second prong of the test enunciated in Cromwell is satisfied.

Although the Petitioner may well satisfy the two part test set forth in Cromwell, a closer examination of Section 307 of the BCZR is warranted. Although the Court of Special Appeals identified only the above two tests for variance relief under Section 307, my review of the regulation shows that there is, indeed, a third requirement. Specifically, Section 307 provides that even after a finding of uniqueness and practical difficulty or unreasonable hardship, the applicant must demonstrate that a variance can be granted, ". . . only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare." Thus, not only must the Petitioner establish both uniqueness and practical difficulty, but relief can be granted only if consistent with the spirit and intent of the regulations and without detriment to the public health, safety and welfare.

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The parking regulations are contained within Section 409 of the BCZR. Regrettably, that section contains no "findings" or "purposes" preamble. Nonetheless, it is clear that the parking regulations are intended to assure that retail/commercial uses (as is the case here) have adequate parking to provide the public with a safe, efficient, reliable and convenient place to park vehicles while patronizing commercial/retail establishments. Indeed, Section 409.12.B of the BCZR allows the Zoning Commissioner to approve a modified parking plan even if such a plan does

not conform to the specific parking regulations enumerated in Section 409. The Zoning Commissioner may waive those standards as is necessary to ensure that appropriate parking is provided.

Testimony and evidence presented in this case, as well as my field investigation, resulted in a number of conclusions being drawn as they relate to parking on this property. The first is that an unusually high percentage of the patrons who visit the shopping center are elderly. This is easily established by merely viewing the individuals who patronize these establishments. The various business owners who testified, including Mr. Smith and Ms. Rose, each testified that a high proportion of their clientele was elderly. Moreover, the surrounding Loch Raven Village Community is one of the older communities in Baltimore County. There are many long time homeowners who reside there and obviously shop at this location in view of its proximity.

This is a significant factor in that it is clear that parking on this site must be convenient. Not only should there be numerically sufficient number of spaces, but the parking must provide easy access to the stores for individuals limited by age or physical handicap.

Secondly, the factor which Mr. Madden cited in support of a finding of uniqueness (e.g. slope/topography) is significant as it relates to the parking. Testimony and evidence presented was that this slope makes it difficult for individuals to park in spaces far away from the stores to walk "up the grade" to the stores. Moreover, shopping carts from the Giant Food Store can be difficult to manage due to the incline. Thus, adequate parking must exist close to the shops to be served, so as to minimize the length of the grade.

As was also noted hereinabove, the existing parking lot is inefficient. In this respect, I applaud the Petitioner's efforts to renovate

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(irrespective of whether they are mandated by his lease arrangements with Giant) the parking lot. Clearly, a more appropriate scheme for parking should be developed. The present inefficiency is evident by the fact that even with the proposed construction of the 7500 sq. ft. pad site, the numeric number of spaces available on the "upper lot" will remain the same.

Although the Petitioner's efforts in this regard are warranted, I do take issue with certain of the proposed parking improvements. For example, the red lined plan proposed parking spaces to the rear of the Crackpot Restaurant and other establishments will be difficult. This area is narrow and the complicating factors identified at the hearing (e.g., dumpsters, deliveries, etc.) are limiting. Although I am appreciative of the Petitioner's intent to maximize its numeric number of spaces, delineating parking in the rear of the site will simply not work.

Additionally, the proposed head-in spaces immediately in front of the Crackpot Restaurant and other small shops are inappropriate. The backing of vehicles into the travel aisle creates an unsafe condition. I am appreciative of the fact that this change was made in an effort to address the Protestants' concerns. Nonetheless, this condition is simply not appropriate. Attempting to restrict parking at these spaces to a time limit will be difficult from an enforcement standpoint and the traffic orientation and patterns generated by these spaces will not be safe. Although the Petitioner offered to eliminate these spaces and increase the size of the rows within the main parking field, thereby resulting in a no-reduction net change, the red lined plan under consideration does not show that proposal.

Additionally, concerns were rightfully expressed regarding that portion of the parking lot immediately adjacent to the drive-in bank window, as well as any potential drive-in site at the 7500 sq. ft. pad

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site. These are difficult areas of the property to negotiate, particularly for elderly drivers. The existing and proposed areas for drive-thru service are difficult.

Finally, the proposed location of the pad site, itself, is most problematic. That location is in that portion of the existing parking field which is most frequently utilized. Indeed, the pad site will be directly in front of many of the stores which are adjacent to the Giant. That is, many of the most convenient spaces presently utilized by customers of the shopping center will be lost by the proposed construction.

Taking all of these factors into consideration, I do not believe that variance relief should be granted. Simply stated, this is a site which needs the full number of spaces required by the BCZR. In fact, it might be argued that even more are needed, owing to the unique characteristics of the property and the large number of elderly patrons who visit the site. The Petitioner has attempted to reduce the extent of the variance by adding spaces in portions of the property (e.g., rear of the site) which simply do not lend themselves for efficient parking. In sum, I do not believe that a grant of the variance would be consistent with the spirit and intent of the parking regulations. The underlying spirit and intent of providing safe, efficient and convenient parking will be compromised if variance relief were granted. The parking fields need to be reconfigured and rehabilitated. However, even with such a reconfiguration and with no numeric reduction in the spaces available in the upper lot, the additional demands created by the new pad stores will create an inappropriate level of congestion and inconvenience on this site. For these reasons, I find that the Petition for Variance to allow fewer parking spaces than required, must be denied. Having denied this relief, the requested sign variance must, likewise, be denied.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of January 1999 that a variance from Section 409.6.A.2 of the of the Baltimore County Zoning Regulations (BCZR) to permit 495 parking spaces, (as amended) in lieu of the required 535 spaces; and from Section 450.4.A.5.d. of the BCZR to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building, be and is hereby DENIED.

Any appeal from this decision must be taken in accordance with the *applicable provisions set forth in Section 26-132 of the Baltimore County* Code.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

PETITIONER'S EXHIBIT NO. 1/15/99

Baltimore County
Zoning Commissioner
Office of Planning

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

January 14, 1999

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

RE: Case No. 99-88-A, Petition for Variance
Location: Ravenwood Shopping Center, 8100 Loch Raven Blvd.
Saul Centers, Inc., Petitioner

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, 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: Messrs. C.H. Netter, David S. Patalita and Mark Hardy
8401 Connecticut Avenue
Chevy Chase, Maryland 20815
c: John Murphy, Esquire
14 N. Rolling Road, 21228
c: Edward J. Waters
6904 Lachlan Circle, Apt. G
Baltimore, Maryland 21239
c: Kim McGavin
8118 Loch Raven Bldg., 21286
c: Neil Smith
4 Airway Circle, Apt. 2A
Baltimore, Maryland 21286
c: Michael Sarkin
1308 Putty Hill Avenue, 21286
c: Donna Spicer
8719 Eddington Road, 21234
c: JoAnn M. Rose
1600 Timberline Court, 21286

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Ravenwood Shopping Center (8100 Loch Raven Blvd.)

which is presently zoned BL-CCC

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

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

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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: David K. Gildea and Whiteford, Taylor & Preston L.L.P.
(Type or Print Name)

David K. Gildea
Signature

210 W. Pennsylvania Ave (410)832-2000
Address Phone No.

Towson, MD 21204
City State Zipcode

Legal Owner(s):

Saul Centers, Inc.
(Type or Print Name)

D. S. Patalita, V. President, Saul Centers
Signature

by: David S. Patalita
(Type or Print Name)

Signature

8401 Connecticut Ave. (301)986-6122
Address Phone No

Chevy Chase MD 20815-5897
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: K.T. DATE 8-27-98

ITEM # 88

Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

99-88-A

ATTACHMENT TO PETITION FOR VARIANCE

1. BCZR Section 409.6A.2 -- To permit ~~468~~ 467 parking spaces in lieu of the required 535 parking spaces.

2. BCZR Section ~~450~~ 450.4.A.5.d To permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building.

ITEM # 88

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

Zoning Description
7.997 Acres ±
East of Taylor Avenue
Southeast of Pleasant Plains Road
Tax Map 70, Grid 22, Parcel 286

Beginning for the same at a point on the southeasterly right of way of Pleasant Plains Road (60 feet wide), the said pint being 166'± northeasterly from the intersection with the easterly right of way of Taylor Avenue (100 feet wide), thence from the POINT OF BEGINNING so fixed, and binding on the said right of way;

1. North 44°25' 00" East, 481.90 feet, thence leaving said right of way;

2. South 51°17' 00" East, 563.86 feet, to the northerly right of way of Loch Raven Boulevard (varying width), thence binding on the said right of way the following four courses and distances viz:

3. South 44°11' 39" West, 15.07 feet,

4. South 01°03' 35" East, 40.02 feet,

5. 159.21 feet along the arc of a curve too the left, having a radius of 5000.00 feet, and being subtended by a chord of South 42°41' 47" West, 159.21 feet,

6. 238.44 feet along the arch of a curve to the left, having a radius of 1751.00 feet, and being subtended by a chord of South 37°48' 06" West, 238.25 feet, thence leaving the said right of way, the following two courses, viz:

7. North 56°05' 56" West, 165.00 feet,

8. South 33°56' 24" West, 219.00 feet, to the aforementioned right of way of Taylor Avenue, thence binding on the said right of way;

9. 341.78 feet along the arc of a curve to the right, having a radius of 1365.50 feet, and being subtended by a chord of North 48°53' 23" West, 340.88 feet, thence leaving said right of way, the following two courses and distances, viz:

ITEM #88

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE ~~105~~ 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

99-88-A

10. North 44°25' 00" East, 166.15 feet,

11. North 45°35' 00" West, 159.17 feet, to the POINT OF BEGINNING.

Containing 7.997 acres of land more or less.

Being all that parcel of land conveyed by Saul Holdings Limited Partnership, a Maryland Limited Partnership, to Saul Subsidiary I Limited Partnership, a Maryland Limited Partnership, by Deed dated July 31, 1994 and recorded in the Land Records of Baltimore County, Maryland in Liber 10683, folio 001.

MAB:mak\s\10617\zdes.doc\081998

ITEM #88

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 061818

DATE 1/20/99 ACCOUNT 001-6150

AMOUNT $ 210.00

RECEIVED FROM: Whiteford Taylor & Preston

FOR: APPEAL

Ravenwood Shopping Center

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/27/1999 1/27/1999 13:11:56
REG WS05 CASHIER LSMT 1X8 DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 093003
CR NO. 061818
210.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

ITEM # 86

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056152

DATE 8-27-98 ACCOUNT R 001-6150

020 - Comm. Var. AMOUNT $ 250 00

RECEIVED FROM: WHITEFORD, TAYLOR & PRESTON

FOR: VARIANCE, 8100 LOCH RAVEN BLVD.

R/T

99-88-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/27/1998 8/27/1998 11:37:47
REG WS05 CASHIER LSMT 1X8 DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 072611
CR NO. 056152
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #99-88-A
8100 Loch Raven Boulevard (Ravenwood Shopping Center)
SE/S Pleasant Plains Road, 166' +/- NE of centerline Taylor Avenue
9th Election District
4th Councilmanic District
Legal Owner(s): Saul Centers, Inc.

Variance: to permit 463 parking spaces in lieu of the required 535 parking spaces; and to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building.

Hearing: Thursday, October 1, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

9/165 Sept. 10 C257664

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/10, 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 9/10, 1998.

THE JEFFERSONIAN,

A. Henrickson

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: #99-88-A
8100 Loch Raven Boulevard (Ravenwood Shopping Center)
SE/S Pleasant Plains Road, 166' +/- NE of centerline Taylor Avenue
9th Election District
4th Councilmanic District
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LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

[redacted]

CERTIFICATE OF POSTING

RE: Case No.. 99-88-A

Petitioner/Developer: SAUL PROPERTIES, ETAL.
C/O TIM MADDEN

Date of Hearing/Closing: 10/1/98
@ 10: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 RAVENVIEW S.C.
LOCH RAVEN BLVD & TAYLOR AVE
2- ONSITE

The sign(s) were posted on 9/13/98
(Month, Day, Year)

Sincerely,

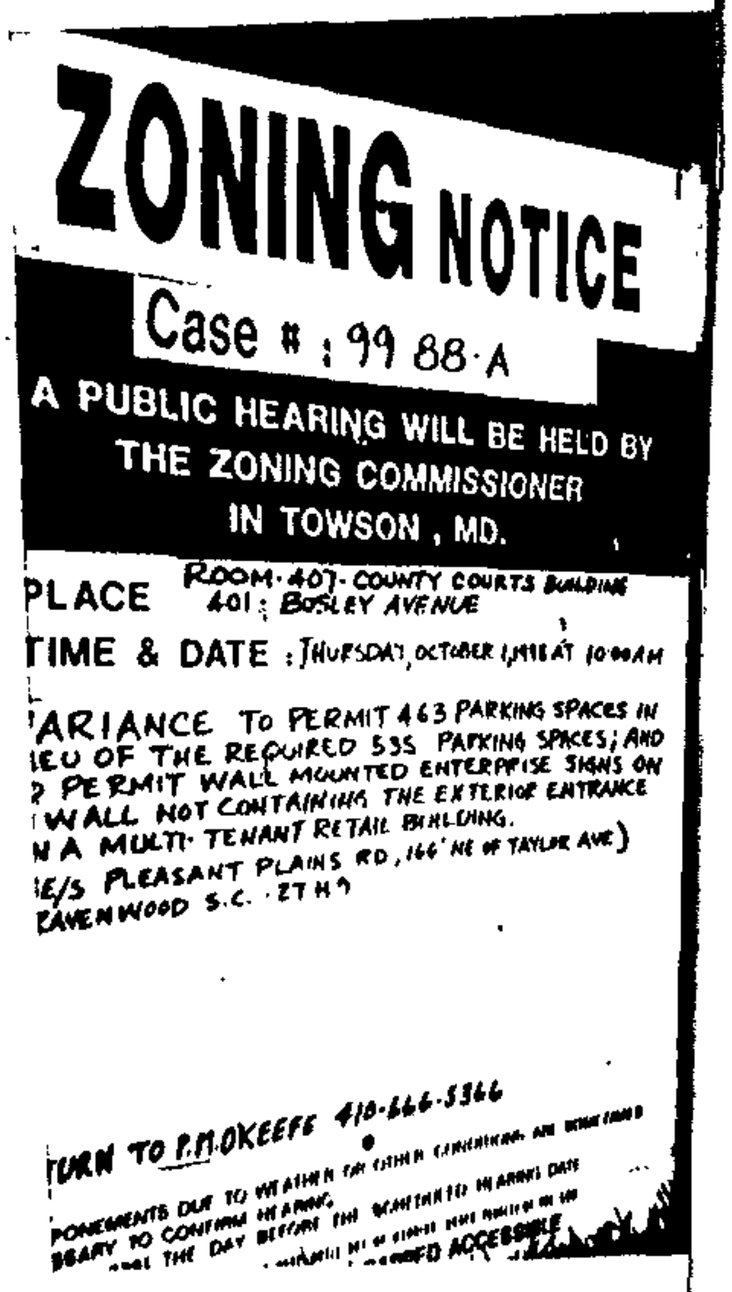
Pat O'Keefe 9/15/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

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



99-88-A

CERTIFICATE OF POSTING

RE: Case # 99-88-A
Petitioner/Developer:
(Saul Centers Inc.)
Date of Hearing/Closing:
(Oct. 1, 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 _____

8100 Lock Raven Blvd., Baltimore, Maryland 21234 _____

The sign(s) were posted on _____ Sept. 14, 1998 _____
(Month, Day, Year)

Sincerely,

9/14/98
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

99-88

Continued Hearing
12/17/98

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: 99-88-A

PETITIONER/DEVELOPER: () Saul Centers, Inc.

DATE OF HEARING/CLOSING: () 12-16-98

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

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,

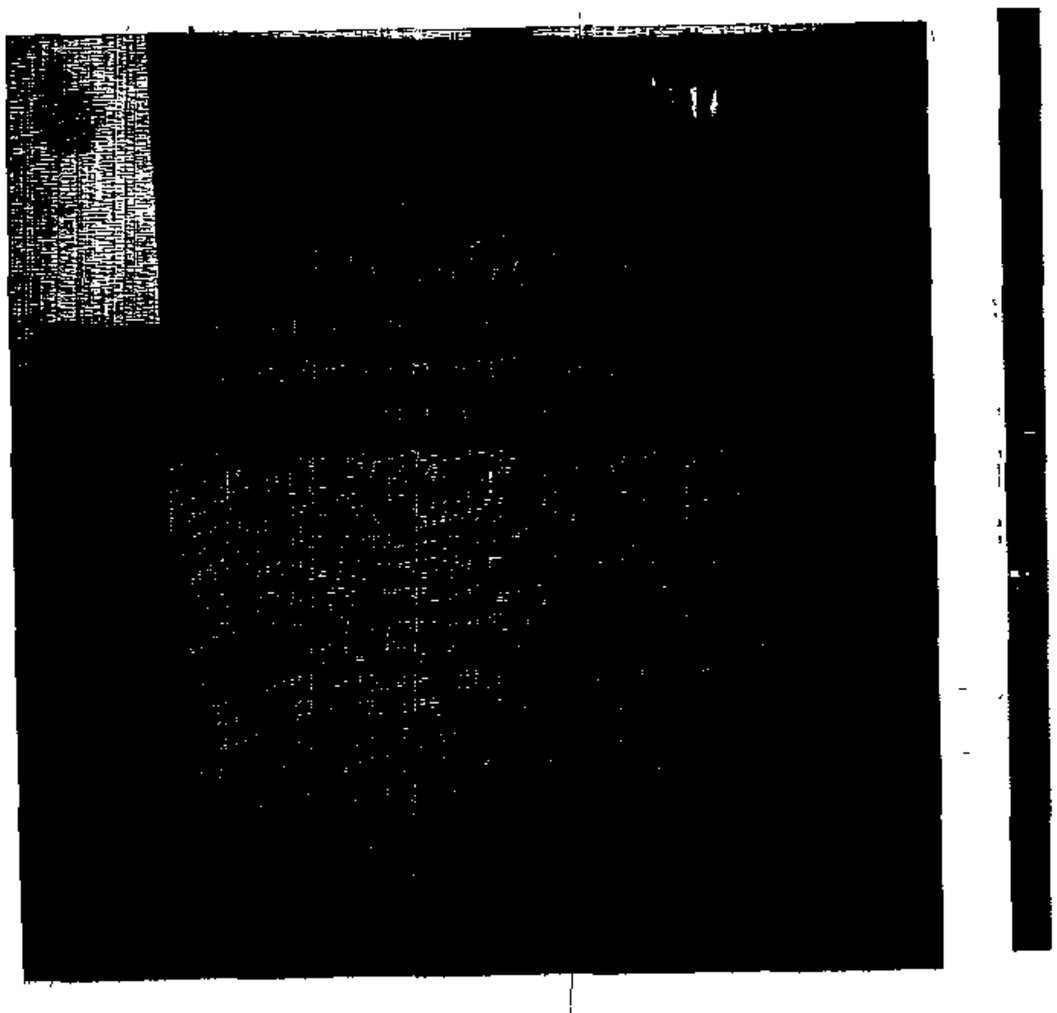
8100 Loch Raven Blvd. Baltimore, Md. 21234

THE SIGN (S) WERE POSTED ON, 11-30-98 BY THE UNDERSIGNED.

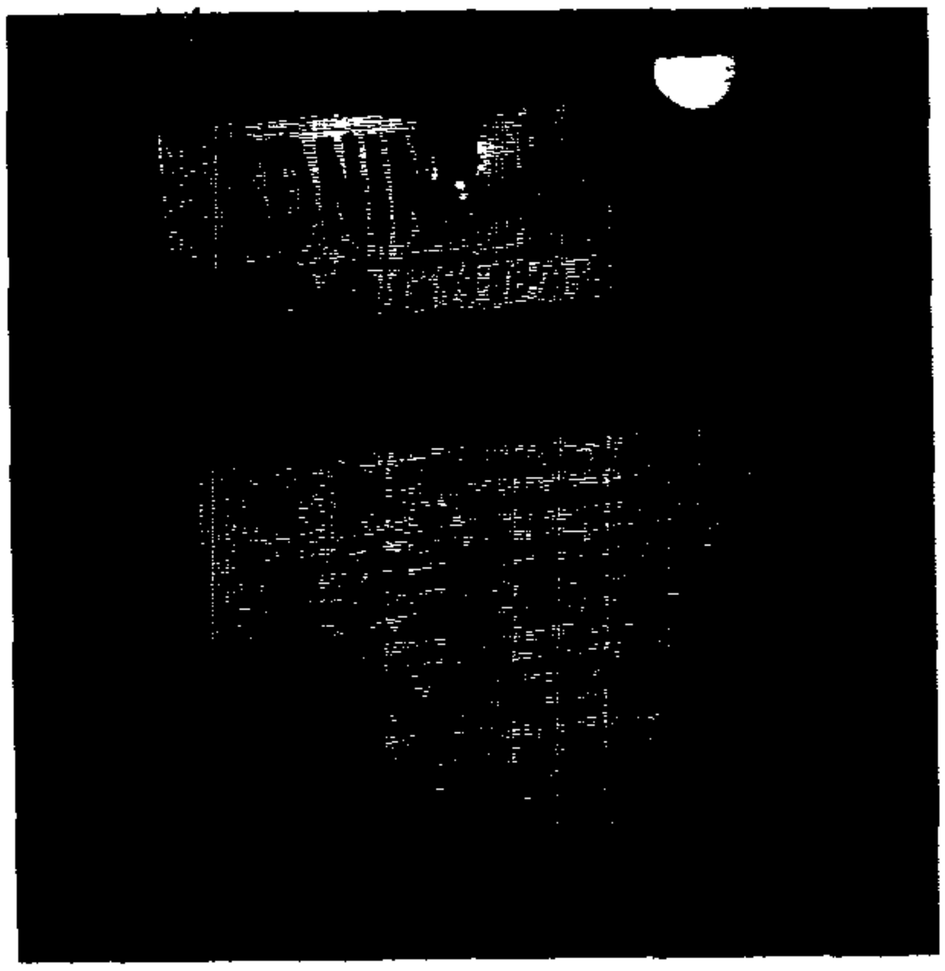
SINCERELY,

Thomas P. Ogle 11/30/98

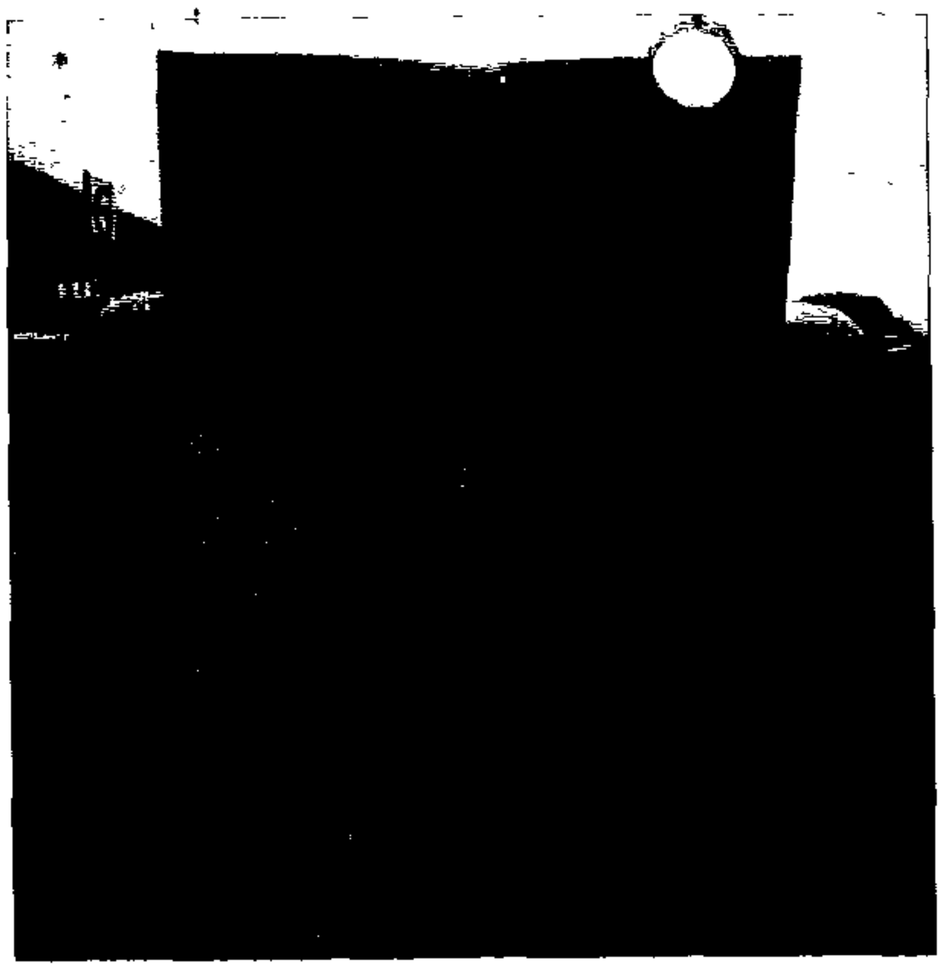
THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)



TAYLOR AVE



LOCH RAVEN BLVD.



PLEASANT PLAINS RD.

D.

CERTIFICATE OF POSTING

RE: Case No.: 99-88-A

Petitioner/Developer: SAUL CENTERS, INC.

Date of Hearing/Closing: _____

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 8100 LOCH RAVEN BLVD.

The sign(s) were posted on 3/22/99
(Month, Day, Year)

Sincerely,

Gary C. Freund 3/22/99
(Signature of Sign Poster and Date)

GARY C. FREUND
(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

9/96
cert.doc

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 88

Petitioner: SAUL CENTERS, INC.

Location: 8100 LOCH RAVEN BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WHITEFORD, TAYLOR & PRESTON

ADDRESS: 210 WEST PENNSYLVANIA AVE
TOWSON, MD. 21204-4515

PHONE NUMBER: 410-832-2000

AJ:ggs

(Revised 09/24/96)

99-88-A

Printed with Soybean Ink

Exhibit B

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 # 88

ZONING NOTICE

Case No.: 99-88-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT 469 PARKING SPACES IN LIEU OF THE REQUIRED 535 PARKIN SPACES AND TO PERMIT WALL MOUNTED ENTERPRISE SIGNS ON A WALL NOT CONTAINING THE EXTERIOR ENTRANCE ON A MULTI-TENANT RETAIL BUILDING.

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

9/96
post.4.doc

TO: PATUXENT PUBLISHING COMPANY
September 10, 1998 Issue - Jeffersonian

Please forward billing to:
Whiteford, Taylor & Preston 410-832-2000
210 West Pennsylvania Avenue
Towson, MD 21204-4515

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: 99-88-A
8100 Loch Raven Boulevard (Ravenwood Shopping Center)
SE/S Pleasant Plains Road, 166' +/- NE of centerline Taylor Avenue
9th Election District - 4th Councilmanic District
Legal Owner: Saul Centers, Inc.

Variance to permit 463 parking spaces in lieu of the required 535 parking spaces; and to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building.

HEARING: Thursday, October 1, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt SCJ

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
pdmlandacq@co.ba.md.us

September 2, 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: 99-88-A
8100 Loch Raven Boulevard (Ravenwood Shopping Center)
SE/S Pleasant Plains Road, 166' +/- NE of centerline Taylor Avenue
9th Election District - 4th Councilmanic District
Legal Owner: Saul Centers, Inc.

Variance to permit 463 parking spaces in lieu of the required 535 parking spaces; and to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building.

HEARING: Thursday, October 1, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: David K. Gildea, Esquire
Saul Centers, Inc.

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 16, 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.

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

April 13, 1999

NOTICE OF ASSIGNMENT

CASE #: 99-88-A

IN THE MATTER OF: SAUL CENTERS, INC. /Owner (8100 Loch Raven Blvd, Ravenwood Shopping Center)
9th Election District; 4th Councilmanic

(Petition for Variance DENIED by Z.C.)

ASSIGNED FOR: WEDNESDAY, JUNE 30, 1999 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

---

cc: Counsel for Appellant /Petitioner : David K. Gildea, Esquire
Appellant /Petitioner : Saul Centers, Inc.
Messrs. C. H. Netter, David S. Patalita and Mark Hardy

John Murphy Esquire

Edward J. Waters
Kim McGavin
Neil Smith
Michael Sarkin
Donna Spicer
JoAnn M. Rose

ppd to 8/26/99 in reg of Counsel for Petitioner

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 18, 1999

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 99-88-A

IN THE MATTER OF: SAUL CENTERS, INC. /Owner (8100 Loch Raven Blvd, Ravenwood Shopping Center)
9th Election District; 4th Councilmanic

(Petition for Variance DENIED by Z.C.)

which was scheduled for hearing before the Board on 6/30/99 has been **POSTPONED** at the request of Counsel for Appellant /Petitioner; and has been

REASSIGNED FOR: **THURSDAY, AUGUST 26, 1999 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

P.P.
BY REQUEST
8/16-99
TO BE RESET

Kathleen C. Bianco
Administrator

cc: Counsel for Appellant /Petitioner : David K. Gildea, Esquire
Appellant /Petitioner : Saul Centers, Inc. /Messrs. C. H. Netter, David S. Patalita and Mark Hardy

Counsel for Protestants : John V. Murphy, Esquire

Donna Spicer, Director
Loch Raven Community Council
Edward J. Waters
Kim McGavin
Neil Smith
Michael Sarkin
JoAnn M. Rose

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

Assigned for 11/02/99 @ 10:00 am
Notice sent 9/22/99

August 25, 1999

SECOND NOTICE OF POSTPONEMENT /To be Reassigned

CASE #: 99-88-A **IN THE MATTER OF: SAUL CENTERS, INC. /Owner (8100 Loch Raven Blvd, Ravenwood Shopping Center)**
9th Election District; 4th Councilmanic

(Petition for Variance DENIED by Z.C.)

which had been reassigned for hearing before the Board on 8/26/99 has been **POSTPONED** at the request of Counsel for Appellant /Petitioner. To be reassigned and rescheduled for hearing; notice of assignment to be sent.

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

---

cc: Counsel for Appellant /Petitioner : David K. Gildea, Esquire
Appellant /Petitioner : Saul Centers, Inc. /Messrs. C. H. Netter, David S. Patalita and Mark Hardy

Counsel for Protestants : John V. Murphy, Esquire

Donna Spicer, Director
Loch Raven Community Council
Edward J. Waters
Kim McGavin
Neil Smith
Michael Sarkin
JoAnn M. Rose

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

September 22, 1999

NOTICE OF ASSIGNMENT

CASE #: 99-88-A **IN THE MATTER OF:** SAUL CENTERS, INC. /Owner (8100 Loch Raven Blvd, Ravenwood Shopping Center)
9th Election District; 4th Councilmanic

(Petition for Variance DENIED by Z.C.)

pp'd @ request of Petitioner on consent

ASSIGNED FOR: TUESDAY, NOVEMBER 2, 1999 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

---

cc: Counsel for Appellant /Petitioner : David K. Gildea, Esquire
Appellant /Petitioner : Saul Centers, Inc.
/Messrs. C. H. Netter, David S. Patalita and Mark Hardy

Counsel for Protestants : John V. Murphy, Esquire

Donna Spicer, Director
Loch Raven Community Council
Edward J. Waters
Kim McGavin
Neil Smith
Michael Sarkin
JoAnn M. Rose

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

October 22, 1999

NOTICE OF POSTPONEMENT

CASE #: 99-88-A **IN THE MATTER OF: SAUL CENTERS, INC. /Owner (8100 Loch Raven Blvd, Ravenwood Shopping Center)**
9th Election District; 4th Councilmanic

(Petition for Variance DENIED by Z.C.)

which was scheduled for hearing on 11/02/99 has been **POSTPONED** at the request of Counsel for Petitioner, and without objection by Office of People's Counsel or Counsel for Protestants; TO BE RESET ONLY UPON REQUEST.

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

---

cc: Counsel for Appellant /Petitioner : David K. Gildea, Esquire
Appellant /Petitioner : Saul Centers, Inc. /Messrs. C. H. Netter, David S. Patalita and Mark Hardy

Counsel for Protestants : John V. Murphy, Esquire

Donna Spicer, Director
Loch Raven Community Council
Edward J. Waters
Kim McGavin
Neil Smith
Michael Sarkin
JoAnn M. Rose

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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Baltimore County
Department of Permits and
Development Management

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

September 24, 1998

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

RE: Item No.: 88
Case No.: 99-88-A
Location: 8100 Loch Raven Blvd.

Dear Mr. Gildea:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on August 27, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: September 9, 1998

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

RE: Baltimore County
Item No. 088

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval of the Variance.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

Baltimore County
Fire Department

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

September 10, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 14, 1998.

Item No.: SEE BELOW 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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 084, 085, 086, 087, 088, 089 AND 090.

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

INTEROFFICE CORRESPONDENCE

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

Date: September 17, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for September 14, 1998
Item No. 088

The Development Plans Review Division has reviewed the subject zoning item. The proposed modifications are subject to all development regulations at a later date. Some points of access and/or parking layout may be required to change.

This office requests that the Hearing Officer make it a condition that conformance with the Landscape Manual to the extent possible is required in order that the negative effects of the variances are mitigated.

Approval of a photo metric plan should also be required.

RWB:HJO:jrb

cc: File

ZONE0914.088

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 1998

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

SUBJECT: Ravenwood Shopping Center
8100 Loch Raven Boulevard

RECEIVED
SEP 30 1998
ZONING COMMISSIONER

INFORMATION:

Item Number: 88
Petitioner: Saul Centers, Inc.
Property Size: 7.99± acres
Zoning: BL-CCC
Requested Action: Variance
Hearing Date: October 1, 1998

Request

The Variance being requested in this case is from the following:
a) Section 409.6.A.2 by permitting 467 parking spaces in lieu of the required 535 parking spaces, and b) Section 450 to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building.

The subject property is a 7.99± acre site, improved by an existing strip commercial center occupied by Giant Food as its anchor tenant and five adjoining storefronts. Also existing are two pad sites located along the southern edge of the site fronting on Taylor Avenue; a Hollywood Video and an automobile storage and leasing facility. The majority of the parking spaces are located primarily in the center of the site in front of the Giant Food Store. This commercial center commonly known as "Ravenwood" is one of four commercial centers that comprise the intersection of Loch Raven Boulevard and Taylor Avenue.

The applicant is proposing a new 7,500 square foot multi-tenant pad site to be constructed along Loch Raven Boulevard, directly south of the existing V shaped entrance. The pad site, as proposed will have its front facade oriented west towards the existing parking lot and its rear facade facing Loch Raven Boulevard. There will be a drive through service lane which

will service a carryout window of the northern most storefront. There are twelve proposed dedicated parking spaces. A uniform sign band will extend the entire length of both the front and rear of the building.

In considering this request for variance, it is important to view the proposal within the context of future planning efforts underway in the Loch Raven Community. The State of Maryland and Baltimore County have budgeted six million dollars for streetscape improvements to Loch Raven Boulevard from Joppa Road to Goucher Boulevard. A central focus of the project is the creation of the "Loch Raven Town Center" at the intersection of Loch Raven Boulevard and Taylor Avenue. The town center will include the introduction of new entryways and unifying design elements to the four existing shopping centers and a consistent streetscape treatment along the frontage of the four centers. Construction is scheduled to commence in the summer of 2000.

SUMMARY OF RECOMMENDATIONS:

In light of the extensive improvements that are planned for this area, the Office of Planning recommends that if these variances are approved, the following conditions be incorporated as part of the hearing officer's order and on the approved site plan and elevations:

1. Reduce the access drive adjacent to the proposed pad building from 30 feet wide to 24 feet wide to allow for a five-foot sidewalk.
2. Provide a designated crosswalk between the sidewalk on the north side of the proposed pad and the existing stores.
3. Delete the angled parking spaces opposite the drive through window and replace with landscaping area.
4. Prior to issuance of building permits, provide a detailed rear elevation to the Office of Planning that addresses the relationship of the building to Loch Raven Boulevard. The elevation should include but not be limited to: openings of an opaque nature to simulate real windows, decorative awnings, lighting, landscape treatment, any additional sign detail.
5. Repave the entire parking lot.
6. Provide substantial landscaping to the rear of the existing stores that border the adjacent residential community.
7. Provide as a restriction on the plan, the following language:
   No fast food establishments shall be permitted on this site.
8. Provide adequate screening for all dumpsters, and note all dumpster locations on the plan.

Section Chief: Jeffrey W. Long

AFK:LH:lsn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 1998

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

RECEIVED
SEP 30

SUBJECT: Ravenwood Shopping Center
8100 Loch Raven Boulevard

INFORMATION:

Item Number: 88
Petitioner: Saul Centers, Inc.
Property Size: 7.99± acres
Zoning: BL-CCC
Requested Action: Variance
Hearing Date: October 1, 1998

Request

The Variance being requested in this case is from the following:
a) Section 409.6.A.2 by permitting 467 parking spaces in lieu of the required 535 parking spaces, and b) Section 450 to permit wall mounted enterprise signs on a wall not containing the exterior entrance on a multi-tenant retail building.

The subject property is a 7.99± acre site, improved by an existing strip commercial center occupied by Giant Food as its anchor tenant and five adjoining storefronts. Also existing are two pad sites located along the southern edge of the site fronting on Taylor Avenue; a Hollywood Video and an automobile storage and leasing facility. The majority of the parking spaces are located primarily in the center of the site in front of the Giant Food Store. This commercial center commonly known as "Ravenwood" is one of four commercial centers that comprise the intersection of Loch Raven Boulevard and Taylor Avenue.

The applicant is proposing a new 7,500 square foot multi-tenant pad site to be constructed along Loch Raven Boulevard, directly south of the existing V shaped entrance. The pad site, as proposed will have its front facade oriented west towards the existing parking lot and its rear facade facing Loch Raven Boulevard. There will be a drive through service lane which

will service a carryout window of the northern most storefront. There are twelve proposed dedicated parking spaces. A uniform sign band will extend the entire length of both the front and rear of the building.

In considering this request for variance, it is important to view the proposal within the context of future planning efforts underway in the Loch Raven Community. The State of Maryland and Baltimore County have budgeted six million dollars for streetscape improvements to Loch Raven Boulevard from Joppa Road to Goucher Boulevard. A central focus of the project is the creation of the "Loch Raven Town Center" at the intersection of Loch Raven Boulevard and Taylor Avenue. The town center will include the introduction of new entryways and unifying design elements to the four existing shopping centers and a consistent streetscape treatment along the frontage of the four centers. Construction is scheduled to commence in the summer of 2000.

SUMMARY OF RECOMMENDATIONS:

In light of the extensive improvements that are planned for this area, the Office of Planning recommends that if these variances are approved, the following conditions be incorporated as part of the hearing officer's order and on the approved site plan and elevations:

1. Reduce the access drive adjacent to the proposed pad building from 30 feet wide to 24 feet wide to allow for a five-foot sidewalk.
2. Provide a designated crosswalk between the sidewalk on the north side of the proposed pad and the existing stores.
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4. Prior to issuance of building permits, provide a detailed rear elevation to the Office of Planning that addresses the relationship of the building to Loch Raven Boulevard. The elevation should include but not be limited to: openings of an opaque nature to simulate real windows, decorative awnings, lighting, landscape treatment, any additional sign detail.
5. Repave the entire parking lot.
6. Provide substantial landscaping to the rear of the existing stores that border the adjacent residential community.
7. Provide as a restriction on the plan, the following language:
   No fast food establishments shall be permitted on this site.
8. Provide adequate screening for all dumpsters, and note all dumpster locations on the plan.

Section Chief: Jeffrey W. Long

AFK:LH:lsn

M:\COMPLAN\LAURIE\item 88.doc

RE: PETITION FOR VARIANCE 8100 Loch Raven Blvd. (Ravenwood Shpg. Ctr.), SE/S Pleasant Plains Rd, 166' +/- NE of c/l Taylor Ave, 9th Election District, 4th Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owners: Saul Centers, Inc.	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 99-88-A

* * * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates 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 21st day of September, 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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

January 27, 1999

John Murphy, Esquire
14 N. Rolling Road
Baltimore, MD. 21228

Dear Mr. Murphy:

RE: Petition for Case No.: 9-88-A, Ravenwood Shopping Center, 8100 Loch Raven Blvd., 9th Election District, Saul Centers, Inc. - Petitioner

Please be advised that an appeal of the above referenced case was filed in this office on January 21, 1999 by David K. Gildea on behalf of the Petitioner. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:cjs

c: People's Counsel
Messrs. C. H. Netter, David S. Patalita and Mark Hardy
8401 Connecticut Avenue, Chevy Chase, MD. 20815
Edward J. Waters, 6904 Lachlan Circle, Apt. G, Baltimore, MD 21239
Kim McGavin, 8118 Loch Raven Blvd., Baltimore, MD 21286
Neil Smith, 4 Airway Circle, Apt. 2A, Baltimore, MD 21286
Michael Sarkin, 1308 Putty Hill Avenue, Baltimore, MD 21286
Donna Spicer, 8719 Eddington Road, Baltimore, MD 21234
JoAnn M. Rose, 1600 Timberline Court, Baltimore, MD 21286

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APPEAL

Petition for Variance
SE/S Pleasant Plains Road, 166' +/- NE of c/l Taylor Avenue
(8100 Loch Raven Blvd, Ravenwood Shopping Center)
9th Election District - 4th Councilmanic District
Saul Centers, Inc. Owner
Case Number: 99-88-A

Petition for Variance
Description of Property
Certificate of Posting
Certification of Publication
Entry of Appearance of People's Counsel
Zoning Advisory Committee Comments
Protestants Sign-in Sheets (6)
Petitioner(s) Sign-in Sheet
Citizen Sign -in Sheet

Petitioner's Exhibits:

1. Plan to accompany variance petition
2. Plan to accompany variance petition
3. Not found
4. Not found
5. Not found
6. Not found
7. Mickey A. Cornelius resume
8. Not found
9. Not found
10. Timothy F. Madden resume
11. Site Plan
12. Not found
13. Not found
14a. Hand drawn map of shopping center
14b. Traffic and parking calculations

Protestant's Exhibits:

1. Plan to accompany variance petition
2. Not found
3a-d Photographs
4a. Resolution from Loch Raven Community Council, Inc. dated December 14, 1998
4b. Resolution from Loch Raven Community Council, Inc. dated November 9, 1998
4c. Resolution from Loch Raven Community Council, Inc. dated December 14, 1998
5. Steve T. Kohan resume
6a. Loch Raven Business Association, Inc. resolution dated December 14, 1998
6b. Loch Raven Business Association, Inc. resolution for position of President dated December 14,1998
6c. Loch Raven Business Association, Inc. resolution dated December 14, 1998
7. Not found
8. Loch Raven Business Association, Inc. resolution for Executive Director dated December 14, 1998
9. Not found
10. James S. Patton resume
11. Not found
12. Saul Centers Inc. Management's Discussion and Analysis of financial condition and result of operations dated November 13, 1998

Letter dated January 6, 1999 to Shirley T. Gay from Don Rascoe
Letter dated October 7, 1998 to David K. Gildea, Esquire from Lawrence E. Schmidt
Letter dated November 13, 1999 to David K. Gildea, Esquire from Lawrence E. Schmidt
One hundred seventy eight Miscellaneous Correspondence in opposition
Findings of Fact and Conclusions of Law from Zoning Commissioner dated January 15, 1999 (Denied)
Notice of Appeal received on January 21, 1999 from David K. Gildea, Esquire on behalf of the Petitioner

c:

People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

APPEAL

Petition for Variance
SE/S Pleasant Plains Road, 166' +/- NE of c/l Taylor Avenue
(8100 Loch Raven Blvd, Ravenwood Shopping Center)
9th Election District - 4th Councilmanic District
Saul Centers, Inc. Owner
Case Number: 99-88-A

Petition for Variance
Description of Property
Certificate of Posting
Certification of Publication
Entry of Appearance of People's Counsel
Zoning Advisory Committee Comments
Protestants Sign-in Sheets (6)
Petitioner(s) Sign-in Sheet
Citizen Sign -in Sheet

99 JAN 27 PM 1:

Amended exhibit list

Petitioner's Exhibits
1 -Plan to acc. variance petition
2 -Plan to acc. variance petition
3 -Photoboard (12 photos)
4 -Elevation drawing /pad building
5 -reserved parking sign
6 -
7 -Mickey A. Cornelius resume
8 -Plan w/ existing parking areas
9 -Plan w/ proposed parking areas
10-Timothy F. Madden resume
11-Site Plan
12-Plan highlighted landscape buffer
13-Plan showing parking lot revision
14a-Hand drawn map of shopping center
14b-Traffic and parking calculations

Protestant's Exhibits
1 -Plan to acc. variance petition
1a-Photoboard (16 photos)
1b-Photoboard (16 photos)
1c-Photoboard (16 photos)
2 -
3a-d -Photographs
4a-Resolution from Loch Raven Comm. Council, Inc. 12/14/98
4b-Resolution from Loch Raven Comm. Council, Inc. 11/9/98
4c-Resolution from Loch Raven Comm. Council, Inc. 12/14/98
5 -Steve T. Kohan resume
6a-Loch Raven Business Assoc., Inc. Resolution 12/14/98
6b-Loch Raven Business Assoc., Inc. Resolution for Pres. position 12/14/98
6c-Loch Raven Business Assoc., Inc. Resolution 12/14/98
7a-Photoboard -rear fence /screening
7b-Photoboard -loading dock /screening
8 -Loch Raven Business Association, Inc. Resolution for Exec. Dir. 12/14/98
9 -Photoboard -panoramic view
10-James S. Patton resume
11-
12-Saul Centers, Inc. Management's discussion/analysis of financial condition and operations 11/13/98

3/18/99 - ZC/Schmidt located 9 of 12 missing exhibits in his office and delivered same to the Board's office)

Letter dated January 6, 1999 to Shirley T. Gay from Don Rascoe
Letter dated October 7, 1998 to David K. Gildea, Esquire from Lawrence E. Schmidt
Letter dated November 13, 1999 to David K. Gildea, Esquire from Lawrence E. Schmidt
One hundred seventy eight Miscellaneous Correspondence in opposition
Findings of Fact and Conclusions of Law from Zoning Commissioner dated January 15, 1999 (Denied)
Notice of Appeal received on January 21, 1999 from David K. Gildea, Esquire on behalf of the Petitioner

C: * David K. Gildea, Esquire, WHITEFORD, TAYLOR & PRESTON, LLP
210 West Pennsylvania Avenue, Towson, Maryland 21204-4515
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM
SAUL CENTER, INC. c/o
~~Messrs. C. H. Netter~~, David S. Patalita ~~and Mark Hardy~~
8401 Connecticut Avenue, Chevy Chase, MD. 20815-5897
Edward J. Waters, 6904 Lachlan Circle, Apt. G, Baltimore, MD 21239
Kim McGavin, 8118 Loch Raven Blvd., Baltimore, MD 21286
Neil Smith, 4 Airway Circle, Apt. 2A, Baltimore, MD 21286
Michael Sarkin, 1308 Putty Hill Avenue, Baltimore, MD 21286
Donna Spicer, 8719 Eddington Road, Baltimore, MD 21234
JoAnn M. Rose, 1600 Timberline Court, Baltimore, MD 21286

Case No. 99-88-A

VAR -To permit 467 (later amended to 495) parking spaces ilo required 535 spaces; to permit wall-mounted enterprise signs on wall not containing the exterior entrance on a multi-tenant retail building.

1/15/99 -Z.C.'s Order in which Petition for Variance was DENIED.

4/13/99 -Notice of Assignment for hearing scheduled for Wednesday, June 30, 1999 at 10:00 a.m. sent to following:

David K. Gildea, Esquire
Saul Centers, Inc.
/Messrs. C. H. Netter, David S. Patalita and Mark Hardy
John Murphy Esquire
Edward J. Waters
Kim McGavin
Neil Smith
Michael Sarkin
Donna Spicer
JoAnn M. Rose
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

6/10/99 -letter from D. Gildea requesting PP of 6/30/99 hearing pending final approval of development plan; if parking variance is not necessary, case will be dismissed.

6/18/99 -Mr. Gildea's request for postponement GRANTED; Notice of PP and Reassignment sent to parties; case reassigned for hearing to Thursday, August 26, 1999 at 10:00 a.m.

8/16/99 -2nd letter from D. Gildea requesting PP of 8/26/99 hearing as final approval of development plan is still pending. T/C to John Murphy, Esq. who indicated that he objects to the request, but will use this time to try to resolve this matter.

8/17/99 -Mr. Gildea's 2nd request for postponement GRANTED; Notice of PP and Reassignment to be sent by KCB.

8/25/99 -Notice of PP sent to parties (to counsel by FAX); to be rescheduled in the course of normal docketing.

9/22/99 -Notice of Assignment sent to parties; case scheduled for hearing on Tuesday, November 2, 1999 at 10:00 a.m.

10/20/99 -T/C from D. Gildea - awaiting approval of development plan; will contact opposing counsel regarding postponement of hearing scheduled for 11/02/99 upon confirmation of no objection to same. Letter to follow.
- Letter from David Gildea requesting postponement. Confirmation from J. Murphy re no objection; PC no objection. Notice to be sent.

10/22/99 -Notice of PP sent to parties; request of D. Gildea granted; to be reassigned for hearing only upon request of either party.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: December 3, 2004

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
99-88-A	***99-88-A***	SAUL CENTERS INC.	8100 LOCH RAVEN BLVD
04-224-SPHA	***04-224-SPHA***	JAMES JETT	8729 DOGWOOD ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

Baltimore County
Department of Permits and
Development Management

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

January 6, 1999

Shirley T. Gay
1807 Cobourg Court, B1
Baltimore, MD 21234

Re: Ravenwood Shopping Center, Loch Raven Boulevard and Taylor Avenue

Dear Ms. Gay:

Your letter to County Executive C. A. Dutch Ruppersberger, dated December 13, 1998, has been referred to me for response.

The issue of the Ravenwood Shopping Center has recently been before the Baltimore County Zoning Commissioner for a consideration of a variance to the parking regulations. These older shopping centers such as Ravenwood are struggling to keep up with the changes in the shopping habits of our citizens and must change to stay viable. In this case, the shopping center is proposing to add approximately 7500 square feet of retail space. In doing so, the shopping center does not have enough parking spaces on site to accommodate this increase in building square footage.

It is the role of the Baltimore County Zoning Commissioner, not the County Executive, under the Baltimore County Code to determine if parking variances such as this should be allowed. In this case there was a public hearing to give citizens and the developer the opportunity to state how this parking variance proposal will effect the interests of each. The Zoning Commissioner has the ultimate authority to make such a determination. If the zoning relief requested is granted, the additional retail space requested will meet the definition of minor commercial structures and should be approved.

I will forward your letter to Lawrence E. Schmidt, Zoning Commissioner, so he has the benefit of this input.

Sincerely,

Donald T. Rascoe

Donald T. Rascoe
Development Manager

c: The Honorable C. A. Dutch Ruppersberger
Mr. Lawrence E. Schmidt, Zoning Commissioner ✓

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on Recycled Paper

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
410-887-3391

January 27, 1999

RECEIVED
COUNTY BOARD OF APPEALS
JAN 27 PM 1:
99

John Murphy, Esquire
14 N. Rolling Road
Baltimore, MD. 21228

Dear Mr. Murphy:

RE: Petition for Case No. 99-88-A, Ravenwood Shopping Center, 8100 Loch Raven Blvd., 9th Election District, Saul Centers, Inc. - Petitioner

Please be advised that an appeal of the above referenced case was filed in this office on January 21, 1999 by David K. Gildea on behalf of the Petitioner. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:cjs

c: People's Counsel
Messrs. C. H. Netter, David S. Patalita and Mark Hardy
8401 Connecticut Avenue, Chevy Chase, MD. 20815
Edward J. Waters, 6904 Lachlan Circle, Apt. G, Baltimore, MD 21239
Kim McGavin, 8118 Loch Raven Blvd., Baltimore, MD 21286
Neil Smith, 4 Airway Circle, Apt. 2A, Baltimore, MD 21286
Michael Sarkin, 1308 Putty Hill Avenue, Baltimore, MD 21286
Donna Spicer, 8719 Eddington Road, Baltimore, MD 21234
JoAnn M. Rose, 1600 Timberline Court, Baltimore, MD 21286

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Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

November 13, 1998

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

RE: PETITION FOR VARIANCE
Ravenwood Shopping Center
(8100 Loch Raven Boulevard)
9th Election District - 4th Councilmanic District
Saul Centers, Inc. - Petitioners
Case No. 99-88-A

Dear Mr. Gildea:

This letter is to confirm that the continued hearing date for the above-captioned matter has been set for Wednesday, December 16, 1998, at 9:00 AM in Room 106 of the County Office Building. If necessary, an additional hearing date has been set for Thursday, December 17, 1998 at 9:00 AM; however, the location of that hearing will be in Room 407 of the County Courts Building. Furthermore, as agreed, the Petitioner shall post the property with three signs, one on Loch Raven Boulevard, one on Taylor Avenue, and one on Pleasant Plains Road, to notify the public of the continued hearing date, time and location.

Should you have any questions concerning this matter, please do not hesitate to call me at 887-4386..

Very truly yours,

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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

Mr. David S. Patalita, V.P., Saul Centers, Inc.
8401 Connecticut Avenue, Chevy Chase, Md. 20815-5897

People's Counsel; Case Files

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Baltimore County
Zoning Commissioner
Office of Planning

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

October 7, 1998

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

Keith R. Truffer, Esquire
Suite 600, 102 W. Pennsyvania Avenue
Towson, Maryland 21204

RE: Case No. 99-88-A
Location: Ravenwood Shoping Center
8100 Loch Raven Blvd.
Saul Centers, Inc., Petitioner

Dear Counsel:

This is to confirm that the hearing convened on October 1, 1998 regarding the above captioned matter was continued at the request of the Petitioner. Counsel for the Petitioner requested a continuance to allow additional negotiations between the parties. Over objection of the Protestants, that continuance was granted.

At this time, I have not, as yet, reset a new hearing date for this case. I will await receipt of word from counsel as to when this matter should be rescheduled. I will allow sufficient time, from the date of the request for rescheduling to the date of the hearing, to provide all parties of sufficient notice. In this regard, the property should be reposted at the two main entrances to afford further public notice.

Should you have any questions regarding this matter, please give me a call. I await your instruction as to a rescheduling of this case.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

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on Recycled Paper

Baltimore County
Zoning Commissioner
Office of Planning

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

March 24, 1999

Mr. Michael Sarkin
Chairman, ALRV CRC
Associates of Loch Raven Village, Inc.
P.O. Box 9721
Loch Raven, Maryland 21284-1221

RE: Case No. 99-88-A - - DRC #02089E, Ravenwood Shopping Center

Dear Mr. Sarkin:

This is to acknowledge your letter of March 11, 1999, wherein you ". . . strongly urge you to have your department point out to the Planning Department and the DRC that the submittal requires the granting of parking spaces before consideration by the DRC; and that a significant number of Petitioner's other proposed spaces are disallowed based on your previous ruling."

With all due respect, I am unable to comply with your request. As you may be aware, the Zoning Commissioner and Deputy Zoning Commissioner are independent hearing officers established by the Baltimore County Charter and the Baltimore County Code. The responsibilities of the Office of the Zoning Commissioner are limited to those set out in the Charter and Code. Indeed, my "department" consists only of 4 individuals, myself, the Deputy, and our respective secretaries.

Much as a Judge of the Court intervenes only in the matters that are brought before him through a lawsuit, I am prohibited from involving myself in other activities within County government. That is, my sole responsibility is to preside over the cases that are presented to me. I do not make policy or attempt to influence how other County agencies are managed; and I expect them to reciprocate and respect the independence of my office. The County agencies participate in matters before me on the same footing as do developers, community associations and citizens.

I have informally heard that the decision I issued in the above case was appealed to the County Board of Appeals and that the Developer is attempting to obtain plan approval, without any variances, through the DRC. Obviously, the decision that I issued dealt only with the variances and site plan that was offered at my hearing. I doubt,

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therefore, that my decision would have any impact on a different site plan or proposal for this property.

Should you have any further questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

"The Place to Call Home"

ASSOCIATES OF LOCH RAVEN VILLAGE, INC.
Commercial Redevelopment Committee P.O. Box 9721 Loch Raven, MD 21284-1221

March 11, 1999

Lawrence Schmidt
Baltimore County Zoning Commissioner

Re: DRC# 02089E, Ravenwood Shopping Center

Dear Mr. Schmidt.

The above referenced submittal to the DRC is almost identical to that made in Zoning Case No. 99-88-A On January 15, 1999 you denied the variance request in that case In your decision you stated (on page 15): ***"The parking fields need to be reconfigured and rehabilitated. However, even with such a reconfiguration and with no numeric reduction in the spaces available in the upper lot, the additional demands created by the new pad stores will create an inappropriate level of congestion and inconvenience on this site."*** The current submittal to the DRC does include a reconfiguration of the parking fields and also purports to provide additional parking spaces. The reconfiguration addressed some, but certainly not all, of the issues raised during the Case 99-88-A hearings concerning the compliance of proposed parking spaces with the BCZR, Section 409. **The current submittal contains the statement: "All parking shown meets the current Baltimore County standards per BCZR 409.6", but there is no statement concerning parking variances required by the other subsections of BCZR Section 409. The issues raised at the zoning hearings which are not addressed in the current submittal include the following:**

1) There has been no variance requested **(to the requirement in Section 409.10.B)** to permit a drive-through lane to block entry to or exit from required off-street parking spaces Such a variance would appear to be required for both the restaurant drive-through and the bank drive-through, particularly if the bank drive-through is considered to include the teller window exit path.
2) There has been no variance requested to the requirement in **Section 409.11 that:** ***"adequate space for off-street parking to accommodate the loading and unloading of materials shall be provided, consistent with the size and proposed use of the building. Such space, whether inside or outside a building, shall be in addition to the parking spaces required by Subsection 409.6 and shall be located and designed so as not to impede normal vehicular circulation."*** There are no provisions shown on the plan submitted for loading and unloading at the proposed pad site.
3) There has been no variance requested to the requirement in **Section 409.4 that:** ***"Vehicular travelways in off-street parking facilities where the parking spaces are located in parking bays or parking lanes shall be divided into driveways, with no direct access to parking spaces, and aisles providing direct access to adjoining parking spaces."*** The exit path from the Nations bank teller window seems to be configured as both an "aisle" providing direct access to 22 proposed parking spaces and as a "driveway" The traffic exiting the teller window, delivery vehicles and the dumpster servicing vehicles must all traverse this travelway concurrently with those utilizing the parking spaces.

In addition, this submittal proposes the creation of 23 parking spaces in the rear of the center In your ruling on Case 99-88-A (page 15), you noted: ***"The petitioner has attempted to reduce the extent of the variance by adding spaces in portions of the property (e.g., rear of the site) which simply do not lend themselves for efficient parking."*** and, on page 14: ***"Although I am appreciative of the petitioners intent to maximize its numeric number of spaces, delineating parking in the rear of the site will simply not work."***. You also commented on the inappropriateness of parking spaces on the steep entrance slope (page 13), problems with the location of the pad site itself (page 15) and the unsuitability of the proposed drive-through areas (pages 14 & 15).

For the above reasons, I strongly urge you to have your department point out to the Planning Department and the DRC that the submittal requires the granting of parking variances before consideration by the DRC; and that a significant number of the petitioner's other proposed spaces are disallowed based on your previous ruling. If the developer contends that the ruling cannot be used as a precedent upon which to judge this submittal because the ruling is under appeal, I respectfully submit that it may be appropriate to delay the consideration of the submittal until a decision on that appeal is rendered.

Sincerely,

Michael H. Sarkin

Michael H Sarkin
Chairman, ALRV CRC

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FAX 703 836-0265

August 25, 1998

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

Re: Ravenwood Shopping Center
Our File No.: 05935/00001

Dear Mr. Jablon:

Enclosed please find three original Petitions for Variance, 12 site plans to accompany the Petitions for Variance, three zoning descriptions and one 200-scale zoning map for filing in the above referenced matter. I have also included this firm's check in the amount of $250.00 for the filing fee. Regulo Tanguilig has reviewed the Petitions and accompanying site plans. There are no known zoning violations on the property.

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

Very truly yours,

David K. Gildea

David K. Gildea

DKG:bhb
Enclosures
145535

ITEM # 88
99-88-A

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COPY

November 4, 1998

Keith R. Truffer, Esquire
Royston, Mueller, McLean & Reid, LLP
Suite 600, 102 W. Pennsylvania Avenue
Towson, Maryland 21204-4575

RECEIVED
5
ZONING COMMISSIONER

Re: Ravenwood Shopping Center
Case No.: 99-80-A
Our File No.: 05935/00001

Dear Keith:

As we recently discussed, we are attempting to reschedule the above referenced matter for some time prior to January of 1999. It is my understanding that you will contact me shortly to provide dates when your client will be available. As you know, the Zoning Commissioner wanted to give adequate notice to all parties of the rescheduled hearing.

Please contact me as soon as possible with the dates in which your client is available. It is my suggestion that we contact Zoning Commissioner Schmidt on a conference call to arrange a convenient time for the hearing for all.

I look forward to hearing from you.

Very truly yours,

David K. Gildea

David K. Gildea

DKG:bhb
CC: Honorable Lawrence E. Schmidt, Zoning Commissioner
Mr. Mark Adam Hardy
Mr. Paul Burt
151956

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DAVID K. GILDEA
DIRECT NUMBER
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dgildea@wtplaw.com

1/22/99
8
SJ

January 20, 1999

Via Hand Delivery
Mr. Arnold Jablon, Director
Zoning and Administration and
Development Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Notice of Appeal in *Case No.: 99-88-A*
Petition for Variance
In the Matter of: Ravenwood Shopping Center

Dear Mr. Jablon:

Please enter an appeal on behalf of the Petitioner, Saul Centers, Inc., c/o David S. Patalita, 8401 Connecticut Avenue, Chevy Chase, Maryland 20815-5897, to the County Board of Appeals from the Order dated January 15, 1999, of the Baltimore County Zoning Commissioner in Case No.: 99-88-A. This office is counsel for the Petitioner.

Enclosed please find a check in the amount of $210.00 for the filing fee.

Please forward to this office copies of any papers pertinent to the appeal as necessary and appropriate. Should you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

David K. Gildea

David K. Gildea

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PDM

DKG:bhb
CC: Mr. C. H. Netter
Mr. David S. Patalita
Mr. Mark Hardy
Mr. Paul Burt
Mr. Timothy Madden
Mr. Mickey Cornelius
People's Counsel for Baltimore County
County Board of Appeals

157810

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DAVID K. GILDEA
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dgildea@wtplaw.com

RECEIVED
COUNTY BOARD OF APPEALS
99 OCT 20 PM 4:

October 20, 1999

Sent Via Hand Delivery
Chairman Charles L. Marks
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of Saul Centers, Inc./Owner (8100 Loch Raven Blvd., Ravenwood Shopping Center)
9th Election District; 4th Councilmanic
Petition for Variance
Case No.: 99-88-A
Hearing Date: 8/26/99, 10:00 a.m.
Our File No.: 05935/00001

Dear Chairman Marks:

Saul Centers, Inc., by and through its attorneys, Whiteford, Taylor & Preston and David K. Gildea, hereby requests a postponement of the Tuesday, November 2, 1999 hearing date in the above referenced matter. Saul Centers has received a Limited Exemption for the construction of the addition on the above referenced shopping center and anticipates receiving development approvals of such without the necessity of Variances. However, as the Development Plan has not been approved by the County, it is premature to dismiss the Variance appeal as there may still be a necessity for a parking variance request.

I look forward to hearing from you. Should you have any questions or comments, please contact me.

Very truly yours,

David K. Gildea

DKG:bhb
CC: John Murphy, Esquire
People's Counsel for Baltimore County
Mr. David S. Patalita
Mr. Chris Netter
Mr. Timothy F. Madden
Mr. Lyndon O. Hart

169487

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DAVID K. GILDEA
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dgildea@wtplaw.com

June 10, 1999

Sent Via Hand Delivery
Chairman Charles L. Marks
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of Saul Centers, Inc./Owner (8100 Loch Raven Blvd., Ravenwood Shopping Center)
9th Election District; 4th Councilmanic
Petition for Variance
Case No.: 99-88-A
Hearing Date: 6/30/99, 10:00 a.m.
Our File No.: 05935/00001

Dear Chairman Marks:

Saul Centers, Inc., by and through its attorneys, Whiteford, Taylor & Preston and David K. Gildea, hereby requests a postponement of the above referenced matter. Saul Centers has received a Limited Exemption for the construction of the addition on the above referenced shopping center and anticipates receiving development approvals of such without the necessity of Variances. However, as the Development Plan has not been approved by the County, it is premature to dismiss the Variance appeal as there may still be a necessity for a parking variance request.

I look forward to hearing from you. Should you have any questions or comments, please contact me.

Very truly yours,

David K. Gildea

RECEIVED
COUNTY BOARD OF APPEALS
99 JUN 10 PM 1:41

DKG:bhb
CC: John Murphy, Esquire
People's Counsel for Baltimore County
Mr. David S. Patalita
Mr. Chris Netter
Mr. Timothy F. Madden
Mr. Lyndon O. Hart

169487

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DAVID K. GILDEA
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dgildea@wtplaw.com

August 16, 1999

RECEIVED
COUNTY BOARD OF APPEALS
99 AUG 16 AM 8:53

Sent Via Hand Delivery
Chairman Charles L. Marks
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of Saul Centers, Inc./Owner (8100 Loch Raven Blvd., Ravenwood Shopping Center)
9th Election District; 4th Councilmanic
Petition for Variance
Case No.: 99-88-A
Hearing Date: 8/26/99, 10:00 a.m.
Our File No.: 05935/00001

Dear Chairman Marks:

Saul Centers, Inc., by and through its attorneys, Whiteford, Taylor & Preston and David K. Gildea, hereby requests a postponement of the above referenced matter. Saul Centers has received a Limited Exemption for the construction of the addition on the above referenced shopping center and anticipates receiving development approvals of such without the necessity of Variances. However, as the Development Plan has not been approved by the County, it is premature to dismiss the Variance appeal as there may still be a necessity for a parking variance request.

I look forward to hearing from you. Should you have any questions or comments, please contact me.

Very truly yours,

David K. Gildea

DKG:bhb
CC: John Murphy, Esquire
People's Counsel for Baltimore County
Mr. David S. Patalita
Mr. Chris Netter
Mr. Timothy F. Madden
Mr. Lyndon O. Hart

169487

Patton Handout

OFF-STREET PARKING REQUIREMENTS

1. ____ PAVING (type and extent), STRIPING, AND 10-FOOT SETBACK TO A STREET RIGHT-OF-WAY is required (8 feet if existing on 5/26/88 and documented) and must be clearly indicated on the plat and notes.

2. ____ DESIGN STANDARDS, SCREENING, AND LANDSCAPING must be provided in accordance with the landscape manual and all other manuals adopted pursuant to Section 26-283 of the Baltimore County Code. (See Section 409.8.A, BCZR.) Contact Avery Harden at 887-3751.

3. ____ CURBING or anchored wheel stops must be provided around every parking lot. The curb or wheel stop must be set back appropriately so as not to allow any portion of a parked vehicle to interfere with the required landscaping and screening. If anchored wheel stops are used, a detail of the anchoring must be shown; neither can be located any closer than 10 feet to a street right-of-way.

4. ____ DEAD-END PARKING BAYS must be provided with a back-around or turn-around and traffic circulation must be clearly indicated by the use of arrows on the plat. (See Section 409.8.A.5, BCZR.)

5. ____ LIGHTING: Add note: "Any fixture 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." Indicate placement, height, and direction on the plat. Light standards should be protected by curbing or landscaping. If no lighting, state so. (See Section 409.8.A.3, BCZR.)

6. ____ ENTRANCES on County roads for one-way traffic shall be 17 feet wide. Entrances on County roads for two-way traffic shall be not less than 24 feet nor more than 30 feet in width. Monumental entrances on County roads shall be provided with a minimum 2-foot wide median and the traffic lanes shall not be less than 17 feet nor more than 24 feet in width for the inbound lane and not less than 18 feet nor more than 36 feet wide for the outbound lane. Also, all entrances should be located at least 7-1/2 feet to a side property line. (Reference Developers Engineering, 887-3751.)

7. ____ ENTRANCES on State roads are subject to the approval of the State Highway Administration. (Contact Larry Gredlein, Bureau of Access Permits at 545-5600.)

8. ____ DRIVE-THROUGH STACKING REQUIRED: BANK - 5 for first station, 2 for each additional station; RESTAURANT - 7 per station and 5 behind order board; CAR WASH - see Section 419, BCZR; OTHER USES - as determined by the zoning commissioner.

NOTE: (None of the above can include the space at the station.) The drive-through lane must be clearly marked by special striping or pavement markings, may not block parking spaces and may not cross the principal pedestrian access. The principal pedestrian access and the stacking spaces must be clearly shown ont he plat, drawn to scale, and all requirements noted on the plat. (See Section 409.5, BCZR.)

9. ____ COMPACT OR SMALL CAR SPACES: When more than 50 spaces are provided in office and industrial uses and parking structures for residential and lodging uses only. Space size 7.5 x 16 feet (angled) and 7.5 x 18 feet (parallel) are permitted up to 40% maximum of the required spaces. All dimensions, calculations, and typical spaces must be incluced on the plan. (See Section 409.5, BCZR.)

10. ____ LOADING: (in commercial or industrial areas) must be shown on the plat to accomodate the loading and unloading of materials consistent with the size and use of the building in addition to all other parking requirements. Loading spaces may not impede normal vehicle circulation or block any other required spaces.

11. ____ HANDICAPPED: Parking spaces shall be provided in accordance with the Maryland Building Code for the Handicapped, contained in the Code of Maryland Regulations 05.01.07.

12. ____ ADJUSTMENTS (allowed in office and industrial): TRANSIT - 5% reduction; RIDESHARING - 10% reduction; SHARED PARKING - see Section 409.6.B.3, BCZR.

13. ____ BUSINESS OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE may be granted by the zoning commissioner after a 15 day posting procedure. If a request for a public hearing is filed within this time period, a Special Hearing is required (see Section 409.8.B, BCZR). *NOTE:* In the D.R. zone, within a residential transition area, all RTA requirements must be met (see Section 1B01.1.B.1, BCZR) or a variance must be granted.

Patton Amendment

restriction, a restrictive covenant or a binding contractual agreement, including a lease. Any plans approved are conditioned upon and subject to periodic review by the Director to ensure that adequate parking arrangements continue to exist. **[Bill No. 144-1997]**

409.8 Design standards.

A. Requirements for parking facilities in all zones. All off-street parking facilities shall be subject to the following requirements:

Near Spaces

1. Design, screening and landscaping. Design, screening and landscaping shall be provided in accordance with the Landscape Manual and all other manuals adopted pursuant to Section 26-283 of the Baltimore County Code, 1988 Edition, as revised.

2. Surface. A durable and dustless surface shall be provided and shall be properly drained so as not to create any undesirable conditions.

3. Lighting. Any fixture used to illuminate any parking facility shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.

Nearest Plain Spaces

4. Distance to street line. No parking space in a surface parking facility for a nonresidential use shall be closer than 10 feet to the right-of-way line of a public street, excluding vehicle overhang, except that in the C.T. District of Towson such setback is not required if the parking facility is screened from the street in accordance with the Landscape Manual.

5. Dead ends. All dead-end aisles shall be designed to provide sufficient backup area for the end parking spaces.

6. All parking spaces must be striped. Striping shall be maintained so as to remain visible.

B. Business or industrial parking in residential zones.

1. Upon application, the Zoning Commissioner may issue a use permit for the use of land in a residential zone for parking facilities to meet the requirements of Section 409.6, under the following procedure:

a. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of 15 days following the filing of the application.

b. Within the fifteen-day posting period, any interested person may file a formal request for a public hearing with the Zoning Commissioner in accordance with Section 500.7.

c. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for parking in a residential zone if the proposed use meets all the requirements of Section 409.8.B.2. The use permit may be issued with

1. The length of any parking bay (measured along the right-of-way) shall not exceed 180 feet. All bays must be separated by a divider which is at least 10 feet in width.

2. Parking bays may not be located on any street where the average daily traffic exceeds 800 vehicles.

D. Paving standards for trucking facility sites.

1. Applicability. The provisions set forth below are adopted to regulate paving on the sites of both Class I and Class II trucking facilities.

2. Standard. All parking, loading, maneuvering and aisle areas and all areas for the storage of empty containers and empty trailers must be paved and maintained with:

a. A bituminous concrete surface over a suitable base;

b. A portland-cement concrete surface over a suitable base; or

c. Two or more applications of bituminous surface treatment over a suitable base.

3. Access to storage areas. All trucking facilities must be designed to provide access to storage areas via paved access aisles.

4. Engineering certification. A registered engineer of appropriate qualifications must certify that the paving, base and soil of all parking, loading, maneuvering, aisle and storage areas will withstand the loads imposed by expected truck traffic and storage activities.

409.9 Provisions for the physically handicapped. Parking spaces for handicapped persons shall be provided in accordance with the standards specified in the Maryland Building Code for the Handicapped, as contained in the Code of Maryland Regulations, Section 05.01.07.

409.10 Requirements for drive-through facilities.

A. For uses with drive-through facilities, stacking spaces for vehicles waiting to complete a transaction shall be provided in addition to the parking spaces required by Section 409.6. Each stacking space shall be at least 20 feet in length. The stacking space requirement shall not include the space next to the transaction station. The following are the minimum number of required stacking spaces by type use:

Use	Required Stacking Spaces
Automotive service station	As required in Section 405
Bank	5 for the first station, plus 2 for each additional station
Car wash	As required in Section 419

Use	Required Stacking Spaces
Restaurant, fast food	7 per station, 5 of which must be behind the order board **[Bill No. 110-1993]**
Restaurant, fast food, drive-through only	Single drive-through lane: 10 if walkup window is provided; 12 if there is no walkup window **[Bill No. 110-1993]** Double drive-through lane: 16 with no less than 5 stacking spaces per lane if walkup window is provided; 20 with no less than 5 per lane if there is no walkup window. **[Bill No. 110-1993]**
Other uses	As determined by the Zoning Commissioner

B. The drive-through lane shall be distinctly marked by special striping or pavement markings and shall not block entry to or exit from off-street parking spaces otherwise required on the site. The drive-through lane may not cross the principal pedestrian access to the facility, except that, in the case of a drive-through only restaurant with two drive-through lanes, the drive-through lanes are permitted to cross the pedestrian access if a painted crosswalk in association with warning signs for pedestrians and motorists is provided. The crosswalk may not be located between vehicle stacking spaces. **[Bill No. 110-1993]**

409.11 Off-street loading. For any building used for commercial or industrial purposes, adequate space for off-street parking to accommodate the loading and unloading of materials shall be provided, consistent with the size and proposed use of the building. Such space, whether inside or outside a building, shall be in addition to the parking spaces required by Subsection 409.6 and shall be located and designed so as not to impede normal vehicular circulation.

409.12 Other requirements.

A. The off-street parking requirements in Section 409 shall supersede any off-street parking requirements adopted pursuant to the authority of Section 504.

B. If the requirements for parking space or loading space in Section 409 would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and after a public hearing, the procedure for which is set forth in Section 409.8.B.1 above.

C. Commercial, Office (including RO Zones), Industrial, High-Rise Residential (including RAE 1 and 2) and Public Developments

1. Credit For Preservation Of Existing Trees

Patton Handouts

Credit for up to 200% of the required major trees shall be given for existing major trees preserved within the net buildable area. A credit of two planting units shall be given for each major tree 3 inches or greater in caliper, healthy and in good form, preserved within the net buildable area.

Refer to Section V, pg. 12 for the method of calculating credit, information regarding tree measurement and protection, and credit for specimen tree preservation.

2. Planting Requirements

a. GENERAL PLANTING REQUIREMENTS - For the purpose of establishing the minimum quantity of plant materials required, the following formulas shall be used.

(1) One planting unit shall be required for every 20 linear feet (measured along the centerline) of interior road, and 40 linear feet of adjacent road. A minimum of 50% of these planting units shall be major trees.

b. SPECIAL CONDITIONS - In addition to the General Planting Requirements, the following formulas shall be used.

(1) Seven percent (7%) of all surface parking lot areas (see examples) shall be reserved for landscaping at the rate of one planting unit per 12 parking spaces. A minimum of 75% of these planting units shall be major trees. Parking structures shall not be included in the calculations.

Per spaces

When parking spaces abut a building, the face of the curb shall be a minimum of six feet from the face of the building.

(2) Screening of parking lots from adjacent public rights-of-way shall be required. Setbacks should be in compliance with Section 409 B.C.Z.R. Screening shall comply with Class "B" Screening Requirements. See Section III, pg. 4 for Class "B" Screening Requirements.

Parking structures shall be buffered along street level with planting.

(3) Screening of Commercial, Office, Industrial and Public Development from adjacent residentially zoned or used property shall be required. Screening shall comply with Class "A" Screening Requirements. A minimum ten foot wide area shall be provided to accommodate this planting.

(4) Screening of dumpsters, loading, service and outside storage areas from all adjacent residentially zoned or used properties, public or private rights-of-way excepting other than similar industrial uses shall be required. Screening shall comply with Class "A" Screening Requirements. See Section III, pg. 4 for Class "A" Screening Requirements.

THE PLAT

RAVENWOOD SHOPPING CENTER

ITEM # 88

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". It may be necessary for the plat to be produced in sections. It shall contain all the information as set forth on the checklist as follows:

1. ✓ NORTH ARROW, ELECTION DISTRICT, COUNTY COUNCIL DISTRICT, TITLE PLAN "PLAN TO ACCOMPANY.....HEARING" AND THE OWNER'S NAME AND ADDRESS AND ALSO THE PROPERTY ADDRESS AND THE DATE.

2. ✓ SCALE OF DRAWING: 1" = 20' or 1" = 50'. If acreage exceeds 40 acres, use 1" = 100' scale. 1" = 40'

3. ✓ OUTLINE OF PROPERTY: Indicated by a heavy bold line and bearings, distances and gross and net area (acres and square feet) of the parcel(s). Only, if part of a larger tract, the area which is the subject of the requested hearing should be in bold outline with all metes and bounds.

4. ✓ VICINITY MAP: A vicinity map must be included on all site plans with the scale of 1" = 1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED.

5. ✓ PREVIOUS COMMERCIAL PERMIT: The permit number(s) control number(s) of work on the same property and the approximate date of the last improvement listed on the plat.

6. ✓ ZONING HEARINGS, C.R.G., WAIVERS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings. List any C.R.G. approval dates or waiver numbers and dates on the plat.

7. ✓ ZONING: All zone and district lines on the property, parcel(s) and adjacent property, parcel(s) must be shown on the plat. Include map number in plan notes. Copies of the official 1" = 200' zoning map may be obtained in the Zoning Office, Room 109, County Office Building. Also see note #27 of this checklist.

8. ✓ OWNERSHIP: Of parcel(s) and relation of parcel(s) to adjacent property including reference deed numbers, lot numbers and subdivision names.

9. ✓ LOCATION: Street address and name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.)

10. ✓ STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. ALSO INCLUDE ANY RIGHT-OF-WAY WIDENING REQUIRED, EITHER BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS OR THE STATE HIGHWAY ADMINISTRATION. Include any existing or proposed easements or rights-of-ways and indicate if it is public or private.

11. ✓ USES, BUILDINGS: Location and proposed use of all buildings on the property. Plats for public hearing must also show the location of all uses and structures within 200 feet of the property.

12. ✓ DIMENSIONS, SETBACKS: Dimensions, height, number of stories of all existing and proposed buildings (or additions) on the site including all property lines and building setbacks.

13. ✓ STREET SETBACKS: And use of all permanent commercial buildings within 100 feet of each side property line to establish average street setback (see Section 303.2, B.C.Z.R., and policy S-2.B).

14. ✓ ENTRANCES: Location and width of existing and/or proposed entrances (traffic channelization) and their relation to entrances on adjacent properties and properties across the street. Indicate method - curbing, R/R ties. (For requirements, contact either Bureau of Traffic Engineering or State Highways.)

15. ✓ SIGNS: All existing and proposed, indicating location, height, square footage, illumination, and single or double-faced. INCLUDE ELEVATION DRAWING(S) TO SCALE, IF FREE-STANDING and show placement of sign on the building wall, if wall-mounted and dimensions of the wall.

16. ✓ UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations must be indicated. (Public utilities reference - room 206, County Office Building.)

17. ✓ FEATURES: Location of streams, storm water management systems, drainage, and pipe systems on or within 50 feet of the property.

99-88-A

18. ✓ FLOOR AREA RATIO CALCULATIONS: The floor area ratio of the total gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right of access up to a maximum of 30 feet.)

19. ✓ AMENITY OPEN SPACE: Location and square footage calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O., O-1, O-2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., B.R.-C.T. The qualifying A.O.S. areas within the net lot area must be shaded and separate areas subtotaled in square feet on the plat and included in the Amenity Open Space calculations in the notes.

20. N/A HEIGHT DETERMINATION: Tent must beincluded for buildings above 40 feet (See 231, B.C.Z.R.). Where a building height determination is required and S.231, B.C.Z.R., does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan. N/A

21. ✓ FIRE HYDRANTS: *Location of fire hydrants and distance to the subject property.*

22. ✓ SITE PLANS: Must be trimmed to a neat 8-1/2" X 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY A PLAT BE LARGER THAN 24" x 36". IT MAY BE NECESSARY FOR THE PLAT TO BE PRODUCED IN SECTIONS TO MEET THIS REQUIREMENT. 30" x 42"

23. ✓ REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (B.C.Z.R.) and the attached "GENERAL REQUIREMENTS", "CALCULATIONS", "PARKING PATTERNS", and "SAMPLE SITE PLAN".

24. N/A SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (B.C.Z.R.); Service Stations, S.405; Damaged or Disabled Vehicles and Parts, 405.A; Car Washes, S.419 and 409.10; uses requiring Automobile Stacking such as banks, drive-through restaurants, etc., S.409.10; Business Industrial Parking in a Residential Zone, 409.8.B and all residential transition area requirements, 1B01.1.B.; Housing for the Elderly, all applicable requirements of S.432 and 1B01.1.B. The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.

25. ✓ SEALS: Public hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.

26. ✓ ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.

27. ✓ ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:

ITEM # 88

a. Scale: 1" = 200', Map #__; HE 9-B
b. Outline of the parcel(s) in question accurately depicted and the point of beginning with coordinates shown;
c. All existing and proposed streets and expressways in the area;
d. Location of available utilities connections;
e. Approximate size and location of school and church sites or other landmarks in the area

Zoning Advisory Committee

A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.

B. The Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) representatives of various County agencies. The Committee reviews zoning petitions weekly.

C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.

COMMISSIONER SCHMIDT

(A)

You Can Help Your Community and Local Business

RAVENWOOD SHOPPING CENTER ZONING HEARING UPDATE

Join the Associates of Loch Raven Village (ALRV), the Loch Raven Business Association (LRBA) and the Loch Raven Community Council (LRCC) in **opposing** the request by Saul Centers for a **parking variance** to allow the construction of an additional 7,500 sq. ft. of retail space in the **Ravenwood Shopping Center**. The associations have retained counsel to present our position at the zoning hearing on December 16th. Please support our neighborhood by attending the hearing or writing a letter to express opposition to the parking variance. (Details below)

The associations oppose the parking variance required for the addition of new retail space in the Ravenwood Shopping Center because:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

2) The creation of more retail space and reducing available parking could result in **overflow parking** on Pleasant Plains Road, causing **additional problems for area residents**, whose available parking is already limited.

3) **Customers** of the existing stores will be **severely inconvenienced** during the construction period Access to parking adjacent to the stores will be restricted by the construction activity. Parking will be lost to on-site storage of the contractors' equipment. Established retailers could permanently lose their clientele to areas with more accessible parking, **forcing businesses to reduce employees or to close.**

4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

ZONING HEARING: If possible please attend this hearing and oppose the parking variance.

December 16, 1998 at 9 A.M.
County Office Building, Room 106
111 W. Chesapeake Ave., Towson

PLEASE WRITE to express your opposition to the parking variance in Case #99-88A, Saul Centers/Ravenwood.

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Questions or information call 410 828-8952 or 410-665-4322

AGAINST

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Donna Spicer	8719 Eddington Rd Balto. 21234
Robert M Cook	1577 Cottage Ln 21286
Murry Bentley	1440 Putty Hill Avenue 21286
Darrell Kroshensky	1569 Cottage Lane 21286
Joe Consoli	1534 Putty Hill Ave 21286
Neil Smith	4 Airway Circle Apt 2A 21286
Jo Ann Ross	8106 Loch Raven Blvd 21286
Rita Myers	1206 Brixton Rd
Ric Myers	1206 Brixton Rd.
Ken Gore	3710 E. Balto St. Balto Md
Erin Rice	1301-I Airlie Way Balto 21239
Barry Smith	7900 Aiken Ave 21234
John Cousler	2500 hillcrest Ave Balto. MD 21234
Madeline Swartz	6920 Donackie Rd Balto 21239
Paul Guzzo	1826 Cromwood Rd. 21234
Frank J Wesolowski	907 Fairway Dr 21286
John Phelps	2700 Loch Raven Blvd. 21218
Tom Hamer	8142 Pleasant Plains Rd. 21286
Jim McGaw	8118 Loch Raven Blvd 21286
Kim Carton	1420 Putty Hill Ave. 21286
Mike Sarkin	1308 Putty Hill Ave 21286
Dr. Cynthia Miller	Loch Raven Dental Associates
Dr. Paul Bederson	912A Taylor Ave. Towson, Md. 21286

12/30/18

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
John Morsberger	7 Mullingar Ct. Timonium MD 21093
Lynne Grycz	203 Montgomery Dr.
Diane Cimino	3 Pine Chip Ct. 21236
Edward J. Waters	6904 Lachlan Cir Apt. G 21239
Neil Smith	4 Airway Circle Apt 2A 21086
DAVID A. PACKHAM	23 MORRISLEA COURT BALTO, MD 21237
Ruth Esther Packham	23 MORRISLEA Court, Baltimore, MD 21237
DAVID NIELSEN	8141 PEARMOT PLAINS RD 21286
MIKE SARKIN	1308 PUTTY HILL RD 21286
Leslea S. Knauff	1516 Doxbury Rd 21286
Kim McGavin	8118 Loch Raven Blvd 21286

Protestants

1/30/98

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Bruce Knauff	1516 Doxbury Rd. Towson 21286
Mel Smith	4 Airway Circle Apt 7A 21286
DAVID NIELSEN	8141 PLEASANT PLANTS RD 21286
MIKE SARKIN	1308 PUTTY HILL RD 21286
Leslea S. Knauff	1516 Doxbury Rd Towson 21286
Jim McGovin	8118 Lock Raven Blvd 21286
Donna Spicer	8719 Eddington Rd 21234

AGAINST VARIENCE

PROTESTANTS

PLEASE PRINT CLEARLY

— PROTESTANTS —
CITIZEN SIGN-IN SHEET

NAME	ADDRESS
[redacted]	[redacted]
PHYLLIS GNAU	8107 LOCH RAVEN BLVD
MARY THE WISH	2150 GREYGHEEK RD
C. CORIN	15 GOUCHER WOODS CT
[illegible]	6718 Queens Ferry Rd
Olga A. Pulaski	6718 Queens Ferry Rd
Ernest R. David	1512 Cottage Lane
Sylvia Anne David	1512 Cottage Lane
David Shauck	1605 Hardwick Rd, Balto 21286
A. Eleanor Sewell	P.O. Box 11450 Bal. 21239
Mari Melinsky	912A Taylor Ave Towson MD
[illegible]	4 AIRWAY Circle APT 2A
✓ [illegible]	1600 Timberline Ct.
DONNA SPICER	8719 EDDINGTON Rd. 21234
Tom Hamer	8142 Pleasant Plains 21286
Cynthia Miller	912 Taylor Ave 21286
Geraldine Smusko	1710 Aberdeen Rd 21234
JEFF ROEMER / A & A TROPHY	8635 LOCH RAVEN BLVD 21286
Kim McGavin	8118 LOCH RAVEN BLVD 21286
Donald W. Horst	236 W. Chesapeake Ave. 21204
[illegible]	1838 Dunawan Rd Bal 21234
D.M. Cook	1577 COTTAGE LA 21286
Dave Nielsen	8141 PLEASANT PLAINS RD 21286
Jim PATTON	PCL 305 W. CHESAPEAKE
JULIAN D. SMITH, JR	6708 COLLINGDALE RD. 21234

12/17/98

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

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Mike Sarkin	1308 Putty Hill Ave
Kimberly Carton	1420 Putty Hill Ave.
Diane Cimino	3 Pine Chip Ct.
Lynne Coryctz	203 Montgomery Dr.
KEN GORE	3710 E. Balto St. Baltimore 21224
PATRICK SMITH	325 OLD TRAIL RD. 21212
HOWARD C. HOISS	1206 STEVENSON LA
Donna Spicer	8719 Eddington Rd. 21234
Steven T Kohan	5112 Hillburn Ave 21206

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PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Madden	MRA 110 West Rd. Towson, Md.
DAVID S. PATALIDA	SAUL CTRS INC - 8401 CT. AVE CHEVY CHASE MD.
MARK ADAM HARDI	SAUL CENTERS INC - 8401 CT AVE, CHEVY CHASE MD.
CHRISTOPHER H. NETTER	" " " "
PAUL J BURT	~~[illegible]~~
~~[illegible]~~	~~[illegible]~~
~~[illegible]~~	~~[illegible]~~
~~Betty Coates~~	~~2500 Hillcrest Ave. Balto 21234~~
~~[illegible]~~ NO	~~1301-I Airlie Way Balto 21239~~
~~[illegible]~~ NO	~~7100 Aiken Ave 21234~~
~~[illegible]~~ NO	~~[illegible]~~
David Mildea	
Whiteford Taylor & Preston	
210 W. Penna. ave	
Towson, Md	
21204	

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on Recycled Paper

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PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
CHRISTOPHER H. NETTER	8401 CONN. AVE. CHEVY CHASE, MD 20815
DAVID S. PATALITA	" " " " " "
MARK A. HARTY	" " " " " "
PAUL J BURT	" " " " " "
LYNDON HART (MPA)	110 WEST RD. #245 TOWSON, MD.
Tim Madden - Morris & Ritchie Assoc	110 West Rd Towson
David Sidelar	Whiteford Taylor + Preston
	210 W. Pen. Ave
	Towson, MD. 21204
MICKEY CORNELIUS	40 W. CHESAPEAKE AVE SUITE 600 TOWSON MD

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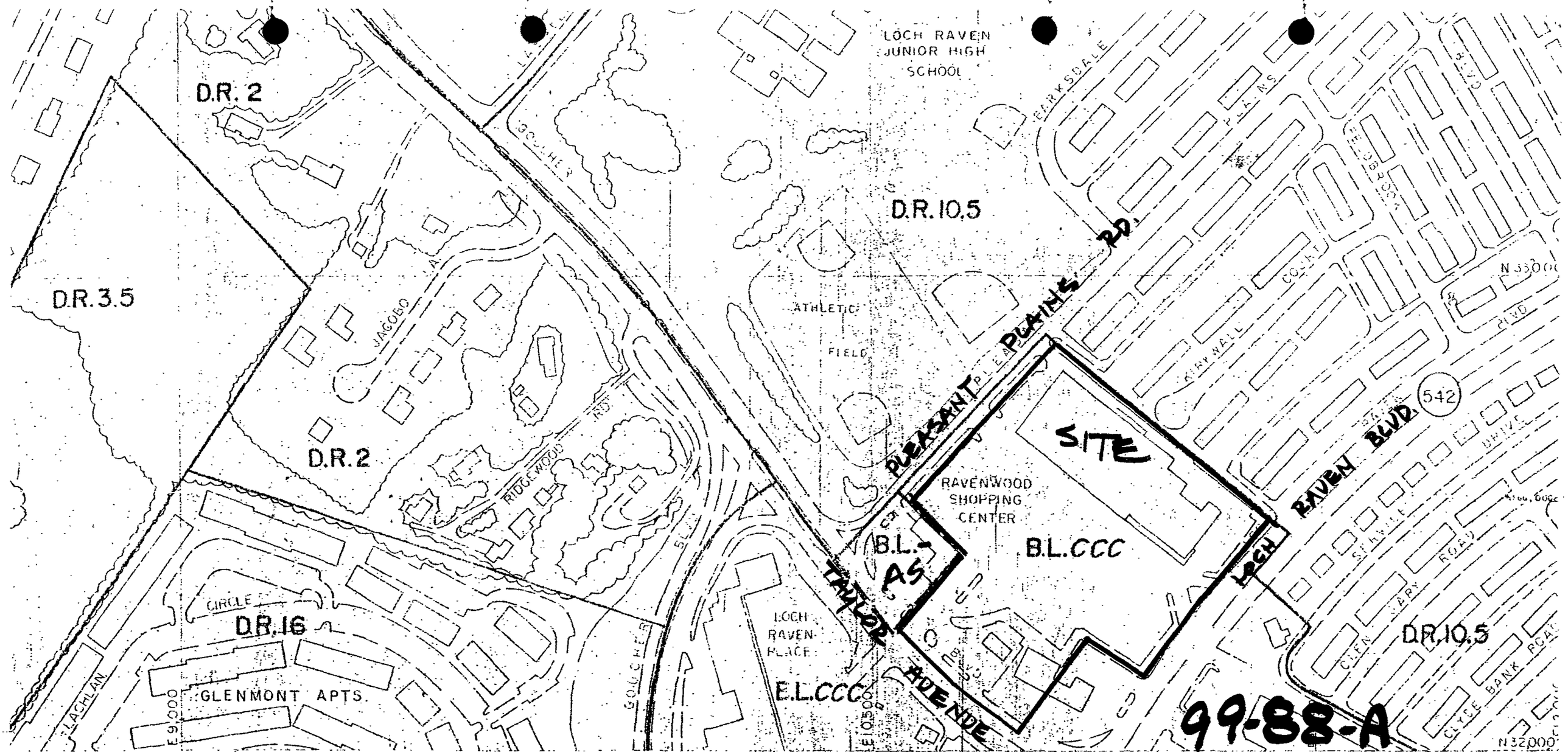
CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Jennie Vincent	1607 Myanby Rd 21286



TIMORE COUNTY
PLANNING AND ZONING
AL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92,184-92,185-92,186-92,187-92,188-92,189-92

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	WILTONDALE TOWSON HEIGHTS LOCH RAVEN VILLAGE	N.E. 9-B ITEM #88
DATE OF PHOTOGRAPHY JANUARY 1986		

RAVENWOOD SHOPPING CTR.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
(410) 879-1690 FAX (410) 879-1820
(410) 821-1690 FAX (410) 821-1748

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LETTERS OF OPPOSITION
CASE #99-88-A

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Baltimore, MD 21239

Mr. Louis R. Rainone
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Baltimore, MD 21204

Ms. Mildred Ratteburn
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Towson, MD 21286

Mr. Edward Wiender, Jr.
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Catherine Gardina

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Arlyne Schmalbach

C. J. Fretwell
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Towson, MD 21204

Jean & Richard Hube

Sally & Ross Hewson
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Baltimore, MD 21286

Mrs. Grace A. Thompson
8153 Pleasant Plains Rd
Towson, MD 21286

Lucie Portier O'Brien
8606 Pleasant Plains Rd
Towson, MD 21286

Esther Morris
8102 Loch Raven Blvd
Baltimore, Md 21286

Carla (Fax)

Matthew V. Galla
Glendale/Glenmont
Community Association,
P.O. Box 20113
Baltimore, MD 21284

Madeline Kern
Mary Kern
6201 Loch Raven Blvd
Baltimore, MD 21239

Ken Gore
Lord Baltimore Services
3710 E. Baltimore St
Baltimore, MD 21224

Laurel Marie Stevens
1719 Glen Keith Blvd
Baltimore, MD 21234

Rita A. Myers
1206 Brixton Road
Baltimore, MD 21239

Patricia J. Thomas
1819 Loch Shield Road
Baltimore, MD 21234

Lillian E. Baber
Frederick J Baber
1548 Dellsway Road
Baltimore, MD 21286

Jerome D. Potter
1612 Walterswood Road
Baltimore, MD 21239

Concerned Citizen

Bruce Smith
1715 Glen Ridge Road
Baltimore, MD 21234

Kenneth & Jean Anders
804 Dartmoor Road
Lutherville MD 21093

Ms. Jean Bolewicki
701 Squires Road
Towson, MD 21286

Gina and Adriana Zarbin
6637 Loch Raven Blvd
Baltimore, MD 21239

Mary A. Poehlman
The Hillendale
Improvement Assoc.
P. O. Box 9716
Baltimore, MD 21284

Mrs. Shirley Stalcup
7802 Hillsway Avenue
Baltimore, MD 21234

Charles A. Herbert
Erma Herbert
1390 Deanwood Road
Balitmore, MD 21234

Janet Sanford
1315 Heather Hill Road
Baltimore MD 21239

Mr. & Mrs. Joseph Moser
8140 Glen Gary Road
Baltimore, MD 21234

Rose Marie Easterly
6722 Glenkirk Rd
Baltimore, MD 21239

Jeraldine Ragan
6124 Chinquapin Pkwy
Baltimore, MD 21239

Eileen J Le Strange
804 Mockingbird Lane
Towson, MD 21286

Lillian M. Gruel
7905 Bon Air Road
Baltimore, MD 21234

Holly Klossan
9624 Dixon Avenue
Baltimore, MD 21234

Richard Corvese
P O Box 42064
Baltimore, MD 21284

Joanne Farmetti
2601 Meadowland Court
Baltimore, MD 21234

Jennifer Spangenberg
5 Darmeny Court
Baltimore, MD 21234

Gregory L. Paetow
50 Rhodes Place
Timonium, MD 21093

Brian Miller
5921 Bertram Avenue
Baltimore, MD 21214

Beth Brodsky
7906 Knollwood Road
Towson, MD 21286

Mary Burkindini
7205 Glenoak Avenue
Baltimore, MD 21234

Neala Georgitson

Edward and Lydia
Waters
6904 G Lachlan Circle
Baltimore, MD 21239

Bryss Burke

Barbara Brown

Alison Darn

Katherine Mushez

Patrick Smith
450 Old Trail Road
Baltimore, MD 21212

Louise Garland
32 Dunvale Road
Towson, MD. 21204

Dwight Busick
10907 Player Lane
Berlin, MD 21811

Herbert W. Brown
1811 Cobourg Ct A3
Parkville, MD 21234

Jean Wulforst
26 Acorn Circle 102
Towson, MD 21286

Eileen LeGrange
804 Mockingbird Lane
#302
Towson, MD 21286

H. M. Duff
P O Box 4675
Baltimore, MD 21212

Jane wood
1532 Taylor Avenue
Baltimore, MD 21234

Ridgley P. Knauff
1516 Doxbury Road
Baltimore, MD 21286

Barry Lepley
8561 Morven Road
Baltimore, MD 21234

Sarah Rose
Patricia Rose
6819 Collinsdale Road
Baltimore, MD 21234

Julian D. Smith, Jr.
6708 Collinsdale Road
Baltimore, MD 21234

William Dombrowski
Maria Dombrowski

Catherine Carter
C. Leona Carter
6809 Collinsdale Road
Baltimore, MD 21234

Mr. & Mrs. Woodrow Dils

Jay Stoudenmire
Gertrude Stoudenmire
6729 Collinsdale Road
Baltimore, MD 21234

Linda Sennott
Dr. Waldroon Sennott
6714 Collinsdale Road
Baltimore, MD 21234

Julian D. Smith, Jr.
Adaliea W. Smith
6708 Collinsdale Road
Baltimore, MD 21234

Edward W. Marsherry
1100 Epworth Court
Baltimore, MD 21234

Dolores St. Ours
George R St. Ours
6708 Collinsdale Road
Baltimore, MD 21234

Susanne Rigout
1993 Sayward Avenue
Baltimore, MD 21234

Ann Vinup
Toni Vinup
1747 Wentworth Rd
Baltimore, MD 21234

William R. Hargest
6812 Collinsdale Road
Baltimore, MD 21234

Rhoda Doughty
1620 Glen Keith Blvd
Baltimore, MD 21286

Jean Eney
R. Donald Eney, MD
101 Kenilworth Park Dr
Towson, MD 21204

Mr. & Mrs. Wm Bory, Sr
1708 Orlando Road
Baltimore, MD 21234

Mrs. J. G. Wargo
90 E Padonia Rd #104
Timonium, MD 21093

Carolyn Wheeler
1410 Walker Avenue
Baltimore, MD 21239

Thomas & Patricia Reese
8126 Kirkwall Court
Baltimore, MD 21286

Howard C. Heiss, Jr.
Fellowship Forest Comm
1206 Stevenson Lane
Towson, MD 21286

Nancy Tankersley
8101 Dalesford Road
Baltimore, MD 21234

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

Sept 30, 1998

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mr Jack E. Penny
8204. Pleasant Plains Rd
Towson, Maryland 21286

RECEIVED
OCT - 6 98
ZONING

correspondence

We are not interested in preserving ~~every~~ the name of every single person who wrote a letter regarding this case. ~~By then simply scanning the first page of every stapled~~

A ~~good idea of the genera~~ A general consensus can be achieved by simply scanning the first page of each stapled group.

DE 4/5/76

COPY

Dec. 14, 1998
6812 Collinsdale Rd
Balto Md. 21234

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear Commissioner Schmidt
I strongly oppose the variance in case #99-88A, small coteries Ravenwood. as I am a senior citizen that does most of my shoping at this location, the area is mostly congested

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

2) The creation of more retail space and reducing available parking could result in **overflow parking** on Pleasant Plains Road, causing **additional problems for area residents**, whose available parking is already limited.

3) **Customers** of the existing stores will be **severely inconvenienced** during the construction period. Access to parking adjacent to the stores will be restricted by the construction activity. Parking will be lost to on-site storage of the contractors' equipment. Established retailers could permanently lose their clientele to areas with more accessible parking, **forcing businesses to reduce employees or to close.**

4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

at the present time. it make it most difficult at present time what will it be if this variance is approved?

William R. Harpest

COPY

December 14, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear Commissioner Schmidt,

We oppose the parking variance in case # 99-88A, Saul Centers / Ravenwood for the following reasons:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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3) **Customers** of the existing stores will be **severely inconvenienced** during the construction period. Access to parking adjacent to the stores will be restricted by the construction activity. Parking will be lost to on-site storage of the contractors' equipment. Established retailers could permanently lose their clientele to areas with more accessible parking, **forcing businesses to reduce employees or to close.**

4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Sincerely,

Susanne Bryant
1003 Sayward Ave
Baltimore, MD 21234

COPY

December 14 1998
6708 Collinsdale Rd.
Baltimore Md.
21234-5933

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear Commissioner Schmidt:
We oppose the Parking variance in case # 99-88 A. SAUL Centers/Ravenwood for the following reasons:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

2) The creation of more retail space and reducing available parking could result in **overflow parking** on Pleasant Plains Road, causing **additional problems for area residents**, whose available parking is already limited.

3) **Customers** of the existing stores will be **severely inconvenienced** during the construction period. Access to parking adjacent to the stores will be restricted by the construction activity. Parking will be lost to on-site storage of the contractors' equipment. Established retailers could permanently lose their clientele to areas with more accessible parking, **forcing businesses to reduce employees or to close.**

4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Yours truly,
Dolores M. St. Ours
George R St. Ours

COPY

Edward W. Macsherry
1100 Epworth Court
Baltimore Maryland
21234.

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

I am opposed to 9988 A.

Edward W. Macsherry

COPY

DECEMBER 14, 1998 A.D.
6708 COLLINSDALE ROAD
BALTIMORE, MD 21234-5933

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

DEAR COMMISSIONER SCHMIDT:

WE OPPOSE THE PARKING VARIANCE IN CASE # 99-88A, SAUL CENTERS/RAVENWOOD FOR THE FOLLOWING REASONS:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

YOURS TRULY

Julian D. Smith Jr.

JULIAN D. SMITH JR.

Adalia W. Smith

ADALIA W. SMITH

December 14, 1998
6714 Collinsdale Rd.
Baltimore, Md.
21234

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear commissioner Schmidt
We feel the lot is too small to accommodate more stores. We need the present parking area.

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

2) The creation of more retail space and reducing available parking could result in **overflow parking** on Pleasant Plains Road, causing **additional problems for area residents**, whose available parking is already limited.

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4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Very truly yours,
Mrs. Linda P. Sennott
Dr. Waldron M. Sennott

DECEMBER 14, 1998.
6729 COLLINSDALE RD
BALTIMORE, MD. 21234

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

DEAR COMMISSIONER SCHMIDT;
WE OPPOSE THE PARKING VARIANCE IN CASE # 99-88A, SAUL CENTERS/ RAVENWOOD FOR THE FOLLOWING REASONS.;

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking will cause further overcrowding.** *Existing parking spaces will be eliminated to make room for* the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

YOURS TRULY
Jay H. Stoudenmire
JAY H. STOUDENMIRE
Gertrude A. Stoudenmire
GERTRUDE A. STOUDENMIRE

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Commissioner Schmidt:
We oppose the parking variance in case #99-88 a.
Saul Centers, Ravenwood for the reasons below.

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Yours truly,
Mr. & Mrs. Woodson Dils

Dec. 14 1998
6809 Collinsdale Rd.
Baltimore, Md. 21234-5935

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear Commissioner Schmidt
We Oppose the parking variance in Case #99-88A
Centers / Ravenwood for the following reasons

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Yours truly
Catherine L. Carter
C Leona Carter

December 14, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

RECEIVED
DEC 14
ZONING

Dear Commissioner Schmidt:

We oppose the Parking Variance in Case #99-88A, Saul Center/ Ravenwood for the following reasons:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

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5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Please demonstrate your concern for the communities in this area. We have resided here since 1959. We have striven to maintain a balance in stability. Commercial expansion should never take precedence over residential stability, safety. Your decision will make the critical difference.

Very truly yours,

William F. Dombrowski

William F. Dombrowski, D.D.S.

Marie A. Dombrowski

Marie A. Dombrowski

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

1. BUILD SIX (6) NEW STORES ALONG THE LOCH RAVEN BLVD. SIDE OF THE PARKING LOT - DIRECTLY SOUTH OF NATIONSBANK.
2. ERECT SIGNS ON THE BACK OF THE SIX NEW STORES. THE BACK OF THE BUILDINGS WILL FACE LOCH RAVEN BLVD.
3. PROBABLY USE THE PARKING SPACES DIRECTLY SOUTH OF SHEAR MADNESS AND LORD BALTIMORE CLEANERS TO STORE BUILDING SUPPLIES AND EQUIPMENT FOR 6 - 8 MONTHS. (THE PARKING SPACES CURRENTLY SOUTH OF NATIONSBANK WILL NOW BE COVERED BY THE SIX NEW STORES).
4. THEY ALSO INTEND TO REMOVE THE LARGER TRAFFIC ISLAND THAT SEPARATES THE TRAFFIC FLOW FROM TAYLOR AVENUE INTO THE SHOPPING CENTER. THEY WILL PUT PARKING SPACES THERE!!
5. THEY INTEND TO SEAL OFF THE ENTRANCE FROM THE SHOPPING CENTER TO AJELLOS SERVICE CENTER AND THE CITGO SERVICE STATION BECAUSE OF THE NEW TRAFFIC FLOW!!

WE BELIEVE THE CONSTRUCTION OF SIX NEW STORES WILL CAUSE A SEVERE PARKING PROBLEM FOR 6-8 MONTHS & AN ONGOING PARKING AND TRAFFIC FLOW PROBLEM HENCEFORTH. THE DIRE ECONOMIC EFFECT OF A SHOPPING CENTER WITH RESTRICTED PARKING ON NATIONSBANK, SHEER MADNESS, LORD BALTIMORE, CRACKPOT LIQUORS & RESTAURANT IS OBVIOUS.

MANY OF OUR CLIENTELE ARE SENIOR CITIZENS WHO HAVE A DIFFICULT TIME WALKING. THE RESTRICTED PARKING WILL CREATE AN UNFAIR BURDEN ON THE VERY CUSTOMERS WHO DEPEND ON A SHOPPING CENTER WITH PARKING THAT IS CLOSE TO THE STORES THEY FREQUENT.

THE HISTORICAL CONCEPT OF A SHOPPING CENTER CONSISTED OF TWO MAJOR FACTORS;

1. THE CONVENIENCE OF MANY STORES LOCATED TOGETHER.
2. ABUNDANT PARKING CLOSELY ACCESSIBLE TO THE STORES.

WHY OUR LANDLORD NO LONGER BELIEVES THE 2ND CONCEPT APPLIES TO THE RAVENWOOD SHOPPING CENTER IS THE ISSUE THAT NEEDS TO BE ASKED AT THE ZONING HEARING.

PLEASE SUPPORT OUR CONCERN BY CONTACTING NEIL SMITH, OWNER OF THE CRACKPOT RESTAURANT. (410 828-1095)

WE NEED MANY CONCERNED RESIDENTS OF THE COMMUNITY TO ATTEND THE ZONING BOARD HEARING TO BE HELD AT 401 BOSLEY AVE, ROOM 407 ON THURSDAY OCTOBER 1, 1998. (10:00 AM)

WE ESPECIALLY NEED REPRESENTATIVES OF NEIGHBORHOOD ASSOCIATIONS AND SENIOR CITIZEN ASSOCIATIONS TO CONTACT US & ATTEND THE MEETING.

THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

If you can't attend the MEETING - please write a letter to the OFFICE of ZONING COMMISSION ROOM 405 COUNTY COURTS BLDG 401 BOSLEY AVE TOWSON 21204

NEIL SMITH

Sept. 30 1998

To whom this may concern

I have been working at 8106 Loch Raven Blvd Raven wood Shopping center for 30 years. a Large portion of my customers and sales customers are seniors! The main reason they come is the convenience of parking in relationship to this store. For obvious reasons these people are not as ambulatory as they once were. By this disruption and inconvenience of parking to Shear Madness, we will Lose a large portion of these customers. They are the bread & Butter of this business. In the 8 months these new stores are being Built these customers will go to a more convenient Location. Most of them will not return. you have doomed all employees of Shearmadness. We will soon be go out of business.

Katherine Mushen

RAVENWOOD SHOPPING CENTER ZONING HEARING

(410) 494-0668

DEAR CUSTOMER, ZONING phone # 410-887-3353

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

1. BUILD SIX (6) NEW STORES ALONG THE LOCH RAVEN BLVD. SIDE OF THE PARKING LOT - DIRECTLY SOUTH OF NATIONSBANK.
2. ERECT SIGNS ON THE BACK OF THE SIX NEW STORES. THE BACK OF THE BUILDINGS WILL FACE LOCH RAVEN BLVD.
3. PROBABLY USE THE PARKING SPACES DIRECTLY SOUTH OF SHEAR MADNESS AND LORD BALTIMORE CLEANERS TO STORE BUILDING SUPPLIES AND EQUIPMENT FOR 6 - 8 MONTHS. (THE PARKING SPACES CURRENTLY SOUTH OF NATIONSBANK WILL NOW BE COVERED BY THE SIX NEW STORES).
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5. THEY INTEND TO SEAL OFF THE ENTRANCE FROM THE SHOPPING CENTER TO AJELLOS SERVICE CENTER AND THE CITGO SERVICE STATION BECAUSE OF THE NEW TRAFFIC FLOW!!

WE BELIEVE THE CONSTRUCTION OF SIX NEW STORES WILL CAUSE A SEVERE PARKING PROBLEM FOR 6-8 MONTHS & AN ONGOING PARKING AND TRAFFIC FLOW PROBLEM HENCEFORTH. THE DIRE ECONOMIC EFFECT OF A SHOPPING CENTER WITH RESTRICTED PARKING ON NATIONSBANK, SHEER MADNESS, LORD BALTIMORE, CRACKPOT LIQUORS & RESTAURANT IS OBVIOUS. This would be Sheer Madness

MANY OF OUR CLIENTELE ARE SENIOR CITIZENS WHO HAVE A DIFFICULT TIME WALKING. THE RESTRICTED PARKING WILL CREATE AN UNFAIR BURDEN ON THE VERY CUSTOMERS WHO DEPEND ON A SHOPPING CENTER WITH PARKING THAT IS CLOSE TO THE STORES THEY FREQUENT.

THE HISTORICAL CONCEPT OF A SHOPPING CENTER CONSISTED OF TWO MAJOR FACTORS;

1. THE CONVENIENCE OF MANY STORES LOCATED TOGETHER.
2. ABUNDANT PARKING CLOSELY ACCESSIBLE TO THE STORES.

WHY OUR LANDLORD NO LONGER BELIEVES THE 2ND CONCEPT APPLIES TO THE RAVENWOOD SHOPPING CENTER IS THE ISSUE THAT NEEDS TO BE ASKED AT THE ZONING HEARING.

PLEASE SUPPORT OUR CONCERN BY CONTACTING NEIL SMITH, OWNER OF THE CRACKPOT RESTAURANT. (410 828-1095)

WE NEED MANY CONCERNED RESIDENTS OF THE COMMUNITY TO ATTEND THE ZONING BOARD HEARING TO BE HELD AT 401 BOSLEY AVE, ROOM 407 ON THURSDAY OCTOBER 1, 1998. (10:00 AM)

WE ESPECIALLY NEED REPRESENTATIVES OF NEIGHBORHOOD ASSOCIATIONS AND SENIOR CITIZEN ASSOCIATIONS TO CONTACT US & ATTEND THE MEETING.

THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

NEIL SMITH

Now is the time Rav Lochraven Blvd - This area seems to be going downhill

Crossroads good - But I'll leave you with this Be cautious as you go through life Lord

Bring the Neighborhood - Get your Community Associations

If you can't attend the MEETING - please write a letter to the OFFICE of ZONING COMMISSION ROOM 405 COUNTY COURTS BLDG 401 BOSLEY AVE TOWSON 21204

To Whom It May Concern:
Only a Sentence or two

Mr. Barnard

Bert

The economy, from this turmoil of erecting-
More - Buildings - would not further
Be a Waste of Money for the Investor
investors -
The are does not point out this fact
of course that there are needs
more - stores - You have answered
your own question By stating
that Parking for the stores - This not
due Certainly - The more that is wanted
Be damage of other Business - as well
as the Jobs of the People in other Businesses
Your opinion & observation has decided
Mr. the Rats - as you will loose your
investment - The Jobs & lively hood as
a key factor - Why not invest in
Bayonne - Big Bring the name Back to Jersey
the Bath agents & ~~or~~ invest your

Key factors are unknown

As an employee of Shear Madness, Inc., I am writing this letter to let you know how I personally feel about this whole situation. This proposed construction is going to cause a great loss of business for all the proprietors in Lakewood Shopping Center. It will also cause many problems for the clientele as many are senior citizens who depend on us not only for service but the fact of our location. I have seen in my past 10 yrs. here that there is not even ample parking for our busy days -- imagine what this parking lot will be with less space. Few people will want to venture that experience!

Sincerely,

Alison Dorn
Part-time Mgr.
Shear Madness, Inc.

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

1. BUILD SIX (6) NEW STORES ALONG THE LOCH RAVEN BLVD. SIDE OF THE PARKING LOT - DIRECTLY SOUTH OF NATIONSBANK.
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NEIL SMITH

To Whom It May Concern:

I am writing about the new buildings you are purposing to build in Ravenwood Shopping Center.

As an employee of Sheer Madness, I'm very concerned about our older Clientele. They need to park closed to our shop, or not come at all. This job is my livelyhood and I can't afford to lose any one.

Sincerely,

Barbara Brown

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

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NEIL SMITH

21204

To whom it may Concern,

Stores on our lot will be nothing but a problem. I am ~~AA~~ employee of Sheet-Madness & I believe That There is not enough parking for our clients. When A client is inconvienced by no parking construction ~~ect~~ They will go somewhere else, & will not return. I'm positive That it will greatly affect not only Myself but also my co-workers & other employees of our Shopping Center. I [redacted] cannot afford To lose one client This job is my livelyhood & I Think you should reconsider This proposal!

Sincerly
Bryss Burke
Bryss Burke

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

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NEIL SMITH

21204

6904 G Lachlan Circle
Baltimore MD 21239-1555
410-296-8624
Sept. 29, 1998

Zoning Board Room #407
401 Bosley Avenue
Towson, MD 21204

To whom it may concern:

As handicapped seniors living at Glenmont Apts., and frequent customers of the stores located in the Ravenwood Shopping Center, we wish to express our concerns about the possible loss of parking spaces being proposed.

Our main concern is the feasibility of having six more stores in an area that has seen many other stores come and go in the six years we have lived in the area, and the continued vacancies of many stores in the other adjacent shopping centers.

To name a few, Roy Rogers, Sizzler, Fox Ridge, Horn & Horn, Canopy, and a few others that are still vacant to date. There are stores that have changed hands, to name a few, Big Boy, Sunset Grill, and a few others, that we have not patronized, but does raise the question of stability of the area.

My wife and I wish to express our objections to reduction of the parking spaces being proposed.

Sincerely yours,

E. J. Waters

Edward J. Waters

Lydia S. Waters

Lydia S. Waters

As a 10 year employee of Shear Madness, and a 25 year resident of the community, I am opposed to the addition of the six new stores in the Ravenwood Shopping Center.

The construction of these new stores will take away convenient parking currently available to my clients, thus creating an extreme inconvenience for them. This will also ~~create~~ create a potential financial burden not only for the business owner of Shear Madness, but also for myself and the other employees of the salon.

Your consideration in this matter is greatly appreciated.

Paula Georgiton

Sept 30, 1998

To Whom it may concern

I am an employee at the Crack Pot Seafood Restaurant. I am concerned about the plans for expansion in the shopping center. The loss of the parking, will affect my job and my wages, and also all the employees. ~~today~~ Thank you

Mary Burkindine
7205 Glenoak Ave
Balto MD 21234

Sept. 30, 1998

To Whom It May Concern,

I am an employee at the Crack Pot Seafood Restaurant, located at the intersection of Loch Raven Blvd. and Taylor Ave. I am concerned about the plans for expansion in this shopping center. The loss of parking due to construction will negatively impact the amount of customers we recieve at the Crack Pot. I am putting myself through college and cannot afford to lose my job. Please consider the employees who will be affected when you vote on this issue. Thank you for your time.

Sincerely,

Beth Brodsky
7906 Knollwood RD
Towson, MD 21286

TO WHO THIS MAY CONCERN,

I HAVE WORKED AT THE CRACKPOT FOR 13 YEARS. THIS IS MY LIFE! I AM EXPECTING MY FIRST CHILD IN 7 WEEKS. YOUR STORES WILL REALLY HURT OUR BUISNESS. WITHOUT THE CRACKPOT AND OR CRACKPOT PARKING WE WILL LOSE CUSTOMERS, WITHOUT CUSTOMERS THERE IS NO BUSINESS, THEN THERE IS NO JOB FOR ME! I THINK THIS IDEA STINKS!

BRIAN
MILLER
5921 BERTRAM AVE. 21214

ATTENTION: OFFFICE OF THE ZONING COMMISSION
ROOM 405 COUNTY COURT BUILDING
401 BOSLEY AVENUE TOWSON, MD 21204

50 RHODES PLACE
TIMONIUM, MD
21093

RE: RAVENWOOD SHOPPING CENTER ZONING HEARING

DEAR SIRS,

I AM SENDING THIS LETTER OF CORRESPONDENCE IN RELATION TO THE ABOVE MENTIONED REASON. I HAVE WORKED AT THE CRACK POT SEAFOOD RESTAURANT FOR TEN YEARS. ONCE I RECIEVED NOTICE OF THE ZONING PROPOSAL PUT FORTH BY OUR LANDLORD SAUL CENTERS I FELT A SENSE OF PANIC AND URGENCY. I STARTED OUT AS A BUSBOY DURING MY COLLEGE YEARS AT TOWSON UNIVERSITY. AT THE TIME ALL I WAS THINKING ABOUT WAS MAKING SOME EXTRA SPENDING MONEY. LITTLE DID I KNOW I WAS GOING TO MAKE THIS A CAREER. I GRADUALLY WORKED MY WAY THROUGH THE RANKS OF BARTENDER TO NIGHT MANAGER TO WHAT I WOULD CALL NOW ONE OF NEIL SMITH'S KEY EMPLOYEES.

I AM NOT ORIGINALLY FROM THE STATE OF MARYLAND. MY FAMILY ROOTS ARE UP IN THE NEW JERSEY/ PENNSYLVANIA AREA. AFTER SPENDING TWELVE GOOD YEARS HERE THOUGH I CONSIDER THIS MY HOME AWAY FROM HOME. THE CRACK POT OVER THE YEARS HAS CREATED A SENSE OF FAMILY TO ME. WE HERE AT THE CRACK POT RELY ON EACH OTHER FOR SUPPORT AND CONFIDENCE. TO SOME OF US HERE THIS IS ALL WE HAVE IN TERMS OF FAMILY, JOB, AND SOCIAL INTERACTION.

THIS BRINGS ME TO THE POINT I WANT TO MAKE. THE ZONING PROPOSAL IS NOTHING MORE THAN ONE COMPANY'S SENSE OF GREED WHICH HAS OBVIOUSLY BLINDED THEIR DECISION MAKING PROCESS. ANYBODY WITH A SENSE OF SPACE, LOGISTICS,AND SCHEMATICS KNOWS THIS IS A MISTAKE. EVEN IF IT HAD NO IMPACT ON THE EXSISTING BUSINESSES THE ADDITION OF SIX NEW STORES ON THIS PARKING LOT WOULD CREATE A TRAFFIC NIGHTMARE. THE PEOPLE WHO DEVISED THIS PLAN NEED TO COME OUT AND SPEND A WEEK OR SO OBSERVING THE TRAFFIC FLOW AND PATTERNS OF THIS CENTER. THEY UNDOUBTEDLY WILL COME TO THE CONCLUSION THAT THIS CENTER IS ALREADY AT IT'S CAPACITY.

THE NEXT POINT I WANT TO MAKE OR STRESS IS THE ECONOMICAL ONE. THEIR ARE TWO FACTORS THAT PLAY INTO THIS.

1. THE FIRST ONE IS THE SHORT TERM EFFECTS THIS WILL HAVE ON THE EXSISTING BUSINESSES. THE CONSTRUCTION OF THESE SIX STORES WILL CAUSE SEVERE PARKING AND TRAFFIC FLOW PROBLEMS FOR A PERIOD OF NO LESS THAN 6 TO 8 MONTHS. DURING THIS TIME THE EXSISTING BUSINESSES WILL EXPERIENCE AN ACUTE DECLINE IN SALES. WHY? BECAUSE IT IS THE VERY CONCEPT THAT MAKES SHOPPING CENTERS SUCCESFUL -- THE CONVENIENCE OF PARKING AND ACCESIBLE STORES. THE CONSTRUCTION PROCESS WILL DETER A LARGE PERCENTAGE OF THIS CENTERS CUSTOMER BASE TO GO ELSEWHERE. SOME OF THE BUSINESSES HERE CURRENTLY ARE JUST GETTING BY. THIS COULD BE THE VERY THING THAT PUTS THEM OUT OF BUSINESS.
2. THE SECOND IS THE LONG TERM EFFECTS THIS WILL HAVE. PEOPLE WILL ARGUE THAT THE CUSTOMER BASE WILL EVENTUALLY COME BACK TO FULL STRENGTH ONCE THE PROJECT IS COMPLETED. STUDY AFTER STUDY WILL PROVE THIS DOES NOT HAPPEN. PEOPLE ARE CREATURES OF HABIT AND ONCE THEY FORM OR DEVELOP NEW PATTERNS OF ACTIVITY THEY WILL CONTINUE WITH THEM UNTIL SOMETHING ELSE FORCES THEM TO CHANGE AGAIN. CONSEQUENTLY WE AS A BUSINESS LOSE LONG TIME CUSTOMERS AND THE RESIDUAL SALES THEY PROVIDE. IN ADDITION A GOOD PERCENTAGE OF OUR CUSTOMER BASE IS SENIOR CITIZENS. THEY WILL SEE THAT COMING TO THIS CENTER WILL BE TO DIFFICULT AND NOT WORTH THE RISK OF HARMING THEMSELVES.

IN CONCLUSION I WOULD HAVE TO SAY THAT THIS PROPOSAL WILL DO MORE HARM THAN GOOD. IT WILL EFFECT THE LIVELIHOODS OF A GREAT NUMBER OF PEOPLE. PEOPLE WHO HAVE INVESTED THEIR LIVES IN THEIR RESPECTIVE INDUSTRIES. DO NOT ALLOW THE GREED OF A FEW DESTROY WHAT HAS TAKEN MANY TO BUILD.

THANK YOU,

GREGORY L. PAETOW

5 DALmeny Ct #24
(410) 668-
8934

To whom it may concern,

I have recently been informed about the possibility of the parking and sign variances' approval. Before you make the OK I would appreciate if you looked at the other point of view of the hard working middle class people who depend on this shopping centers stability to survive.

Many customers of this shopping center are older and have a harder time walking. They depend on the convienant, close parking to these stores. None of these people are going to want to carry 1 or 2 baskets of laundry ½ a block away from the laundromat. Do you blame them? Who wants to walk that far to come and eat in a restaurant? These people <u>depend</u> on close and convienant parking.

This has many people outraged and I don't blame them. This shopping center is already full enough. To be quite blunt and honest I believe that more buildings would look cluttered & UGLY. Why not build in a more open space where these stores would be more appreciated? There's barely enough parking now to accomodate all of the customers for all of the stores now.

All of these stores will suffer

during this building. This is unfair to the people who depend on us to accomodate their needs not to mention how unfair it is for us working people who depend on these jobs in this shopping center to support ourselves & our families. My son will suffer greatly if this is approved

Sincerely,

Jennifer Spangenberg

Joanne Farmetti
2601 MEADOWLAND CT
BALTIMORE, MD 21234
410-663-4917

September 30, 1998

To whom it may concern,

Recently it came to my attention that Saul Centers is applying for a parking variance to allow them to build six New stores along the Loch Raven Blvd. side of the parking lot. Not only can I NOT imagine adding six New stores to this already crowded lot, but I can not imagine how this will affect the majority of the customers that use Ravenwood Shopping Center, The majority of our customers are elderly. We barely have enough parking now let alone taking away more spaces. If you would notice that even on non-peak times, between the Bank, Sheer Madness, Crackpot Restaurant and the cleaners the parking lot is packed full Now.

I work at the Crackpot Liquor Store. I am concerned that the convience of shopping at this center will be hurt and we will lose alot of customers. My livelyhood depends on customers and because of this variance we will lose alot of our clientel. If that happens alot of people will be out of jobs, Please take this into consideration when deciding on this. I strongly feel the integrity of this shopping center will be hurt.

Joanne Farmetti

SEPT. 30, 1998
IN C/O RICHARD J. CORVESE
P.O. BOX 42064 BALTO. MD.
21284

ATTN: ZONING COMMISSION OF BALTO. CO.

#1-410-828-1095
CRACK POT RESTAURANT

TO WHOM IT MAY CONCERN:

IN REGARDS TO THIS PRESSING MANNER, I FEEL AT THIS TIME, AS A CONCERNED CITIZEN, AS WELL AS AN EMPLOYEE REPRESENTING THE CRACK POT RESTAURANT, FEEL THE NEED TO ADDRESS THIS ISSUE, WITH OBJECTIVITY, BUT WITH OBVIOUS RESENTMENT AND OPPOSITION.

MR. CENTERS, IN HIS BEST INTERESTS FEELS THIS A WORTHY PROJECT, BUT MANY PEOPLE ALMOST NINETY TO ONE HUNDRED PERCENT, FEEL THIS TO BE AN UNNECESSARY PROJECT, AND A TERRIBLE INCONVENIENCE. I BELIEVE THIS GENTLEMAN SHOWS NO REGARD FOR THE PATRON'S AS WELL AS ME AS EMPLOYEE'S REPRESENTING THE RESTAURANT.

PLUS NOT DISCOUNTING THE FACT THAT ALMOST HALF TO THREE QUARTERS OF OUR LUNCH CLIENTEL, ARE SENIOR CITIZEN'S. NOT TO MENTION THE FACT, THAT HIS PLAN COULD PUT OUR LIVELIHOOD'S AND MR. SMITH'S BUSINESS IN JEOPARDY.

I SINCERELY HOPE THAT THIS MATTER BRING'S A FAST RESOLUTION, FOR THE PEOPLE OPPOSING THIS MOVE. THANK YOU,

SINCERELY,

Richard J. Corvese
PATRON, AND EMPLOYED,
CRACK POT RESTAURANT.

September 30, 1998

To whom it may Concern -

Five days a week I work the day shift at the Crackpot Restaurant. We service 95% senior citizens during that time. Many of my customers use walkers and canes to enter our restaurant. Many of these same people rely on cab service and family/friends to get them here.

To congest this parking lot with new stores, increased traffic and temporary construction sites will most definitely keep our customers away. This shopping center is small and considered easily accessible to the elderly. They bank with Nationsbank, launder with Lord Baltimore, have their hair set at Shear Madness, grocery shop at Giant then have lunch at the Crackpot. I can't imagine what any new stores could possibly add to their daily routine - Not to mention the other three existing shopping centers at this same intersection!

I would also like to appeal to you on a personal level. I recently gave birth to a baby girl. I left working in an office after 17 years for a shorter work day →

to spend more time raising my daughter. I rely upon my existing weekly tips to provide for us. To begin construction in this parking lot for a period of six months or more would GREATLY reduce my number of customers weekly - therefore reducing my income - and lastly - forcing me to work double shifts - pay higher child care wages or find a new place of employment.

Please consider the long chain of events associated with a decision to build.

Shelly Klasson
9634 Dixon Avenue
Baltimore MD 21234
(410) 661-3184

RECEIVED
DEC 14
ZONING

7905 Bon Air Road
Baltimore, MD 21234

December 14, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

We are opposed to the parking variance in Case 99-88A, Saul Centers/Ravenwood. It is worth your life to park your car and waddle to the stores, restaurants, and bank. We are in our 70's and refuse to apply for handicap licence until it becomes a necessity. We do not need more crowded conditions in this center.

Sincerely,

Lillian M. Gruel
Peary Gruel

Lillian M. Gruel
7905 Bon Air Rd.
Baltimore, MD 21234-5373

BALTIMORE, MD 21
PM
1998

USA 32

Lawrence Schmidt, Esq.
Baltimore County Zoning
Comissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

21204/4420

Eileen LaStrange
804 Buckingham Lane, Apt 302, Courthouse Square Apts
Towson, MD 21286

In regards to the parking variance in case # 99-889, Paul Center / Kaufman -

I petition against the stores in the center & being a senior citizen, I am very much against to this request - the parking now is a great problem. I can't even visualize what it would be like if this project was passed.

There are too many reasons that I could list but please know all the senior citizens oppose this project!

14

Eileen J. Le Strange
804 Mockingbird Lane #302
Towson, MD ~~21204~~ 21286

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Md 21204

21204+4420

Thomas and Patricia Reese
8126 Kirkwall Court
Baltimore, MD 21286
410-828-6933

December 16, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Subject: Case #99-88A, Saul Centers/Ravenwood
Parking Variance

Dear Mr. Schmidt,

We would like to be on record as strongly opposing the above parking variance request for the Ravenwood Shopping Center. As close neighbors to this shopping strip, we are constantly aware of the noise and trash associated with it. Although our home is halfway up the block from the back of the center we can clearly hear the trucks backing in, loading and unloading at all hours. Parking is already a disaster and many times one must circle the lot several times to find a parking spot. The line at the drive in window of Nations Bank frequently backs up onto the front of the bank and blocks entrance and exit to the lot. ***There is no room and, more importantly, no need to expand this shopping center!!*** All four corners of this intersection have empty, rundown locations in them and when Super Fresh moves to Towson Marketplace there will be even more empty space.

It makes no sense to expand this shopping center right at the front door of a stable, well kept residential development. For a change, let's actually do something right and sensible and stop the sprawl which is ruining and has ruined established neighborhoods all over the county. We are trying very hard to keep our development a pleasant, attractive place to live and for many years have succeeded in doing that. As home owners and tax payers we deserve just as much consideration as these big out of town developers who don't know or care whose homes they devalue. Do the right thing and oppose this variance.

Thank you for your consideration in this matter.

Very truly yours,

Thomas Reese — Patricia Reese

Thomas and Patricia Reese

1747 Wentworth Rd.
Baltimore, MD. 21234
December 21, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD. 21204

RECEIVED
23
ZONING

Dear Mr. Lawrence,

We would like to register our opposition to the parking variance in Case # 99-88A, Saul Centers / Ravenwood.

The existing shopping center across the street has an abundence of space that needs tenents before it becomes a problem area and causes the present tenents to move leaving the community behind the center vuneralble.

Sincerely,
Ann Vinup
Lori L. Vinup

December 14, 1998

Mr. & Mrs. William G. Bory, Sr.
1708 Orlando Road
Baltimore, Maryland 21234

Lawrence Schmidt, Esq
Baltimore County Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re: Ravenwood Shoppping Center

I am married and work 5 days a week, 10 hours a day. I shop at the Giant in Ravenwood.

I am limited to Friday, Saturday or Sunday shopping. Ever been there on a Friday, Saturday or Sunday? I am forced to go on Friday or Saturday, because I always make a big dinner on Sunday. The parking lot is so jammed that I am constantly looking back while going to retrieve my car to make sure no one is loading my groceries into their car. The parking lot is already inadequate for the patronage. If you were to eliminate more spaces, I would need to find another place to shop. Oh, I could go to the Joppa Rd Store, but they do not have the essential ingredients I believe necessary to prepare a decent meal.

Don't force me to go elsewhere to shop for groceries. If you put a strip mall there, I will never go there again, because there is no room at the Inn (parking spaces) now. While loyal to Giant, I can't take anymore. To eliminate or reduce by size the parking places will ensure the demise Ravenwood. **Another forgotten shopping center**. Just what we need. Another place for children to congregate for all the wrong reasons.

To Saul I say, good luck on getting anyone to patronage the new stores. Do your new tenants know that the community won't support them? Let me know who they are and I will be glad to make sure they are informed of how the community feels about them..

Mrs Marie Bory
Resident

Re Case # 99-88A
Saul Centers Ravenwood

Lawrence Schmidt, Esq
Balto County Zoning Commissioner
County Courts Bldg
401 Bosley Ave
Towson, Md. 21204

Dear Mr Schmidt

My wife & I regularly shop at the Giant Food Store at Loch Raven & Taylor. We are both 76 yrs old & have resided in Towson for 40 + yrs. We depend on disabled parking spaces & note that the traffic pattern in this shopping center is becoming increasingly difficult to handle for many senior citizens who shop there.

Constructing more retail space makes no sense when the other shopping centers at this intersection have had unrented space for

many years. Adding more stores & decreasing parking space is irresponsible and really addresses the greed of commercial interests & neglects the communities & people who live in this community

Scheduling the hearing eight days before Christmas is dubious scam to push some zoning change through when people are preoccupied with Christmas. This isn't even new; it was done years ago for Food Fair when zoning at Overbrook & York Rd was scheduled a few days before Christmas

We strongly oppose this proposed variance

Very Truly Yours
R Donald Emey MD
Jean R. Emey
101 Kenilworth Park Dr
TOWSON MD 21204

Rhoda LeCuyer Doughty
1620 Glen Keith Boulevard
Baltimore, Maryland ~~21204~~ 21286

December 16, 1998

18

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building, Room 405
401 Bosley Avenue
Towson, MD 21204

CASE #99-88A
Saul Centers/Ravenwood

Dear Sir:

This is to notify you of my strong opposition to the proposed parking variance at this shopping center.

We are a heavily residential area, already imposed upon by huge semis delivering food to the already present Giant Store as well as other material for shops in this strip. What we don't need are more commercial vehicles and more shops in this area; it caused only mess inconvenience and ~~aesthetic~~ aesthetic detraction from our attractive community.

We all urge you to do whatever is necessary to eliminate this possibility. Thank you so much for your cooperation and consideration.

Sincerely yours,

Rhoda Doughty

DECEMBER 14, 1998 A.D.
6708 COLLINSDALE ROAD
BALTIMORE, MD
21234-5933

LAWRENCE SCHMIDT, ESQ
BALTIMORE COUNTY ZONING COMMISSIONER
COUNTY COURTS BUILDING
401 BOSLEY AVE.
TOWSON, MD 21204

RECEIVED
DEC 14
ZONING

DEAR COMMISSIONER SCHMIDT,

ENCLOSED IS MY STATEMENT OF OPPOSITION TO THE PARKING VARIANCE IN CASE # 99-88 A, SAUL CENTERS/RAVENWOOD.

ENCLOSED ALSO ARE THE STATEMENTS OF OPPOSITION TO PARKING VARIANCE IN CASE # 99-88A, SAUL CENTERS/RAVENWOOD FROM MY NEIGHBORS ON SAYWARD AVE, COLLINSDALE RD., AND EPWORTH CT.

YOURS TRULY

Julian D. Smith

JULIAN D. SMITH, JR

December 15, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: **Case #99-88A**
Saul Centers/Ravenwood

Dear Mr. Schmidt:

The purpose of this letter is to document our **opposition to granting a parking variance** for the Ravenwood Shopping Center.

As original owners of property in the Olde Hillendale subdivision, we have been subjected, over the years, to so much commercialization on the four corners of Loch Raven Boulevard and Taylor Avenue, extending down Taylor Avenue to the Burger King, Hillendale Bowling Lanes, the former Hillendale Theatre, and the Hillendale Square Office Buildings, and south on Loch Raven to the former Roy Rogers Eatery, the former Sizzler Restaurant, International House of Pancakes, and McDonalds.

With the unoccupied commercial parcels currently existing in all the Shopping Plazas as well as on the Southwest Corner of this intersection, and the potential for more vacant space when SuperFresh relocates from Loch Raven Plaza to Towson MarketPlace, we believe any action to permit further construction of retail space is setting our area up for further deterioration by having parcels of commercial property clutter our landscape for extended periods of time, and the problems inherent with such vacancies--boarded-up windows, lighting and signage in poor repair, unkempt grass as a haven for rodents, and other health hazards and safety issues.

Since schedule conflicts prevent our appearing in person at the zoning hearing on December 16, **please accept this letter as our formal declaration of opposition to granting any parking variance in favor of the proprietors of Ravenwood Shopping Center.**

Sincerely,

Sarah P Rose & Patricia A Rose

Sarah P. Rose and Patricia A. Rose
6819 Collinsdale Road
Baltimore, MD 21234-5935
410-825-5042

Sent via fax transmission to 410-887-3468,
with confirming documentation of receipt.

Zoning Commission!

I have been employed at the Crack Pot for over five years and I am very opposed to the plans to build a strip shopping center in the Ravenwood Shopping Center. As it is now, on the weekends there is already limited parking. This shopping center would create horrible parking problems. However, my main concern is that while the shopping center is being built, it will put a huge damper on the business of the Crack Pot. If our business goes down, hours will be cut, and many of us will loose a great deal of money. My other concern is for that of our regular customers. With construction and parking problems on our parking lot, it will be very difficult for them to enter the Crack Pot and they will most likely choose to go elsewhere to dine. Please take my thoughts into consideration not only as an employee of the Crack Pot but as a member of the communitee. Thank You

Barry Lepley
8561 Morven Rd.
Baltimore, MD 21234
410-665-8698

To Whom It May Concern,

I am writing to express my concerns over the proposed plan to add 6 new stores on the Ravenwood Shopping Center premises. I have worked at the Crackpot Restaurant for over 8 years and seen the business go through some good and some bad times. I have been a manager of the business for the past year and, along with my co-workers, have been working extremely hard to keep our restaurant competetive during a time where corporate restaurants rule the industry. Now, as we have seen our efforts rewarded and been building a new customer base, I hear of the new plans the shopping center has.

To add 6 new stores (not to mention the parking these stores will need) will severely eat into the parking spaces that we can provide for our customers. I have to believe that this lack of convenient parking will translate into lost business for the Crackpot as well as the other shops to our east in the shopping center. As the neighborhoods and business community are trying to revitalize the "Four Corners" I would think the mere possibility of forcing businesses out is hardly the best outcome. I write this letter out of concern for the neighborhood (of which I am a resident), the business, and my own job. I think granting the variance would be detrimental to all three.

Thank you,

Ridgley P. Knauff

Ridgley P. Knauff 1516 Duxbury Rd 21286 (410) 823-0648

JANE SIMCHO WOOD
1532 TAYLOR AVENUE,
BALTIMORE, MD. 21234
410-663-2803

TO WHOM IT MAY CONCERN,

I AM NOT ONLY A RESIDENT OF THIS COMMUNITY, AND A FREQUENT CONSUMER OF THE EXISTING BUSINESSES IN THE RAVENWOOD SHOPPING CENTER, BUT ALSO AN EMPLOYEE AT THE CRACKPOT RESTAURANT. YOU COULD SAY THAT THIS SHOPPING CENTER IS VITAL TO MY EXISTENCE. 6 to 8 MONTHS OF CONSTRUCTION, DIVERTING TRAFFIC FLOW AND A DEFINITE LACK OF ACCESSIBLE PARKING COULD BE EXTREMELY "DANGEROUS" TO MY LIVELIHOOD. AND WHEN THESE 6 NEW STORES ARE BUILT - AND THE PRESENT ENTRANCE ON TAYLOR AVENUE IS BLOCKED OFF - DO I THEN HAVE TO GO AROUND THE BLOCK OR ANOTHER BLOCK AT LEAST, OUT OF MY WAY, TO GET TO WORK OR AVOID MAKING AN ILLEGAL TURN ON LOCH RAVEN. WILL I HAVE TO PARK ON THE GIANT END OF THE PARKING LOT - THEN WORRY ABOUT LEAVING AT 2AM AND GETTING TO MY CAR! I MIGHT SURVIVE - BUT WHAT ABOUT MY "SENIOR" CUSTOMERS?

AT LUNCH ESPECIALLY - MORE THAN HALF OF MY CUSTOMERS ARE SENIOR CITIZENS... THE SAME PEOPLE I SEE WEEKLY AT LORD BALTIMORE CLEANERS, SHEER MADNESS BEAUTY SALON AND NATIONSBANK. I SEE THEM PARK AS CLOSE AS THEY CAN TO THESE STORES, IN THE FEW HANDICAPPED SPACES WHEN WARRANTED - GET OUT OF THEIR CARS - OR HELPED OUT OF THEIR CARS - WITH WALKERS, CANES AND EVEN SOME WITH NURSING AIDES. HOW FAR AWAY WILL THEY HAVE TO PARK - AND THEN WALK - AVOIDING CONSTRUCTION DEBRIS - TO GET THEIR HAIR DONE OR HAVE LUNCH! THINK ABOUT IT! THESE SMALL BUSINESSES NEED THESE CUSTOMERS AS MUCH AS THEY NEED US. I NEED THEM!
DONT LET THIS HAPPEN!

I COULD WRITE MORE - BUT - I THINK YOU GET THE MESSAGE. THANKS - I HOPE - FOR LISTENING.

Sincerely

Jane Sincho Wood -

A Very Concerned Citizen

RAVENWOOD SHOPPING CENTER ZONING HEARING

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

1. BUILD SIX (6) NEW STORES ALONG THE LOCH RAVEN BLVD. SIDE OF THE PARKING LOT - DIRECTLY SOUTH OF NATIONSBANK.
2. ERECT SIGNS ON THE BACK OF THE SIX NEW STORES. THE BACK OF THE BUILDINGS WILL FACE LOCH RAVEN BLVD.
3. PROBABLY USE THE PARKING SPACES DIRECTLY SOUTH OF SHEAR MADNESS AND LORD BALTIMORE CLEANERS TO STORE BUILDING SUPPLIES AND EQUIPMENT FOR 6 - 8 MONTHS. (THE PARKING SPACES CURRENTLY SOUTH OF NATIONSBANK WILL NOW BE COVERED BY THE SIX NEW STORES).
4. THEY ALSO INTEND TO REMOVE THE LARGER TRAFFIC ISLAND THAT SEPARATES THE TRAFFIC FLOW FROM TAYLOR AVENUE INTO THE SHOPPING CENTER. THEY WILL PUT PARKING SPACES THERE!!
5. THEY INTEND TO SEAL OFF THE ENTRANCE FROM THE SHOPPING CENTER TO AJELLOS SERVICE CENTER AND THE CITGO SERVICE STATION BECAUSE OF THE NEW TRAFFIC FLOW!!

WE BELIEVE THE CONSTRUCTION OF SIX NEW STORES WILL CAUSE A SEVERE PARKING PROBLEM FOR 6-8 MONTHS & AN ONGOING PARKING AND TRAFFIC FLOW PROBLEM HENCEFORTH. THE DIRE ECONOMIC EFFECT OF A SHOPPING CENTER WITH RESTRICTED PARKING ON NATIONSBANK, SHEER MADNESS, LORD BALTIMORE, CRACKPOT LIQUORS & RESTAURANT IS OBVIOUS.

MANY OF OUR CLIENTELE ARE SENIOR CITIZENS WHO HAVE A DIFFICULT TIME WALKING. THE RESTRICTED PARKING WILL CREATE AN UNFAIR BURDEN ON THE VERY CUSTOMERS WHO DEPEND ON A SHOPPING CENTER WITH PARKING THAT IS CLOSE TO THE STORES THEY FREQUENT.

THE HISTORICAL CONCEPT OF A SHOPPING CENTER CONSISTED OF TWO MAJOR FACTORS;

1. THE CONVENIENCE OF MANY STORES LOCATED TOGETHER.
2. ABUNDANT PARKING CLOSELY ACCESSIBLE TO THE STORES.

WHY OUR LANDLORD NO LONGER BELIEVES THE 2ND CONCEPT APPLIES TO THE RAVENWOOD SHOPPING CENTER IS THE ISSUE THAT NEEDS TO BE ASKED AT THE ZONING HEARING.

PLEASE SUPPORT OUR CONCERN BY CONTACTING NEIL SMITH, OWNER OF THE CRACKPOT RESTAURANT. (410 828-1095)

WE NEED MANY CONCERNED RESIDENTS OF THE COMMUNITY TO ATTEND THE **ZONING BOARD HEARING TO BE HELD AT 401 BOSLEY AVE, ROOM 407 ON THURSDAY OCTOBER 1, 1998.** (10:00 AM)

WE ESPECIALLY NEED REPRESENTATIVES OF NEIGHBORHOOD ASSOCIATIONS AND SENIOR CITIZEN ASSOCIATIONS TO CONTACT US & ATTEND THE MEETING.

THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

Please turn over

NEIL SMITH

My wife & I are strongly against any reduction of car parking spaces. It is sometimes difficult to find a space near where one wants to go.
We shop at Giant, have lunch at Crab Pot at least once a week & buy all our gas at Citco.
I sit on a bench in Giant whilst my wife shops and it is amazing the number of people who find it difficult to walk, myself included. I am 95 years old and my wife 85.

H.M. Duffstill
P.O. Box 4675
Baltimore Md. 21212.0675

Zoning Board! 9/30/98

My name is:

Ellen J. LeStrange
804 Mockingbird Lane #302
Towson, Md 21286.

I am a Senior Citizen who patronizes (every thing) in this little mall.

Parking here is a problem now & I am sure it would be 3 times worse with construction of new buildings & loss of parking places.

It is not fair to us or the Business people here - Give us some consideration!!

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

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If you can't attend the meeting - please write a letter to the OFFICE of ZONING COMMISSION ROOM 405 COUNTY COURTS BLDG 401 BOSLEY AVE TOWSON

NEIL SMITH 21204

Sept 28, 1998

Dear Sir,

Please do not put more stores in this parking lot.

I am a Senior Citizen + come to The Crock Pot, Show Madness + the Saint almost every other day.

It is hard to park on the lot now. It is not fair to take these spaces from the loyal Tenant's that already have places here. Please help us.

Thank you

My Name is Jean S Wulfert
26 Acorn Circle 102
Towson Md
21286

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

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NEIL SMITH

I am a retired 80 year old
Senior Citizen, who deal with Martin Bank
and Crock Pot ~~Restaurant~~ which I use
at by times a week
reduction of 67 parking spaces will
isolate hardship on Handicap senior Citizen
a hard ship

I oppose this building set new starts
and lost of 67 Parking spaces

Herbert W. Brown
1811 Cobourg Ct 23
Parkville Md.
Phone # 410-882-5291

RAVENWOOD SHOPPING CENTER ZONING HEARING

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NEIL SMITH

We live out of the area (Ocean City) But come to the Crackpot once or twice a month. The closeness of Parking is one of the reasons we Patronize the restaurant.

As usual the Landlord Doesn't care about Patrons only about making more money.

I support the Crack pot in opposing parking changes and the rerouting of traffic which will increase the opportunity for accidents. Due to living out of the area we will be unable to attend the Zoning hearing but request this Correspondence be considered.

Dwight Busick
[redacted]
10907 Player Ave
Berlin MD 21811
410-641-5873

RAVENWOOD SHOPPING CENTER ZONING HEARING

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

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WE BELIEVE THE CONSTRUCTION OF SIX NEW STORES WILL CAUSE A SEVERE PARKING PROBLEM FOR 6-8 MONTHS & AN ONGOING PARKING AND TRAFFIC FLOW PROBLEM HENCEFORTH, THE DIRE ECONOMIC EFFECT OF A SHOPPING CENTER WITH RESTRICTED PARKING ON NATIONSBANK, SHEER MADNESS, LORD BALTIMORE, CRACKPOT LIQUORS & RESTAURANT IS OBVIOUS.

MANY OF OUR CLIENTELE ARE SENIOR CITIZENS WHO HAVE A DIFFICULT TIME WALKING. THE RESTRICTED PARKING WILL CREATE AN UNFAIR BURDEN ON THE VERY CUSTOMERS WHO DEPEND ON A SHOPPING CENTER WITH PARKING THAT IS CLOSE TO THE STORES THEY FREQUENT.

THE HISTORICAL CONCEPT OF A SHOPPING CENTER CONSISTED OF TWO MAJOR FACTORS;

1. THE CONVENIENCE OF MANY STORES LOCATED TOGETHER.
2. ABUNDANT PARKING CLOSELY ACCESSIBLE TO THE STORES.

WHY OUR LANDLORD NO LONGER BELIEVES THE 2ND CONCEPT APPLIES TO THE RAVENWOOD SHOPPING CENTER IS THE ISSUE THAT NEEDS TO BE ASKED AT THE ZONING HEARING.

PLEASE SUPPORT OUR CONCERN BY CONTACTING NEIL SMITH, OWNER OF THE CRACKPOT RESTAURANT. (410 828-1095)

WE NEED MANY CONCERNED RESIDENTS OF THE COMMUNITY TO ATTEND THE **ZONING BOARD HEARING TO BE HELD AT 401 BOSLEY AVE, ROOM 407 ON THURSDAY OCTOBER 1, 1998.** (10:00 AM)

WE ESPECIALLY NEED REPRESENTATIVES OF NEIGHBORHOOD ASSOCIATIONS AND SENIOR CITIZEN ASSOCIATIONS TO CONTACT US & ATTEND THE MEETING.

THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

NEIL SMITH

Louise Garland (85)
Handicapped Patron - unable
to attend meeting -

Wants to express that
the parking lot should remain
the same - agreeing with
the Crack Pot Management -

Louise Garland
32 Dunvale Rd.
Towson Md
21204
Unit 507

RAVENWOOD SHOPPING CENTER ZONING HEARING

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

1. BUILD SIX (6) NEW STORES ALONG THE LOCH RAVEN BLVD. SIDE OF THE PARKING LOT - DIRECTLY SOUTH OF NATIONSBANK.
2. ERECT SIGNS ON THE BACK OF THE SIX NEW STORES. THE BACK OF THE BUILDINGS WILL FACE LOCH RAVEN BLVD.
3. PROBABLY USE THE PARKING SPACES DIRECTLY SOUTH OF SHEAR MADNESS AND LORD BALTIMORE CLEANERS TO STORE BUILDING SUPPLIES AND EQUIPMENT FOR 6 - 8 MONTHS. (THE PARKING SPACES CURRENTLY SOUTH OF NATIONSBANK WILL NOW BE COVERED BY THE SIX NEW STORES).
4. THEY ALSO INTEND TO REMOVE THE LARGER TRAFFIC ISLAND THAT SEPARATES THE TRAFFIC FLOW FROM TAYLOR AVENUE INTO THE SHOPPING CENTER. THEY WILL PUT PARKING SPACES THERE!!
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THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

NEIL SMITH

TO THE SAUL CORPORATION,

I HAVE SEEN THE PLANS FOR THE PARKING LOT. I STRONGLY DISAGREE WITH THEM. THE ONLY "STRONG-POINT" OF THIS SMALL SHOPPING MALL IS THE PARKING SPACE. TAKING THAT AWAY WILL ONLY HURT THE LOYAL TENANTS WHO OCCUPY THIS STRIP, THE AREA WHERE YOU PLAN TO BUILD THREE STORES IS THE MOST HEAVILY-USED PART OF THE PARKING LOT. PLEASE DO NOT TAKE AWAY FROM THE CONVENIENCE AND OPEN PARKING OF THIS MALL. THE ONLY RESULT WILL BE A MALL WITH TENANTS GOING OUT OF BUSINESS.

SINCERELY

PATRICK SMITH
450 OLD TIMBER RD
21212
410-296-4945

RAVENWOOD SHOPPING CENTER ZONING HEARING

ZONING phone # 410-887-3353

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

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THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

If you can't attend the MEETING - please write a letter to the OFFICE of ZONING COMMISSION ROOM 405 COUNTY COURTS BLDG 401 BOSLEY AVE TOWSON 21204

NEIL SMITH

To Whom It May Concern,

As a frequently user of the current businesses in the Ravenwood Shopping Center, I am vehemently opposed to the parking variance request by Saul Centers/Ravenwood (Case # 99-88A) as this shopping center is:

1. Already congested - adding more stores further reduces an already congested parking situation. This inconvenience will decrease my use of these shops.
2. There are 4 shopping centers @ this (over)

2. corner, three which already have un-rented, unoccupied space. Construction of more retail space makes no economic sense.

3. Traffic + traffic patterns are already congested - construction activity further hinders <u>safe</u> use of this lot.

Thank you.

Jeraldine J. Ragan

Jeraldine Ragan
6124 Chinquapin Pkwy
Baltimore, MD 21239-1905

BALTIMORE MD 12 DEC 1998

USA 32

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, Maryland 21204

RECEIVED
14

Dec. 12, 1998

Dear Mr. Schmidt,

I am writing to you in order to express my opposition to the parking variance in Case # 99-88A, Saul Centers, Lakewood.

My husband and I are customers of Nations Bank; and I, at Shear Madness Beauty Salon. Such a variance would make parking extremely difficult, even now, it is not always easy to find a close parking space.

Thank you for your consideration!

Sincerely,

Rose Marie Easterly

R.W.E.
6722 Glenbrook Rd.
Baltimore, MD 21239

BALTIMORE, MD 212
PM
12 DEC
1998

GREETINGS
32
USA

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, Md 21204

14

Dec 11, 1998

Dear Sir,

As a long time resident of Lock Raven Village my husband and I strongly object to addition stores in the Raven shopping center. Since we are both handicapped it will be difficult for us to go to Nations Bank and I to the Beauty Shop. It is silly to add more stores in the much needed parking lot. Just across the Blvd there are empty stores crying out for new tenents.

It will be worth your life even to get to the Giant with all the added conjestion.

Thank you

Mr & Mrs Joseph Moser
8140 Glen Gary Rd.
Baltimore, Md. 21234-5108

Janet T. Sanford
1315 Heather Hill Road
Baltimore, MD 21239

14

Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

I am joining the Associates of Loch Raven Village, the Loch Raven Business Association, and the Loch Raven Community Council in expressing my opposition to the request by Saul Centers for a parking variance to allow the construction of an additional 7,500 square feet of retail space in the Ravenwood Shopping Center. Here are my reasons:

1. This popular shopping center is already congested, especially since Hollywood Video was built there and it is difficult to negotiate through it, with its dips and ruts in the parking spaces.
2. Folks (especially seniors) who frequent the Crack Pot Restaurant will have to walk further from their cars to get there.
3. There are already several vacant office/fast food buildings on the corner of Loch Raven and Taylor that could be used for retail purposes.
4. We need all the parking space available at Ravenwood because Giant, the anchor store there, is a major draw and is open all the time.
5. Lack of close parking at Ravenwood might cause some patrons to park on Pleasant Plains Road, which is not fair to the residents living there.

Please reconsider this important zoning decision and its impact on the contiguous neighborhoods. Wouldn't it be better to utilize some of the existing vacant buildings before they become more of an eyesore than they already are? Thank you so much for your consideration.

Sincerely,

Janet T. Sanford

Janet T. Sanford

MR & MRS CHARLES A HERBERT
1390 DEANWOOD RD
BALTIMORE MD 21234

December 11, 1998

Lawrence Schmidt, Esq.
Baltimore Co. Zoning Commissioner
County Courts Building
Towson, Maryland 21204

RECEIVED
14

Re: Case No. 99-88A
Saul Centers/Ravenwood

Dear Mr. Schmidt:

My husband and I have lived in the Hillendale area, in the same house, for 39 years. We are both involved in the Hillendale Improvement Association for many years. We have witnessed many changes, some of them good and some a nuisance.

The parking variance and Saul Centers' construction of a one story building to house six new businesses is not needed. We do not need any more stores or businesses in the area. We certainly do not need more traffic on Deanwood, Hillsway, Loch Raven or Taylor Ave. We do not need any more business properties to either become vacant or force those we currently have to become vacant. Pleasant Plains Shopping Center is just terrible shape and Loch Raven Plaza and Hillendale shopping centers are in need of tenants.

The parking at the Ravenwood shopping center is so congested now. When I shop at Giant, Crab Pot and the Cleaner/Laundromat, I usually have to park quite a distance from the store I am patronizing

My husband and I are 65 years old. I just had knee replacement surgery. My husband has a heart condition. We both don't relish walking distances to and from the store we are patronizing. This new building will take away the sparking spaces from establishments already in the Kenwood shopping center.

My husband and I are definitely opposed to this new construction or any new construction in this area.

Yours truly,

Charles A. Herbert

Erna C. Herbert

RECEIVED
DEC 14 1998
ZONING COMMISSIONER

7802 Hillsway Avenue
Baltimore, MD 21234
December 11, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
Towson, MD 21204

Re: Case #99-88A
Saul Centers/Ravenwood

Dear Mr. Schmidt:

I would like to express my opposition to the request for a parking variance which will be needed should the developer be given permission to construct a one story building that will contain six new businesses. We already have too much traffic in that area and with the loss of parking spaces during construction and afterwards, this would probably wind up killing off the Ravenwood Shopping Center all together.

There are other areas that such a structure might benefit by having a new building and businesses but the Ravenwood Shopping Center should not have this new structure. I am told it would eliminate a minimum of 67 spaces up to 100. Parking has been at a premium at that shopping center from time to time for years, so we do not need to make it worse and cause people to begin shopping elsewhere because of all of the added congestion.

While I cannot attend the hearing on December 16, please know that I am totally against this idea of a new building because it is going to compound a problem making a lot of overcrowding that will soon cause people to just not come to this shopping center.

Very truly yours,

Shirley B. Stalcup

(Mrs.) Shirley B. Stalcup

The Hillendale Improvement Association, Inc.

Incorporated in 1957

P.O. BOX 9716, BALTIMORE, MARYLAND 21284-9716

Neighbors serving neighbors

December 11, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Bldg.
401 Bosley Avenue
Towson, MD 21204

RECEIVED
DEC 14
ZONING COMMISSIONER

Re: Case #99-88A
Saul Centers/Ravenwood

Dear Sir:

At the November 17,1998 Board meeting of our association, the above case was discussed. It was unanimously resolved by the Officers and Directors of The Hillendale Improvement Association, Inc. that we register our opposition to the proposed parking variance requested in the above zoning case.

Our community has been designated by Baltimore County as a Community Conservation Area. As such, much has been done by the County and State governments to improve the residential environment in Hillendale and our surrounding communities.

However, the business community environment in our area is in direct conflict with the County's Community Conservation efforts. The Pleasant Plains Shopping Center is in a deteriorating condition, and store vacancies exist in the Loch Raven Plaza and Hillendale Shopping Centers. To allow the construction of more retail stores would serve only to hasten the demise of more stores in the area and have an additional adverse affect on our community.

Until improvements are made to the existing shopping centers in our area, the Hillendale Improvement Association, Inc. is against any parking variance in the Ravenwood Shopping Center.

Sincerely:

Mary A. Poehlman

Mary A. Poehlman
President

cc: C. A. Dutch Ruppersberger, Baltimore County Executive
Wayne Skinner, Councilman
Murry Bentley, Loch Raven Community Association
Donna Spicer, Loch Raven Business Association

RECEIVED
DEC 14
ZONING COMMISSIONER

1206 Brixton Road
Baltimore, MD 21239
December 8, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Case No. 99-88A, Saul Centers/Ravenwood

Dear Commissioner:

We are writing to express our concern over Saul Centers request for a parking variance at the Ravenwood Shopping Center.

As customers of the existing stores we will be severely inconvenienced by the elimination of some of the existing parking spaces. The center is crowded now with the existing spaces- removing even a few would create a hardship for those of us that are senior citizens.

The construction of more retail space at this site makes no sense. All of the shopping centers at the intersection of Loch Raven and Taylor Ave. currently have un-rented space.

In addition, a new traffic pattern into and onto the Ravenwood shopping center will increase safety concerns for vehicles as well as pedestrians.

As concerned citizens, we respectfully request that you deny Saul Centers request for this variance.

Dana M. Soper
Brian P. Gallagher
E. Chase Soper
L. [illegible] Greenwell
1208 Brixton Rd

Winford Boyd Cannetto
Barbara A Cannetto } 1204 Brixton Rd
Belle Farrell - 1200 Brixton Rd
R. B. McDonnell - 1201 Brixton Rd
Dolores F. McDonnell - 1201 Brixton Rd
Chund C. Soper, Jr. - 1205 Brixton Rd
Ryan Dauer - 1203 Brixton Rd
Jerry Klowner - 1203 Brixton Rd
Mary Soper - 1205 Brixton Rd

Rita A. Myers
1206 Brixton Rd
Baltimore, MD 21239-1218

Laurence Schmidt, Esq.
Balto. County Zoning Comm.
County Courts Bldg
401 Bosley Ave
Towson, MD 21204

21204+4420

GINO F. ZARBIN, M.D., F.A.A.P., P.A.
6637 LOCH RAVEN BLVD.
BALTIMORE, MD 21239

PHONE: (410) 823-1635 FAX: (410) 832-5341

RECEIVED
DEC 14
ZONING

December 11, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

RE: RAVENWOOD SHOPPING CENTER ZONING

Mr. Schmidt:

We oppose the parking variance required for the addition of new retail space in the Ravenwood Shopping Center for the following reasons:

1. The parking lot at Ravenwood is already congested and adding new stores but at the same opening new stores will cause further overcrowding.

2. With the creation of more retail stores and reducing parking spaces could result in the overflow parking on Pleasant Plains Rd. causing problems for the residents whose available parking is already limited.

3. Construction activity could severly inconvenience the stores regular customers and could cause permanent damage to the established retailers - forcing customers to areas with more accessible parking and forcing businesses to reduce employees or to close.

4. Construction of more retail space makes no sense-all four shopping centers at the intersection currently have un-rented space. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5. New traffic patterns into and on the Ravenwood shopping center could increase safety concerns for vehicles and pedestrians.

Adriana V. Zarbin

Gino F. Zarbin,M.D., P.A. Adriana V. Zarbin
residents of Olde Hillendale since 1959

RECEIVED
DEC 14 1998
ZONING COMMISSIONER

You Can Help Your Community and Local Business

RAVENWOOD SHOPPING CENTER ZONING HEARING UPDATE

Join the Associates of Loch Raven Village (ALRV), the Loch Raven Business Association (LRBA) and the Loch Raven Community Council (LRCC) in **opposing** the request by Saul Centers for a **parking variance** to allow the construction of an additional 7,500 sq. ft. of retail space in the **Ravenwood Shopping Center**. The associations have retained counsel to present our position at the zoning hearing on December 16th. Please support our neighborhood by attending the hearing or writing a letter to express opposition to the parking variance. (Details below). THEY WANT TO BUILD SIX NEW STORES ON THE PARKING LOT IN FRONT OF NATIONSBANK & SHEAR MADNESS.

The associations oppose the parking variance required for the addition of new retail space in the Ravenwood Shopping Center because:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

2) The creation of more retail space and reducing available parking could result in **overflow parking** on Pleasant Plains Road, causing **additional problems for area residents**, whose available parking is already limited. OUR SENIOR CITIZEN CLIENTELE WOULD HAVE A LONG WALK.

3) **Customers** of the existing stores will be **severely inconvenienced** during the construction period. Access to parking adjacent to the stores will be restricted by the construction activity. Parking will be lost to on-site storage of the contractors' equipment. Established retailers could permanently lose their clientele to areas with more accessible parking, **forcing businesses to reduce employees or to close.**

4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

ZONING HEARING: If possible please attend this hearing and oppose the parking variance.

WEDNESDAY — **December 16, 1998 at 9 A.M.**
County Office Building, Room 106
111 W. Chesapeake Ave., Towson

NO NEED for these additional shopping centers

PLEASE WRITE to express your opposition to the parking variance in Case #99-88A, Saul Centers/Ravenwood.

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Please write: oppose this shopping center

Loch Raven & Fairmont has 2 vacant & spaces vacant also
Towson Shopping Center also
news area now being demolished on York Rd for X no

Questions or information call 410 828-8952 or 410-665-4322

ZONING DECISIONS ARE OFTEN DEPENDENT UPON THE NUMBER OF RESIDENTS WHO WRITE OR ATTEND THE HEARING. WE NEED TO PACK THE COURTROOM & TO DEFEAT THIS RIDICULOUS PROPOSAL. PLEASE ATTEND! Please

Jean H. Borkowski
701 Jessica Rd.
Towson, Md.
21286

Ms. Jean H. Bolewicki
701 Squires Rd.
Towson, MD 21286

The HSUS Shelter Emergency Rescue Fund
"I'm Helping To Save Maggie's Friends"

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
TOWSON, MD. 21204

21204/4420

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Bldg.
401 Bosley Ave
Towson, Md 21204

RE: CASE #99-88A SAUL CENTERS/ RAVENWOOD December 1998

Dear Sir,

I wish to express my opposition to the parking variance request at the Rosemont Shopping Center. I am, and have been, a regular customer of Shem Madness since it moved to its present location. I am also a handicapped senior citizen. The parking now, at best, is difficult and finding "any" parking space is not easy.
Building a new store and reducing parking spaces can only make matters worse.

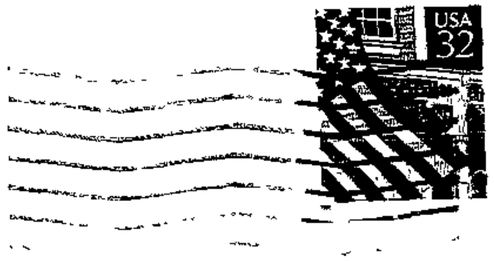
This proposal obviously has not been given intelligent thought or investigation. Oppose building new stores and reducing parking spaces.

Sincerely,

Kenneth + Jean M. Andrus
8014 Dartmoor Rd
Lutherville, Md 21093

KENNETH W ANDERS + JEAN
804 DARTMOOR RD
LUTHERVILLE MD 21093-3919

BALTIMORE, MD 212
PM
11 DEC
1998



Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave
Towson, Md 21204

21204/9420

Bruce Smith
1715 Glen Ridge Road
Loch Raven Village, MD 21234

RECEIVED
DEC 14 1998
ZONING COMMISSIONER

Mr. Lawrence A. Schmidt, Esq.
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

December 11, 1998

Dear Mr. Schmidt:

I am a resident of Loch Raven Village, which borders Ravenwood Shopping Center. I am also a public relations and marketing consultant in the housing and community development field. Would you please oppose granting a parking variance of any kind whatsoever to Saul Centers? The variance would:

1. reduce public safety,
2. reduce citizens' respect for County laws and regulations,
3. worsen an already tight parking situation,
4. probably increase vacant commercial space near the intersection of Loch Raven and Taylor,
5. likely reduce property values in nearby neighborhoods,
6. probably slightly reduce Baltimore County's residential tax base,
7. probably slightly reduce support for incumbent Baltimore County politicians, and
8. damage Baltimore County's reputation as a place to for businesses to locate.

Public Safety

My wife and I have lived in Loch Raven Village, and shopped at Ravenwood, for more than 12 years. We have young children whom she or I often take shopping at Ravenwood. Usually only one parent, not both, goes shopping. It is hard for my wife or me to hold our kids' hands in the parking lot while carrying groceries. The parking lot traffic at times is hectic. I hope we never read about a child, senior citizen, handicapped person or anyone else being injured or killed by a car in that lot.

Respect for Laws and Regulations

The parking regulations exist for a reason. They should be broken only when it is clearly in the County's best interest. Such is not the case at Ravenwood. Is Saul Centers "above the law?"

Tight Parking

I understand that Saul Centers is paying for a traffic survey of the lot. A survey paid for by Saul is inherently biased. I urge you to reject the variance outright, but if you insist on considering a variance, please at least conduct an independent study. Community associations don't have the resources to counter developers. The playing field in the conflict between developers and residents is not level. We count on you to represent our interests, and to put the public good above a developer's interest in getting a zoning variance to maximize profits at the expense of his tenants and their customers and neighbors, who are united in their opposition to the variance.

More Vacant Commercial Space

Did you see the recent article in the *Daily Record* about the study of Baltimore City residential shopping districts having about 20% more commercial space than they need? I believe a study of Loch Raven and Taylor Avenue area would yield similar results, and *ask you to conduct such a study BEFORE granting a parking variance that would allow construction of more commercial space.* For more info. about the study, you could contact the Daily Record or call me at 396-3237.

The intersection of Loch Raven and Taylor needs LESS commercial space, not more. As just one example, the entire northwest corner of that intersection has been a disgraceful, partly vacant, boarded-up eyesore for some time. I believe there is more vacant commercial space at Hillendale Theater and at two properties on the west side of Loch Raven south of Taylor, and probably elsewhere nearby. I urge you to ask the Loch Raven Business Association (LRBA) for a list of such vacant properties (and anticipated vacancies). If Super Fresh leaves the shopping center across the street from Ravenwood, we'll have even more vacancies. The former Towson Marketplace has been a problem for years. Increased competition from stores like Wal-Mart on route 43 (where we sometimes now shop INSTEAD of in our local area) means that we don't need as much commercial space as we already have near Loch Raven and Taylor.

When I lived in Baltimore City, I came to the Loch Raven and Taylor Avenue area to shop (e.g., at Best). The City population is shrinking at a rate of 12,000 people per year, and is already down from about 950,000 around 1950 to about 675,000 today. The shrinking population reduces customer demand for many products and services. Our population is also aging, which reduces demand for certain products and services. Lower demand reduces the need for commercial space.

The parking variance will create more vacant commercial space by deterring customers from using Ravenwood (which threatens Ravenwood's current tenants), *and* by encouraging businesses to relocate from elsewhere in the immediate area, creating a vacancy nearby. I imagine that the LRBA could tell you that many stores simply jockey for position by moving across the street from one shopping center to another, such as the local bike store that moved years ago from the northeast corner of Loch Raven and Taylor to the southeast corner.

Property Values

Property values in at least some neighborhoods along the Loch Raven corridor are falling. Studies by Doug Riley's office, the Associates of Loch Raven Village (ALRV), and one by the real estate industry (reported in the Maryland Made Easy section of Baltimore Magazine) ALL confirm this. In addition, Hillendale's situation is so bad that it has attracted a multi-pronged intervention program (including I believe 4% mortgages that are available in only a few of the most troubled neighborhoods in the County).

Declining property values encourage residents to move (often out of the County) because a house is often a home owner's biggest financial asset, and we need our houses to appreciate in value to pay for such things as our childrens' education and (eventually) our retirement so we can be independent, self-sufficient senior citizens.

We are working with the County Office of Community Conservation to reverse the declining property values. The parking variance will deter home ownership (and rental) in nearby neighborhoods because of less convenient parking and likely increased vacant commercial space. For our property values, which are already reeling, the parking variance would be one more nail in our coffin.

Tax Base

Many of my neighbors are concerned about their property values and the decreasing quality of life due to nearby commercial areas (and questions about school quality, crime and litter). More than ever, there is talk of people leaving the neighborhood, often to move to another County. Many people have done more than talk. They are gone. House prices are down. The number of days it takes to sell a house has increased (which the ALRV can document). The ones who leave often buy more expensive homes elsewhere. In the short run, they are often replaced by a vacant house. ***In the long run, they are often replaced by a family with lower income. Such a family pays less taxes, and may require more County resources than the family that moved.***

For example, I know of a family where husband and wife both have masters' degrees and one of their children is gifted and talented. This family helps the County by paying more than average taxes, using few County services, being active in their community association, and raising County school scores on standardized tests. This family is considering leaving the County due to declining property values and quality of life. It is in the County's best interests to keep families like this one.

Through such offices as Community Conservation, the County is wisely working to minimize the trend of higher income families leaving, which threatens the County's future financial health. Granting a parking variance would work at cross purposes to all the Smart Growth work the County and State of Maryland are doing. Some of us see Ravenwood as an important test of the County's

commitment to residents (versus special interests like developers) and to older neighborhoods like the many neighborhoods that are part of the Loch Raven Community Council.

Do factors like the impact of zoning issues on the County tax base enter into zoning decisions? If not, there is room for the County agencies to work more synergistically as a team.

Elected Officials

Granting a parking variance will make it a little harder for the incumbent County Executive and County Council person to be elected to any public office in the future because Ravenwood is important to many residents and businesses along the Loch Raven corridor, and others in the County will hear about the County's Ravenwood decision. As an example of the passion residents feel about this issue, I am writing this letter at 4 A.M.

Economic Development

As a former director of a for-profit subsidiary of a state-wide business trade association, I believe that granting the variance over the opposition of an entire business association in favor of one developer would harm the County's efforts to attract and retain businesses because that decision could:

1. shake business tenants' confidence that Baltimore County will protect their interests ANYWHERE in the County.
2. call into question whether the County can be counted on to follow its own zoning rules. Businesses do not like uncertainty because it's bad for planning,
3. alienate business tenants and business association members County-wide, who wouldn't like seeing a decision made that favors a developer over his tenants and an entire business association.
4. anger other developers by making it harder for them to attract and retain tenants (who might prefer to do business just outside of Baltimore County), and might drive down rents because tenants would have more commercial space from which to choose, and
5. anger residents (especially those near Ravenwood) who are the owners, managers and employees of various businesses.

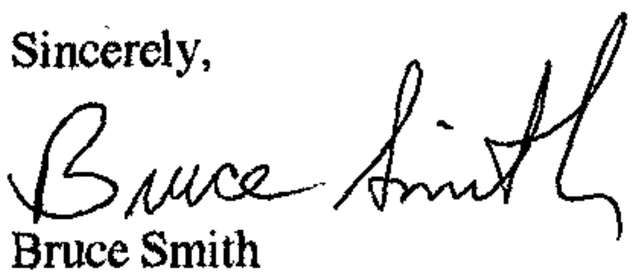
Closing

I am writing not as a board member of my community association, but as a resident and as a housing and community development consultant. In my opinion, granting a parking variance is a bad idea for the 8 reasons stated at the beginning of this letter.

The most sensible action for the County to take near Loch Raven and Taylor would be to heed the wishes of the ALRV, LRBA and LRCC about Ravenwood and other nearby commercial space. Collectively, doesn't their impact on the County's tax base far exceed that of Saul Centers? Some of them can and will choose not to be County tax payers (or will not pay taxes because they will be driven out of business) based partly on decisions about local commercial space.

I urge the County to consider -- in full consultation with the ALRV, LRBA and LRCC -- creative solutions, such as converting the northeast corner shopping area (which adjoins County property (library and a recreational facility) into an active or passive recreation area. Retaining good property and income tax payers is vital to the County's future. Innovative strategies to eliminate excess commercial space and to increase open space in older neighborhoods are great opportunities to ensure healthy future tax revenues.

Sincerely,



Bruce Smith

C: Murry Bentley, David Fields, Kim McGavin, David Neilsen, Dutch Ruppersberger, Mike Sarkin, Wayne Skinner, Donna Spicer, Frank Stromyer, Andrea Van Arsdale

December 10, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Ravenwood Shopping Center
Hearing Date: December 16, 1998

Dear Mr. Schmidt,

As a resident of the Towson area for 38 years, and a frequenter of the stores and bank in the Ravenwood Shopping Center since the inception of that center, I wish to register my protest for the proposed addition of six more stores at the center.

The center is already sufficiently busy and the parking lot often full. The addition of more stores would not only reduce the current parking space but potentially draw more customers for fewer spaces. A good number of elderly folks frequent the Giant and Crockpot and would find the added congestion and longer distances from the front doors a real hardship.

I cannot imagine how business could be safely conducted during the construction phase with impediments to parking and safe walking and reduced accessibility.

I submit that more than adequate expansion for this prime intersection already exists in stores currently vacant. Making the other centers more fully occupied and viable would benefit business on all four corners, rather than crowd a single site.

The economics of such expansion are beyond my understanding. I hope that the hearing will rule against the proposed Variance in Case #99-88A/Saul Centers/Ravenwood.

Thank you for your kind attention to my thoughts.

Sincerely,

Kitty Allen

Kitty Allen
307-B Charles Street Avenue
Baltimore, MD 21204

Case # 99-88A Saul centers / Ravenwood 12/9/98

To Whom it may concern,

I am very much against the adding of more stores in Ravenwood Shopping center. It is already congested and very trying to find a parking space. Adding these new stores would be a hazard to parking. This would also cause the loss of customers coming to the businesses already there in shopping center, who have patronized these places for years. To me there are enough stores already in the shopping centers close by in the area. Trying to get into the shopping centers now is a hazard, also getting out is just as bad. Wanting to add more stores would add more problems any way you look at it. I am very concerned about this change taking place. Please give this some deep thought from all angles.

Thank you

a very concerned customer of Ravenwood Shop. Ctr. for Years

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PM
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1998

Laurence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Bldg.
401 Bosley ave.
Towson, Md. 21204

21204+4420

JEROME D. POTTER
1612 Walterswood Road
Baltimore, Maryland 21239-2421

E-Mail: jerome_potter@augsburg.org

December 9, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #99-88A, Saul Centers/Ravenwood

Dear Mr. Schmidt:

In reference to the captioned case, I am writing to express opposition to the proposed parking variance in the Ravenwood Shopping Center.

Please note the following:

1) The parking lot at Ravenwood is already congested.

2) Creating more retail space and reducing available parking could result in overflow parking on Pleasant Plains Road causing problems for area residents.

3) Customers of the existing stores will be severely inconvenienced during the construction period.

4) All four shopping centers at the intersection of Loch Raven Boulevard and Taylor Avenue currently have unrented space.

I must emphasize Note #4—the intersection of Loch Raven Boulevard and Taylor Avenue has slowly and progressively deteriorated insofar as retail establishments are not being replaced as they vacate the area. Dead areas in the southwest corner include: Roy Rogers Restaurant, Sizzler Restaurant, and the space behind Super Fresh. Dead areas in the northeast corner include: Horn & Horn Restaurant. The southeast corner and the northwest corner (Ravenwood) seem to be thriving.

I urge you to reject this proposal and encourage Saul Centers to look at these other areas which seem well-suited for retail needs. As a customer of many of the stores at this intersection, I have often wondered when someone was going to do something to revitalize this area.

Sincerely,

Jerome D. Potter

/jdp/012

Dec 7, 1998

Lawrence Schmidt, Esq.
Zoning Commissioner
County Courts Bldg
401 Bosley Ave.
Towson, Md 21204

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9

Dear Commissioner,

We strongly oppose changing the parking variance to allow construction of additional retail space. The Rosewood Shopping Center already has parking problems and we feel additional retail space is not necessary, since there are all vacant buildings on all four shopping strips at the Loch Raven and Gaudner/Taylor Avenue intersection.

Thank you for your help.

Sincerely,

Frederick J Baber
Lillian E. Baber
1548 Dulaney Rd
Baltimore, Md 21286

Mr Frederick Baber
1548 Dellsway Rd
Baltimore, MD 21286

BALTIMORE, MD

USA 32

Lawrence Schmidt, Esq.
Zoning Commissioner
County Court Bldg.
401 Bosley Avenue
Towson, Md 21204

21204/4420

December 8, 1998

Lawrence Schmidt, Esq.
Balto. Co. Zoning Commissioner
County Courts Bldg.
401 Bosley Ave.
Towson, Md. 21204

Dear Sir:

I am writing to express my opposition to the parking variance in Case #99-98A, Saul Centers/Ravenwood.

The area under consideration is already congested. People will stop patronizing any of the stores in that section, if they do not have adequate parking and space to move freely. They should not have to vie for parking on that lot and/or park elsewhere.

It seems ludicrous to squeeze more stores in that area when there is a glut of space and unused buildings on the other corners of Loch Raven and Taylor.

Please do not approve the construction of any more retail space in the Ravenwood Shopping Center.

Thank you.

Sincerely,
Patricia J. Thomas
1819 Loch Sheel Rd.
Balto., Md. 21234

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9

1206 Brixton Road
Baltimore, MD 21239
December 7, 1998

RECEIVED
DEC 9
ZONING COMMISSIONER

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Parking Variance at Ravenwood Shopping Center

Dear Sir:

As concerned citizens, and active members of the Glendale/Glenmont Community Association, my husband and I attended the October Ist Zoning Board Hearing. Saul Centers has applied for a parking and sign variance at the above site. Their intentions would make parking at the shopping center a hardship for the customers of the stores in that location. A visit there would only point out the fact that parking is a problem with all the spaces now allowed.

Very few people in the surrounding neighborhoods knew of this as the zoning notice was not conspicuously posted. We learned of it only days before the hearing.

As you may recall, no decision was made as the attorneys for Saul Centers asked for a continuance. This was agreeable with the attorney representing the opposition. You also stated that a notice had to be posted fifteen (15) days in advance of the new hearing.

At that time, I approached you and told you the last posting was nailed to the side of the Giant Building on the Loch Raven side - and that it was almost impossible to see unless you were looking for it. Even then, the print was too small for the average eyes to read. You personally told Saul's representative to post the notices on all three entrances and make them large enough to read.

Today, I drove into the Giant from Taylor Avenue and noticed what appeared to be a sign on the grass strip as you entered the lot. I could not stop to read it or I would have been rear-ended. Again the print was not large enough to read in passing - and you cannot stop there to decipher it. I called my husband from the store and he came over with a camera and took pictures. The sign posted at the Loch Raven side (again an extremely small sign) is positioned such that there is no way one can read the sign heading south driving into the shopping center from the north.

Once more, few people in the surrounding neighborhoods will know of this hearing, which is obviously Saul's intent.

Very truly yours,

Rita A. Myers

Rita A. Myers

LORD BALTIMORE
SERVICES

3710 E. Baltimore Street • Baltimore, Maryland 21224-1599 • (410) 732-2700 • (800) 292-1224

October 6, 1998

Lawrence Schmidt
Commissioner of Zoning,
Baltimore County
401 Bosley Rd, Suite 405
Towson, Md. 21204

RECEIVED
8
ZONING COMMISSIONER

RE-Case #99-88-A

Dear Mr. Schmidt,

I recently attended your hearing on October 1, 1998, at 10 A.M . about Saul Center's Loch Raven & Taylor Ave. location. I can not be sure I will be able to attend your next hearing so I thought I would express my observations of 20 years as a tenant of the Ravenwood Center running Lord Baltimore Cleaners.

Parking at Saul Center's Ravenwood Center is so crammed in the northeast section of the center that the Baltimore County Revenue Authority parking ticket writers work that parking lot several days a week. Our customers have trouble finding parking now as it is. We have complained over the years to both the Revenue Authority and County Councilman Doug Riley's office about the parking problems at the Revenwood Shopping Center due to the parking tickets our customers receive.

A portion of the parking spaces Saul Center's counts on their proposed plan are in fact in a fire lane behind the existing center. This takes the 68 parking spot shortage and puts it closer to 100 spots short! If Saul Center's were a dozen or so parking spots shy I don't think anyone could be too upset about a variance being granted. However, 70 + parking spots short is just too little parking for the amount of stores they wish they had.

(Continued)

It is hard to believe the zoning board would allow anyone to put the back end of a strip center facing Loch Raven Blvd. as Saul has proposed. It appears that the closeness to Lock Raven Blvd. not to mention the additional signage will be a potential eye sore.

We are against the proposed Saul Center plan #99-88-A due to inadequate parking. I do find it ironic that at the Southwest corner of the same shopping center well over 100 yards away from the retail strip side of the center there are no parking problems at all. In fact where Giant Food currently parks several tractor trailers and the Ryder Rental trucks are stored behind the Citgo Station, Saul could build a smaller building behind the Citgo that might not upset so many people.

Signed,

Ken Gore

Ken Gore,
Vice President

KG/mw

cc: Dutch Ruppersberger
Doug Riley
Don Roscoe
Andrea Van Arsdale

Fellowship Forest Community Association

Howard C. Heiss, Jr.
President
1206 Stevenson Lane
Towson, Maryland 21286

Telephone 410-823-0628

December 10, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

16

Dear Commissioner Schmidt,

As president of the Fellowship Forest Community Association I would like to share with you our association's concern in regard to the Ravenwood Shopping Center. We realize a hearing will take place on December 16 th before you concerning the Saul Centers request for a parking variance. We, along with other community associations, strongly oppose the granting of the parking variance.

First, as you are aware, granting same would be in direct conflict with County Codes which mandate a certain number of parking spaces at shopping centers.

Secondly, as undoubtedly you are aware, the area on Taylor Avenue is a mass of stores on both sides of the avenue - do we need more to add to the overcrowding and traffic?

Third, across the road from the Ravenwood Shopping Center there are a number of stores which are vacant, plus the strong indicators that the Super Fresh store will move in the near future to the Towson Marketplace. It is difficult to understand building new shopping stores when we have stores already built but standing unoccupied.

Finally, we all take heart in recent Baltimore County Zoning action which have recognized community interests and positions on zoning matters which we so much appreciate. Hopefully the trend will continue in regard to the parking variance issue.

Very truly yours,

Howard C. Heiss, Jr.
President

15218

1807 Cobourg Ct B1
Baltimore, MD 21234
December 13, 1998

C A Dutch Ruppersberger
Old Courthouse-Mezzanine
Towson, MD 21204

Dear Sir:

I am writing to you to see if you could not approve of the proposed development in the Ravenwood Shopping Center at Loch Raven Blvd and Taylor Avenue. The shopping center is at this time does not need more development. I am a frequent user of the shopping center. The proposal calls for the construction for an additional 7500 sq. ft of retail space. I feel that if development should occur in the area, it should be at the former Roy Roger and Sizzler's location which at the time is empty

Respectfully yours,

Shirley T. Gay

Shirley T. Gay

Glendale/Glenmont Community Association, Inc.

P.O. Box 20113
Baltimore, MD 21284-0383

September 29, 1998

Matthew V. Galla
President
6736 Glenkirk Road
Baltimore, MD 21239-1410
410-832-5548

Office of Zoning
Commission Room 405
County Courts Bldg., 401 Bosley Ave.
Towson, Maryland 21204

Attn: Office of Zoning,

On behalf of the Glendale/Glenmont Community's Officers and Board Members, it is our unanimous decision to oppose the development of the six (6) new stores in the Ravenwood Shopping Center. We believe that this shopping center is at its maximum capacity, not to mention the proposed reduction of parking and the elimination of one of the two (2) main entrances. Adjacent shopping centers and pad sites at Loch Raven Blvd. and Taylor Ave. have numerous vacancies which would better serve this type of development.

Our neighborhood supports the business community and development, but not the over development of this location.

Respectfully Submitted,

Matthew V. Galla
President, Glendale/Glenmont Community Association
The Officers and Board Members

Glendale/Glenmont Community Association, Inc.
P.O. Box 20113
Baltimore, MD 21284-0383

Office of Zoning
Commission Room 405
County Courts Bldg. 401 Bosley Ave.
Towson, Maryland 21204

Post-it™ brand
Fax Transmittal Memo 7672

To Barry Smith
Company
Location
Fax # 410.825.1095 Telephone #
Comments

No. of Pages 1 Today's Date 10/1/98 Time 9am
From Carla
Company
Location Dept. Charge
Fax # Telephone #
Original Disposition: ☐ Destroy ☐ Return ☐ Call for pickup

- As a resident of Hillendale, and a permanent fixture, I would like to relate an ugly picture.
- Adding six more stores to our parking lot might sound like a good idea. But it's not.
- The lot is full now; the way that it sits taking away more parking spots would be the pits.
- Let's consider the elderly, who walk with canes. They walk slowly and uneasy with their aches and pains.
- Then there is mom, the kids, and the baby stroller dodging too many cars, trying not to get run over.
- These people shouldn't have to be in "satellite parking" and we shouldn't have to listen to them complaining and barking. As tenants and patrons, we deserve a "comfort zone", where we can shop and walk, in safety, to our cars alone.
- There's an increased risk of pedestrian and vehicular collision with a congested lot, and a new six-store division.
- And as winter comes and the snow blows by, more spots will be lost when the plows pile it high.
- Looking at the four quadrants of our Hillendale home it seems the northwest is crowded and the northeast sits alone.
- If six new stores would like to enter, then simply put them across the street, where space is plentiful and eager to grow, and the chances of survival and revival of that quadrant could be more than you and I know.
- I know seeing the northeast quadrant breath again would be nice so don't burden the northwest or forfeit the northeast, or that would be making the same mistake twice.
- The biggest difference lies between what is best for our community and what is best for Mr. Center's pocket.
- As decision makers of our county, please do not consider his financially driven motives to ruin a healthy shopping area in our community

8102 Loch Raven Blvd.
Baltimore, Maryland
October 1, 1998

County Courts
401 Bosley Avenue
Towson, Maryland

To Whom It May Concern,

I have many concerns on this issue. For one and foremost this is a threat to those of us that hold jobs in this area. Businesses have a chance of closing. Yes in fact, I do oppose. Thank you

Sincerely,

Esther Martin

Baltimore County
Zoning Commission
Room 405
County Courts Bldg
401 Bosley Ave
Towson MD 21204

9/29/98

RECEIVED

Sirs:

I just learned of Saul Centers plan to cut up the Ravenwood Shopping Ctr. No flyer came to my door; nor was there any query from Saul Center.

Six more store — the type is not relevant — with signs facing Loch Raven Blvd are not needed and would "junk up" the area.

① Entrance/exit from the center to/from LR Blvd is now difficult; six stores would exacerbate the situation.

② Parking is, at times, now

a problem; six more stores would make it worse.

③ Traffic on the lot itself can become heavy; six more stores close to the bank which has a drive in would create much more potentially dangerous patterns

④ Billboards/sign facing LR Blvd would not enhance the area; could attract graffiti; and cheapen the area,

I've live in Lake Raven Village seven and a half years; hope to remain many more, and do Citizens on Patrol and am a block captain for the association;

The proposed additions seem to this citizen to be minuses not pluses to our community.

I apologize for the very informal format of this letter, but I want to get it in the mail TODAY!

Thank you.

Lucie Portier O'Brien

LUCIE PORTIER O'BRIEN
8606 PLEASANT PLAINS RD
TOWSON MD 21286

RECEIVED
SEP 29 1998
FIN

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mrs Lieanne McClayton

98-4104

We all feel this is not fair to the to our area. It will be an eye sore to our Village. Big companies think they can push everyone around. Not fair

These ~~are~~ are our homes. Where we have a lot of money tied in them.

Its a residential section. Not Commercial. Let them put their things near their homes.

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mrs. Grace A. Thompson
8153 Pleasant Plains Rd.
Towson, MD 21286

98-4104

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Sally & Ross Hewson
8118 Kirkwall Ct.

P.S. Our house sits on a Court which backs up to the rear loading docks at Giant. It is already terribly noisy. (Even late at night) I can't imagine what the noise will be like with the new loading dock.

RECEIVED
SEP 29 1998
98-4104
PDM

Sept. 28, 1998

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Jean & Richard Hulsen

We have been in the Village for over 40 years and we take pride in the location, so please see what you can do to keep our street from becoming a junk yard.

RECEIVED
SEP 29 1998
98-4104
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

C. J. Fretwell
8213 Pleasant Plains Road
Towson, MD 21204

RECEIVED
SEP 29 1998
98-9104
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Arlyne Schmalbach

RECEIVED
SEP 29 1998
98-4104
PDM

Adrianne M. Arthur
1609 Feldbrook Road
Baltimore, MD 21286
(410) 321-1006

September 28, 1998

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road, and 2) direct noise away from the residential community and towards Goucher Boulevard. I take pride in my community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. I furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Adrianne M. Arthur

Adrianne M. Arthur

RECEIVED
SEP 29 1998
98-4104
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Dana G. Dick
8114 Kirkwall Ct.
Towson, MD 21286

RECEIVED
SEP 29 1998
98-420E
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Robert Kern, J
8151 Pleasant Plains Rd

RECEIVED
SEP 29 1998
98-4204
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Thomas R. Bowser

SEP 29 1998
98-4104
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mr and Mrs Louis F. Brown
8123 Kirkwall Ct
Towson, Md 21286

RECEIVED
SEP 29 1998
98-4104
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Olivia H. Steimel
8120 Kirkwall Ct.
Towson, Md. 21286

SEP 29 1998
98-4104
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Helen A. Coyle
8143 Loch Raven Blvd
Baltimore, MD 21286

SEP 29 1998
98-4404
PDM

9/28/98

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

George Fleckenstein & Eileen Fleckenstein
8131 Kirkwall Ct.
Balto Md 21286

RECEIVED
SEP 29 1998
98-484
FDM

10/1/98
98-88A 9/29/98
8
DR
what's this?

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

William E. Paesch Sr.

William E. Paesch, Sr.
1603 Feldbrook Rd.
Towson, MD 21286-8319

RECEIVED
SEP 29 1998
98-9104
PDM

Dr. Donald C. Mills
Hillendale Animal Hospital
6839 Loch Raven Boulevard
Towson, Maryland 21286

Telephone 296-5411

December 14, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt,

As a business owner and patron of many of the stores in the Loch Raven and Taylor Avenue intersection area, I strongly oppose the proposed parking variance in Case #00-88A, Saul Centers, Ravenwood.

I feel that not granting the variance would be in the best interest of the general community as detailed in the enclosed memo circulated by the Associates of Loch Raven Village and the other united community groups named in the memo.

Thank you for your consideration.

Sincerely,

DCMills

Donald C. Mills, D.V.M.

RECEIVED
15
ZONING COMMISSIONER

1807 Cobourg Ct B1
Baltimore, MD 21234
December 13, 1998

Lawrence Schmidt, ESQ
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave
Towson, MD 21204

Dear Sir:

I am writing to you to see if you could not approve of the proposed development in the Ravenwood Shopping Center at Loch Raven Blvd and Taylor Avenue. The shopping center is at this time does not need more development. I am a frequent user of the shopping center. The proposal calls for the construction for an additional 7500 sq. ft of retail space. I feel that if development should occur in the area, it should be at the former Roy Roger and Sizzler's location which at the time is empty

Respectfully yours,

Shirley T. Gay

RECEIVED
DEC 15
ZONING

1807 Cobourg Ct B1
Baltimore, MD 21234
December 13, 1998

Lawrence Schmidt, ESQ
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave
Towson, MD 21204

Dear Sir:

I am writing to you to see if you could not approve of the proposed development in the Ravenwood Shopping Center at Loch Raven Blvd and Taylor Avenue. The shopping center is at this time does not need more development. I am a frequent user of the shopping center. The proposal calls for the construction for an additional 7500 sq. ft of retail space. I feel that if development should occur in the area, it should be at the former Roy Roger and Sizzler's location which at the time is empty

Respectfully yours,

Joseph S. Gay

Joseph S. Gay

RECEIVED
DEC 15

RECEIVED
DEC 15
ZONING COMMISSIONER

Sunday, December 13, 1998

Dear Sir,

I am writing to oppose the parking variance in case #99-88 A Saul Centers / Ravenwood. I currently shop at the Giant there for both groceries and pharmacy, bank at Nations Bank and do my dry cleaning at Lord Baltimore Cleaners.

I cannot imagine why anyone would want to build more stores at this intersection as there are currently vacant stores across Taylor at the Greetings + Readings/Joanne's shopping center and across Loch Raven Blvd at the Horn + Horn shopping center. The mess and inconvenience of construction will certainly hinder my shopping for months. Once construction is completed I expect that if the additional space can even be rented that the parking lot will be crowded most of the time. I don't have the time (or the patience) to cruise the parking lot, following shoppers to their cars like a vulture to get a parking space and would certainly take my business elsewhere should that happen.

With four shopping centers at this intersection and additional shopping

centers nearby in all directions the last thing we need at Ravenwood is more stores. Furthermore the proposed additional parking spaces are not ~~convenient~~ convenient to the current stores OR the proposed stores and no one will use them which will make the parking lot even more congested.

Please don't grant this parking variance.

Sincerely,

Laura Pelk Siegel

Laura Siegel
1318 Ramblewood Rd.
Baltimore, MD 21239

410-323-1343.

8027 Hillendale Road
Baltimore, MD 21234-5245
December 9, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RECEIVED
15
ZONING

Dear Mr. Schmidt:

I am writing in opposition to the parking variance in Case #99-88A, Saul Centers/Ravenwood.

I have been a resident of the Hillendale/Loch Raven area for many years. During this time, I have seen this neighborhood evolve from a residential area into a commercial and business district. While communities need businesses and money to thrive, they do not need to be overwhelmed.

The proposed additions to the Ravenwood Shopping Center will create more havoc for pedestrians and area residents who patronize the shopping center. Many times I have been in the shopping center parking lot and could not find a parking space. Vehicles jockey for position and you're out of luck if you need a handicapped parking place. The fire lane always has vehicles parked in it.

The intersection of Loch Raven Boulevard, Taylor Avenue and Goucher Boulevard is very busy and already has four shopping centers. These shopping centers currently have un-rented retail space. Before being allowed to build new space in an already overpopulated area, all retail space should be rented first and Saul Centers should have to show a need for additional retail space in the community.

As I write this letter, Towson Marketplace will soon be opening its doors and brand new retail space. Although Towson Marketplace has an extremely large parking lot, we do not yet know how the renovations or influx of traffic will effect the surrounding community. Children in the community may also be effected with schools in walking distance of both locations.

I am hoping that you will oppose the request by Saul Centers. I feel it is and will having a negative impact on the community and existing businesses. Thank you for your time!

Sincerely,

Santa Marie Wallace

Santa Marie Wallace

15

Mr. Lawrence Schmidt,
Baltimore County Zoning Commission,
County Courts Building,
401 Bosley Avenue,
Towson, Maryland, 21204

Dear Sir:

It has recently come to my attention that a request has been filed with the Zoning Commission to approve a variance with respect to the parking lot at The Ravenwood Shopping Center at Loch Raven Boulevard and Taylor Avenue. If approved six additional stores will be erected at that location seriously affecting the parking facilities at that Center. Further reduction and much inconvenience will occur during construction. This could very easily cause citizens to park on Pleasant Plains Road which is in close proximity to the "Giant" Store which increases the possibilities of accidents. The "Giant" store is patronized by many citizens, both able and handicapped, living in the area and many coming from greater distances and under certain circumstances, such as on Fridays and during the entire weekend, the parking lot as it now stands is very much in demand. In some inst ances parking 150 to 200 feet away is not unusual. Another six stores plus a reduction in parking facilities creats a situation almost intolerable

Currently, on all four corners of Loch Raven Boulevard and Taylor Avenue there is an equal number of shopping centers plus three gasoline stations all of which makes the intersection extremely busy and at times quite dangerous particularly to pedestrians who try to negotiate the intersection. Another six stores would surely aggravate and worsen the entire area.

Since I live only a short distance from the intersection in question and have lived there for approximately 45-50 years I am very familiar with the heavy traffic in the area and sincerely urge you to deny the request for the variance.

Sincerely,

Gordon M. Stone

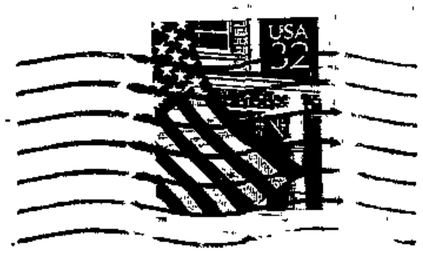
Gordon M. Stone,
6504 Loch Hill Road,
Baltimore, Maryland,
21239-1642

410-825-6775

December 12, 1998.

Mr. Gordon M. Stone
6504 Loch Hill Rd.
Baltimore, MD 21239

BALTIMORE, MD 212
PM
14 DEC
1998



Mr. Lawrence Schmidt,
Baltimore County Zoning Commission,
County Courts Building,
401 Bosley Avenue,
Towson, Maryland,
21204

21204-4402 10

Case # 99-88A
Ravenwood Shopping Center

We as Senior Citizens and long-time residents of Loch Raven Village, wish to add our names to the many who are objecting to adding more stores and reducing parking at the Ravenwood Shopping Center.

There will be much inconvenient and many additional problems for area residents. As customers of the present stores it will be very difficult and unfair to many people.

The present traffic situation in this area at times is very difficult and all of this unwanted building will make it very much worse and quite dangerous.

Please think of the folks in this neighborhood and take these ideas somewhere else.

Ruth & Dick Ford
8502 Pleasant Plains Rd.
Towson, Md. 21286

RECEIVED
15
LOCAL GOVT COMMISSIONER

Mrs. Margot Chow
8821 Wolverton Road
Baltimore, Maryland 21234

December 13, 1998

Lawrence Schmidt, Esqu.
Baltimore County Zoning Commissioner
County Courts Building
410 Bosley Avenue
Towson, MD 21204

15

Dear Sir:

Re Case #99-88A

As a member of the Cromwood and Coventry Community Association I urge you not to grant a parking variance in Case #99-88A. I am a handicapped person who shops frequently at the Giant on Taylor Avenue and I find already that at certain hours and certain days the parking lot to be very crowded. A reduction of available parking spaces and the inevitable disturbance during construction of new stores would be a severe inconvenience.

Re Case #99-193-SPH

I urge you to not allow the Baltimore Gas and Electric Co. to demolish the Baynesville Schoolhouse but preserve it for use as a Community Center for our above listed community.

Sincerely Yours,
Margot Chow
Mrs. Margot Chow

9/28/98

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

RECEIVED
SEP 30 1998
9C-4116
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Florence M. Monaghan
John Carroll Monaghan
Ellen McHugh
8212 Pleasant Plains Rd

RECEIVED
SEP 30 1998
98-476
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Thomas and Patricia Reese
8126 Kirkwall Ct.
Baltimore, Md. 21286

RECEIVED
SEP 30 1998
98-416
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Granville O. Soper
Judith E. Soper

Mr. & Mrs. G. Owen Soper
8169 Pleasant Plains Rd.
Baltimore MD 21286

RECEIVED
SEP 30 1998
98-4116
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will. if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly. the desirability of the homes.

Sincerely,

Deborah Freeland

RECEIVED
SEP 30 1998
98-4116
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mary Angela Hull
8110 Pleasant Plains Road
Towson, Maryland 21286

RECEIVED
SEP 30 1998
98-4116
PDM

Rose Belli
8136 Pleasant Plains Rd.
Baltimore, MD 21286-8324

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Rose Belli
8136 Pleasant Plains Rd.
21286

(410) 828-0629

RECEIVED
SEP 30 1998
98-4116
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Frank & Simone Passaro

[redacted]

46 years Residents of Lock Raven Village
a beautiful place to live -

RECEIVED
SEP 30 1998
98-4116
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Victoria + Christophe Valton
8131 Bartokelo Rd.
Baltimore, MD 21286

RECEIVED
SEP 30 1998
PDM

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

Dear Mr. Jablon:

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Sincerely,

Ed Rouch
8138 Pleasant Plain Rd
Towson 21286

Edward H. Rouch
8138 Pleasant Plains Rd.
Baltimore, MD 21286-8324

RECEIVED
SEP 30 1998
98-416

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Joyce M. Larson
8119 Pleasant Plains Rd.
Towson, Md.
21286
(20 year resident)

RECEIVED
SEP 30 1998
98-4116
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mrs. Lillian Glodek
8210 Pleasant Plain Road
Towson, Md. 21286

9/29/98

RECEIVED
SEP 30 1998
98-4116
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Josephine DeCarlo
Rose & Catherine
Gardiner

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Dorothy J. Holben
8145 Pleasant Plains Road
Towson, Md 21286

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,
William C. Vowell

Lorraine P. Vowell
8112 KIRKWALL COURT
BALTIMORE, MD. 21286

RECEIVED
OCT - 1 1998
98-4137
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mr. & Mrs. M. Haines
8173 Pleasant Plains Rd.
Balto. Md. 21286

RECEIVED
OCT - 1 1998
98-4137
FDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Beth A. Gasiorowski
BETH A. GASIOROWSKI
8118 PLEASANT PLAINS RD.

RECEIVED
OCT - 1 1998
98-4137
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Arlene V. Luttrell
8129 Barbsdale Rd
Towson, Md 21286
410-825-3582

RECEIVED
OCT - 1 1998
98-4B7
PDM

Sept. 28, 1998

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mary E. Nugent
8119 Barksdale Rd.
Towson Md 21286

RECEIVED
OCT - 1 1998
98-4132
PDM

10/2/98
8
DR

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Elizabeth A. McCully

10/2/98

To: Larry
FROM: Arnold
RE: Hearing Case 99-88-A
Yesterday hrd 10/1/98

RECEIVED
OCT - 1 1998
98-4137
FDM

10/21/98
w ch
cf

RECEIVED
23
ZONING

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Dorothy Aoremann
8206 Pleasant Plains Rd
Towson, MD 21286

9/28/98

RECEIVED
OCT 20 1998
98-4399
PDM

RECEIVED
OCT 2 1998
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

RECEIVED
OCT 23
ZONING

Kelly M. Richardson
8117 Pleasant Plains Rd
Towson Md.
21286

410-583-7154

98-4399

10/19/98
WCR

October 15, 1998

File

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Thomas S Kowell
8139 Pleasant Plains Rd
Baltimore, Md. 21286

RECEIVED
OCT 19 1998
98-4345
PDM

RECEIVED
OCT 16
ZONING

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Phyllis Jacobson
8101 Pleasant Plains Rd.

RECEIVED
98-4229
OCT 13 1998
PDM

10/14/98
P
w ct

RECEIVED
OCT 16
ZONING COMMISSIONER

Ro
1/1
98-88-A

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Phelda V. Chilcoat
8103 Barkedale Road
Towson, Md 21286

RECEIVED
98-4278
OCT 13 1998
PDM

10/9/98
8

RECEIVED
OCT 14
ZONING COMMISSIONER

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Donna + Bob Adams
8165 Pleasant Plains Rd.
Towson, MD. 21286

RECEIVED
OCT 9 1998
98-4251
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

W. Walter Smith
8106 Kirkwall Ct
Balto MD 21286
Loch Raven Village Resident

RECEIVED
OCT - 6 1998
98-4188
PDM

10/7/98
P
OCR

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Richard Tackett
8102 Berkshire Rd
Towson MD 21284

RECEIVED
OCT 9 1998
ZONING COMMISSIONER

RECEIVED
OCT - 6 1998
98-4188
PDM

10/7/98
V
LOCR

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mr. & Mrs. Donald Lindal
8140 Lockwell Ct
Balto 21286

RECEIVED
9
ZONING COMMISSIONER

RECEIVED
OCT - 7 1998
98-420
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Amy L. Dubinsky

John R. Nattans / Amy L. Dubinsky
8127 Pleasant Plains Road
Towson, Maryland 21286

RECEIVED
OCT - 7 1998
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely, Edward P. Wendelen Jr.
8117 Barksdale Rd
Towson, Md 21286

RECEIVED
OCT - 5 1998
98-4146
PDM

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

Sincerely,

Mildred C. Pattison
8107 Bachsdale Rd.
Towson, Md. 21286

RECEIVED
OCT - 5 1998
98-4166
PDM

Louis R Rainone
8217 Pleasant Plains Rd
Baltimore MD 21204-8238

10/5/98
f
w ch

RECEIVED
OCT - 5 1998
98-4166
PDM

To: ~~Jean~~ File
~~Dec 2 Pending~~
~~Approved Plan Revised~~
~~10/6/98 Letter~~

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

Dear Mr. Jablon:

I am opposed to the construction of the loading docks on the side of Giant Food at Ravenwood Shopping Center without a screening wall to 1) screen the trucks from passersby on Pleasant Plains Road and 2) direct noise away from the residential community and toward Goucher Boulevard. We take pride in our community and find it offensive that activity that was limited to the back of the store in an alley will, if construction proceeds as planned, be in plain view for all who live or travel in the area to see and hear. We furthermore find it absurd that Baltimore County has approved and supported efforts to beautify Pleasant Plains Road with community signs and banners only to thus far permit construction that detracts from the appearance of the street and, more importantly, the desirability of the homes.

RECEIVED
OCT 8
ZONING COMMISSIONER

Sincerely,

Louis R Rainone

P.S. FREQUENTLY TRACTOR TRAILERS CAN BE SEEN PARKED ALONG THE WEST SIDE OF PLEASANT PLAINS RD. OPPOSITE THE GIANT PROPERTY. I ALWAYS FIND THIS EXTREMELY UNSIGHTLY & EXASPERATING AS I ENTER MY STREET AND COMMUNITY FROM THE SOUTH WHETHER WALKING OR DRIVING MY CAR.

I SIGHT THE VISIBILITY OF THESE LARGE COMMERCIAL VEHICLES FROM PLEASANT PLAINS RD. AS A SAMPLE OF AN UNACCEPTABLE PART OF THE RAVENWOOD SHOPPING CENTER EXPANSION PLAN.

L. R. Rainone

RECEIVED
OCT - 6 1998
ZONING COMMISSIONER

9/27/98

Dear Zoning Board,

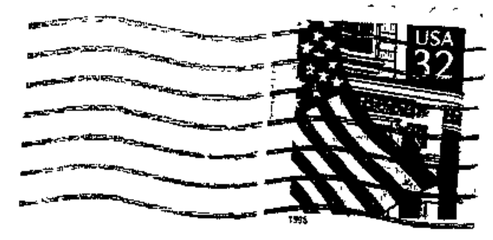
My wife and I are opposed to the purposed plan to reduce the quanity of parking lot spaces by 67 spaces.

We are also opposed to reducing the acess area available to enter the shopping center parking spaces.

Many of the elderely customers are drawn to this shopping center because there is convenient parking available. A visit to the shopping center on a Saturday would bear this out.

Yours Truly,
David & Ruth Esther Jackson

Ruth Esther Lackson
23 Morrisdale Court
Baltimore, MD 21234



Office of Zoning Commission
Room 405 County Courts Bldg.
401 Bosley Ave
Tow

21204/9423

In respect to Raven Blvd
Shopping Ctr - Located
at Loch Raven.

Please do not close down
Shear Madness or take
away parking. I'm
a weekly customer &
am elderly. Need that
front parking space.

Sandy Bayer

AMERICAN TITLE ASSOCIATES, INC.
9515 Deereco Road, Suite 1012
Timonium, MD 21093

UNITED STATES POSTAGE
$00.32
MAILED FROM ZIP CODE

Office of Zoning
Commissioner Room 405
County Courts Bldg.
401 Bosley Ave
Towson

12/16

Mrs. Louis J. Brown
8123 Kirkwall Court
Baltimore, Maryland 21286
December 4, 1998

RECEIVED
DEC 8
ZONING COMMISSIONER

Dear Mr Schmidt,

I am writing to express my total opposition to the parking variance in Case #99-88A, Saul Centers/Ravenwood. My husband and I moved to this address 7/10/84. There was no Ravenwood Center. We have seen, over the years overkill on commercial sprawl. We have more empty stores, vacant restaurants and now stores is the last thing needed. Right now, we have only one really healthy shopping center at Loch Raven Blvd + Taylor Ave. To add more stores and take away the available parking spaces is just plain crazy. I shop at Giant and many times have trouble finding parking. Adding more stores, reducing parking places will turn

Ravenwood into another vacant shopping area. Face it. You can't park you shop elsewhere. We are saturated with shopping malls. We can't support anymore stores.

Hopefully common sense will prevail over pure greed!

Sincerely,

Mrs. Laird F. Brown

Dec 10, 1998

Dear Mr Schmidt

Please record our vote in FAVOR of saving our schoolhouse. It is a beloved landmark to many who attended there and one of the few neighborhood landmarks left in our community. We want from a pastoral setting to an ugly commercial area. There is little beauty here.

The old schoolhouse is refreshing to look at and can be put to use in the Community. Lets save it!

Sincerely,

1822 Redwood Ave
21234

Christine M. Smith
Robert B. Smith

RECEIVED
15
BOARD SECRETARIAT

99-88

RECEIVED
DEC 8 1998
ZONING COMMISSIONER

Trinity House
409 Virginia Ave 107
Towson, Md 21286

Re: Ravenwood Shopping Ctr.

Dear Sir:-

I am 77 and live in Trinity House on Virginia Ave. in Sr. Citizen Apts.

A lot of us go to Ravenwood for Giant and Crackpot & Bank & Hardgeser

Parking is terrible there now. Hope these people can't build there now as then there will be "no parking" at all

We all oppose it very much.

Thank you.

Mary Burdekin
409 Virginia Ave. Apt. 107
Towson, MD 21286

410-494-8789

Mary Burdekin

Mrs. Carolyn Wheeler
1410 Walker Ave.
Baltimore, MD 21239-1705

December 15, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

18

Dear Mr. Schmidt:

I am writing to express my opposition to the parking variance in Case #99-88A, Saul Centers/Ravenwood. I shop at that center at least once a week. The parking is adequate but certainly not enough to support more stores with fewer parking spaces.

The other three corners are struggling to survive and overcome empty stores. Do we want Ravenwood to join them with these changes?

Thank you for your consideration of this matter.

Yours truly,
Carolyn S. Wheeler

90 E. PADONIA RD #104
TIMONIUM MD 21093
Dec 14, 1998

Lawrence Schmidt, Esq.
B.C. Zoning Commissioner
County Courts Bldg
Towson MD 21204

Re: Case # 99-88A
Saul Centers
Ravenwood

Dear Sir,

When I lived in the Loch Raven Village area, I used the Ravenwood Shopping Center daily. I still return often to the Crack Pot, Giant, etc.

As a senior citizen, I have seen what happened elsewhere when parking is reduced and buildings added in a misguided attempt to boost income by increasing retail space:

1- there is a devestating period of construction
2- new tenants have a struggle to find and keep customers
3- businesses already there, deserving support, lose clientele because of parking and traffic problems
4- finally the entire shopping center becomes difficult to maintain and is unattractive.

Please do not grant this variance.

Very truly yours,
Evelyn H Wargo
(MRS. JOSEPH G. WARGO)

99 1

12/1/6 9-8

RECEIVED
DEC -8
PLANNING CONTROL BOARD

Lawrence Schmidt Esq

Dear Sir,

Please reconsider the idea of air new stores in the Ravenwood Shopping Center. We live in the area & come here to the Crock-Pot Restaurant, Grain Bank & Beauty shop. Since we are both recent open-heart patients this center is so easy forms to park. We would hate to think because of so many people, we could not find a parking place & have to go elsewhere.

Thank you.

Respectfully,

John & Jane McQuade

Mrs. John J. McQuade
1509 Woodbourne Ave.
Baltimore, MD 21239

BALTIMORE MD 212
PM
05 DEC
1998

USA 32

Mr. Lawrence Schmidt, Esq.
Baltimore County Zoning Commissione
401 Bosley Ave
Towson, Md 21204

21204/4420

6201 Loch Raven
Blvd.
21239

9-30-98

To Whom It May Concern

My mother is a
Senior Citizen. We
requently visit the
Vanit on Loch Raven
& Taylor & Crack Pot
We disagree with
the new idea of
stores and parking
lot
This would be a
burden for every one
involved
Why not use the empty
shopping center across
the street
Madeline Kern Mary L Kern

27

November 24, 1995

Dear Commissioner,

I live a couple blocks from the Ravenwood Shopping Center and so know the situation there. There definitely is poor parking currently and the situation would deteriorate if more retail space is added. Might someone suggest such additional stores might locate across Lock Raven on the NE corner of that busy intersection?

Sincerely
Laurel Stares

Laurel Marie Stevens
1719 Glen Keith Blvd.
Baltimore, MD 21234
H 410-337-2805
W 410-321-8699

Dear Board Members:

As a regular shopper at the Rosewood Shopping Center, I wish to oppose the parking variance in case #99-88A, Soul Center/Rosewood.

As matters stand today, one needs to be very careful in walking and driving on the parking lot at Rosewood. It would be a nightmare if the lot had to take on another building and consume more parking space.

Why not consider using the unrented property a store taller away.

Thank.

Wishing you happiness at Christmas and through the New Year.

Sincerely,

Mrs A. A. Stamp

RAVENWOOD SHOPPING CENTER ZONING HEARING

RECEIVED
SEP 29
ZONING COMMISSIONER

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

1. BUILD SIX (6) NEW STORES ALONG THE LOCH RAVEN BLVD. SIDE OF THE PARKING LOT - DIRECTLY SOUTH OF NATIONSBANK.
2. ERECT SIGNS ON THE BACK OF THE SIX NEW STORES. THE BACK OF THE BUILDINGS WILL FACE LOCH RAVEN BLVD.
3. PROBABLY USE THE PARKING SPACES DIRECTLY SOUTH OF SHEAR MADNESS AND LORD BALTIMORE CLEANERS TO STORE BUILDING SUPPLIES AND EQUIPMENT FOR 6 - 8 MONTHS. (THE PARKING SPACES CURRENTLY SOUTH OF NATIONSBANK WILL NOW BE COVERED BY THE SIX NEW STORES).
4. THEY ALSO INTEND TO REMOVE THE LARGER TRAFFIC ISLAND THAT SEPARATES THE TRAFFIC FLOW FROM TAYLOR AVENUE INTO THE SHOPPING CENTER. THEY WILL PUT PARKING SPACES THERE!!
5. THEY INTEND TO SEAL OFF THE ENTRANCE FROM THE SHOPPING CENTER TO AJELLOS SERVICE CENTER AND THE CITGO SERVICE STATION BECAUSE OF THE NEW TRAFFIC FLOW!!

WE BELIEVE THE CONSTRUCTION OF SIX NEW STORES WILL CAUSE A SEVERE PARKING PROBLEM FOR 6-8 MONTHS & AN ONGOING PARKING AND TRAFFIC FLOW PROBLEM HENCEFORTH. THE DIRE ECONOMIC EFFECT OF A SHOPPING CENTER WITH RESTRICTED PARKING ON NATIONSBANK, SHEER MADNESS, LORD BALTIMORE, CRACKPOT LIQUORS & RESTAURANT IS OBVIOUS.

MANY OF OUR CLIENTELE ARE SENIOR CITIZENS WHO HAVE A DIFFICULT TIME WALKING. THE RESTRICTED PARKING WILL CREATE AN UNFAIR BURDEN ON THE VERY CUSTOMERS WHO DEPEND ON A SHOPPING CENTER WITH PARKING THAT IS CLOSE TO THE STORES THEY FREQUENT.

THE HISTORICAL CONCEPT OF A SHOPPING CENTER CONSISTED OF TWO MAJOR FACTORS;

1. THE CONVENIENCE OF MANY STORES LOCATED TOGETHER.
2. ABUNDANT PARKING CLOSELY ACCESSIBLE TO THE STORES.

WHY OUR LANDLORD NO LONGER BELIEVES THE 2ND CONCEPT APPLIES TO THE RAVENWOOD SHOPPING CENTER IS THE ISSUE THAT NEEDS TO BE ASKED AT THE ZONING HEARING.

PLEASE SUPPORT OUR CONCERN BY CONTACTING NEIL SMITH, OWNER OF THE CRACKPOT RESTAURANT. (410 828-1095)

WE NEED MANY CONCERNED RESIDENTS OF THE COMMUNITY TO ATTEND THE **ZONING BOARD HEARING TO BE HELD AT 401 BOSLEY AVE, ROOM 407 ON THURSDAY OCTOBER 1, 1998.** (10:00 AM)

WE ESPECIALLY NEED REPRESENTATIVES OF NEIGHBORHOOD ASSOCIATIONS AND SENIOR CITIZEN ASSOCIATIONS TO CONTACT US & ATTEND THE MEETING.

THE PARKING LOT VARIANCE WILL NOT BE GRANTED IF WE ARE WELL REPRESENTED.

If you can't attend the MEETING - please write a letter to the OFFICE of ZONING COMMISSION ROOM 405 COUNTY COURTS BLDG 401 BOSLEY AVE TOWSON

NEIL SMITH

21204

9/28/98

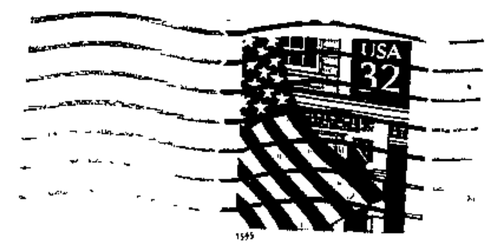
To: Office of Zoning Commission
Room 405 County Courts Bldg.
401 Bosley Ave
Towson, Md. 21204

I am against Saul Centers request for a park + sign variance in the Ravenwood Shopping Center. This would make it more hazardous getting to and parking near the stores I frequent. Also, it would cause more problems for anyone entering the shopping center from Loch Raven Blvd. north of Taylor Ave. Even now all types of delivery trucks, including 18 wheelers, cars visiting Nationsbank plus cars heading for stores beyond the entrance are coping with maneuvers to keep traffic flowing in this area. Also the parking lot itself is not safe for walking. It is very easy (whether you are young or old) to lose your balance on the non-smooth surface full of deep ripples + deep holes (even when cars are parked). The entire parking lot, as it is now, is very busy and parking is usually at a premium. Increasing the stores and eliminating parking spaces would add more problems around the Loch Raven entrance.

Jean Booz
8307 Bon Air Rd
Balto, Md. 21234

Mrs. J. Booz
8307 Bon Air Rd.
Baltimore, MD 21234

BALTIMORE, MD 212
PM
28 SEP
1995



Office of Zoning Commission
Room 405 County Courts Bldg.
401 Bosley Ave
Towson, Md. 21204

21204/4423

THE TOWNSENDS
8102 Glen Gary Road, Baltimore, MD 21234

RECEIVED
SEP 29

We have been informed that there is a proposal by the Saul Centers to build six new stores along Loch Raven Boulevard in the Ravenwood Shopping Center, and they are applying for parking and sign variances to accommodate that proposal.

Even the consideration of such a proposal is preposterous! Parking in the Ravenwood Shopping Center is already crowded - I was there today, and found cars parked in every row all the way to the southern end of the lot. To take away 67 spaces will make it even more difficult for the elderly and handicapped (and the rest of us) to get to the bank and stores in the center.

It is also proposed to remove the traffic island at the southern end for more parking spaces. Those spaces will add no convenience to customers of the present businesses, and not much to the new stores being offered, to say nothing of the added inconvenience of having only two entrances to the center - east and west. What a traffic jam that will be!

There are many empty buildings in the Pleasant Plains group just North of Taylor and East of Loch Raven Boulevard. I propose that Saul Centers put their new stores in those empty spaces.

Additionally, we have concerns about the nature of the stores being proposed for Ravenwood. This is probably another issue, but one that needs to be addressed as quickly as possible, and it will be well for you to concurrently consider the wishes of area residents on that concern as well.

We plan to attend the meeting planned for October 1st, and look forward to a thoughtful and fruitful meeting.

Very truly yours,

Pat and Constance Townsend

F/Pat and Constance Townsend

Townsend
3102 Glen Gary Rd
Baltimore MD 21234-5108

BALTIMORE, MD 212
PM
28 SEP
1998

USA 32

Office of Zoning Commission
Room 405
County Courts Bldg.
401 Bosley Avenue
Towson, MD 21204

21204-4429 10

9/28/98

To: Office of Zoning Commission
Room 405 County Courts Bldg
401 Bosley Ave
Towson, Md 21204

I am against Saul Centers request for a park and sign variance in the Ravenwood Shopping Center.

Needed is parking lot improvements for walking and parking as the lot is full of holes and ripples.

Not needed is more traffic, less parking, a non-maintenance parking lot and more stores.

There are 2 shopping centers east of Loch Raven Blvd and Taylor Ave PLUS approximately 1/2 mile to the west of the Ravenwood Shopping Center is Towson Market Place neither of which can lease all their spaces. Adding more spaces for lease in the Ravenwood Shopping Center would definitely not be advantageous to anyone.

Charles M. Boozer
8307 Bon Air Rd.
Balto. Md. 21234

RAVENWOOD SHOPPING CENTER ZONING HEARING

RECEIVED
SEP 29
ZONING COMMISSIONER

DEAR CUSTOMER,

AS YOU MAY HAVE NOTICED OUR LANDLORD, SAUL CENTERS, IS APPLYING FOR A PARKING AND SIGN VARIANCE. THEY ARE ASKING PERMISSION TO REDUCE THE REQUIRED 535 PARKING SPACES TO 468 SPACES. THIS REDUCTION OF 67 SPACES WILL ALLOW THEM TO DO THE FOLLOWING:

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NEIL SMITH

21204

If you can't attend the MEETING - please write a letter to the OFFICE of ZONING COMMISSION ROOM 405 COUNTY COURTS BLDG 401 BOSLEY AVE TOWSON

Mr. Charles M. Booz
8307 Bon Air Rd.
Baltimore, MD 21234-5047

BALTIMORE, MD 212
PM
23 SEP

Office of Zoning Commission
Room 405 County Courts Bldg.
401 Bosley Ave.
Towson, Md. 21204

21204/4423

9/27/98

RECEIVED
SEP 29
ZONING OFFICER

Dear Sirs:

I am writing to urge you to not grant a variance to Saul Centers for The Lavenwood Shopping Center.

The construction of six new stores would definitely create a traffic nightmare at the Loch Raven Blvd. side of the center.

The stores directly adjacent to the building site would lose valuable spaces used by their customers. The bank, dry cleaner & restaurant should not be deprived of having their customers have convenient access to their stores.

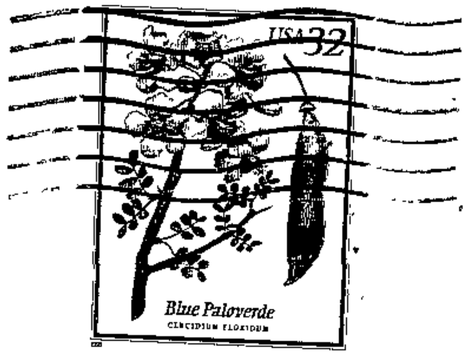
We do not need more stores & less parking in this center. The businesses in the center are very community friendly & should not be made inaccessible by a new group of stores. Many Saturdays the entire lot is full -- what will happen with new stores taking up space & less parking spaces?

Please, do not grant the variance

Lynette Reagan
8426 Pleasant Plains Rd.
410-296-1707

Lynette S Reagan
8426 Pleasant Plains Rd
Baltimore MD 21286

BALTIMORE, MD 212
PM
28 SEP
1998



Office of Zoning Commissioner
Rm. 405
County Courts Bldg
401 E
Pon...

To Whom It May Concern 7/98

We do not need any new stores and take away the parking from the patrons of the stores already there.

It is very difficult there now for us Senior citizens to get around, with out taking away more spaces

Especially while you probably be stores. We as senior citizens are we to stand when we go to stores like Madness, Crackpot & Dank. Is not fair

So we do not need this project in this area

Mrs Bettie Palmisano

RECEIVED
SEP 29 1998
ZONING COMMISSION

Mrs Bettie Belmont
Rieyley Towers - 409
201 E. Joppa Rd
Towson, Md 21286

Office of Zoning Commissioner Appeal
Room 405
County Courts Bldg
401 Bosley Ave
Towson Md
21204

21204/4423

RECEIVED
SEP 29 1998
ZONING COMMISSIONER

9/26/98

To Whom It May Concern,

I am writing against the stores to be built in Loch Raven Shopping Center.

① I'm a senior citizen & have difficulty in walking, especially in bad weather. I patronize all the stores. My business is Shear Madness for over 15 yrs. I go to the Crab Pot to eat, also go to Lord Baltimore.

② Parking is terrible now in the lot. Entering on Pleasant Plains Rd. we have to cross Loch Raven Parking lot to get into Loch Raven Blvd. Our street goes into Loch Raven Blvd & you must turn right. Who wants to go that way - they are heading South on Loch Raven Blvd.

③ Loch Raven Village Assoc. is trying to get my Loch Raven Blvd - who wants to look at 20 ugly signs.

There is no room for 6 stores & all the increase it will cause, closing all these entrances to Towson + Towson Center.

I think it's terrible to the area

through, especially for senior citizens.
It will also make the area more
open to crimes. etc.
Go some place else. We have enough
stores in this area.

Sincerely,

Frank & Ann Melcak
8114 Pleasant Plains Rd.
Towson Maryland
21286

Mr. & Mrs. Frank Melocik
8114 Pleasant Plains Rd.
Towson, MD 21286-8324

Office of Zoning Commissioner's Office
Room 405
County Courts Bldg
401 Bosley Ave
Towson, Md
21204

CARROLL INDEPENDENT FUEL CO.
"YOUR ENERGY SOURCE FOR LIFE"

2700 Loch Raven Rd. / Baltimore, Maryland 21218-4700

Baltimore 410-235-1066 Fax 410-235-3842
Westminster 410-848-4477 / Maryland 1-800-894-8590

December 3, 1998

Morris & Ritchie Associates, Inc.
110 West Road
Suite 245
Towson, MD 21204

Attn: Tim Madden, Principal

Re: Ravenwood Shopping Center

Dear Mr. Madden:

I am writing you in reference to the proposed improvements to the above referenced project. We are in support of your efforts to revitalize the existing center and also support your request to the County for a parking and signage variance. We have had no problems with overflow parking and have seen available spaces at peak hours in the vicinity of our station on Center property. We feel that the unique nature of the center with its' proposed improvements satisfies current and future parking and traffic demand.

We are also in support of the proposed reconfiguration of ingress and egress onto Taylor Avenue. Our experience has been that gasoline stations in shopping centers with cross circulation alleviate congestion and stacking at entrances and exits. Attached please find a schematic layout that is part of a redevelopment study we are currently reviewing in house.

Should you have any questions or comments please contact me at my office at extension #328.

Sincerely,

I. Ashton Menefee III
Development Coordinator

attachment

NEIGHBORHOOD HOUSING SERVICES

1055 Taylor Ave. Suite100A
Baltimore, Maryland 21286

Phone 410-769-8820
Fax 410-769-9014

Mr. Lawrence Schmidt, Esquire
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

December 14, 1998

Re: Case #99-88A
Saul Centers/Ravenwood

Dear Mr. Schmidt,

I am unable to attend the hearing on December 16, 1998, but would like to contest the request for a zoning variance. Neighborhood Housing Services of Greater Hillendale is a non-profit under contract by Baltimore County to help stabilize the Greater Hillendale area. Representatives from five residential neighborhoods, local businesses and the community serve on our Board. Helping to keep our existing local businesses vital is of great concern to our board.

Local valued businesses (such as Nations Bank, the Giant, the Crock Pot, etc.) in the Ravenwood Shopping Center have many senior citizens as clients who will simply drive away if there is not ample parking near their stores.

This area welcomes new business and economic developments but cannot support a variance that will result in jeopardizing existing businesses that have been good neighbors.

Sincerely,

JoAnn Holback

JoAnn Holback
Neighborhood Director

cc: Loch Raven Business Association

9/28/98

To Whom it May Concern

I am against the new stores to be put in Loch Raven Shopping Center.

It is going to cause a great deal of parking problems & traffic problems, be open for more crime.

We don't need any ugly signs showing on the Blvd.

No we don't need all this mess.

RECEIVED
SEP 29 1998
ZONING COMMISSIONER

Donna Palermo

8114 Pleasant Plains Rd
Towson, MD 21286

BALTIMORE MD
PM
23 SEP
1988

Office of Zonning Commission
Room 405
County Courts Bldg
401 Bosley Ave
Towson, MD
21204

21204/4423

A & A TROPHY HOUSE
8635 Loch Raven Boulevard
Baltimore, Maryland 21286
410-665-5054
FAX 410-665-6804

December 15, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear Mr. Schmidt:

I am writing as a business owner at 8635 Loch Raven Blvd. to alert you that I am very opposed to the parking variance required for the addition of new retail space in the Ravenwood Shopping Center. As a business owner I fear the negative financial impact to my colleagues, and feel the need to rally to this unnecessary overpopulation of the retail area on one corner while the other three are seriously under utilized.

Sincerely,

Mary Ellen LaPlante

Mary Ellen LaPlante
President
A & A Trophy House, Inc.

10/1/98
98
DR ?

September 28, 1998

Jane Honbarrier
8112 Pleasant Plains Road
Towson, Maryland 21286

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

Dear Mr. Jablon:

As a resident of Loch Raven Village I am writing to let you know that I am adamantly opposed to the construction of loading docks on the west side of Giant Food at Ravenwood Shopping Center.

This location is an entranceway to our lovely village and is soon to be enhanced by new community street banners and signs. A loading dock at this location would only serve to detract from these new enhancements and diminish the desirability to new home buyers. Without new home buyers coming into Loch Raven the sales trade of Ravenwood merchants may also decline.

I certainly endorse the redevelopment of the shopping center; but would like to see every effort made to improve and keep the loading docks to the rear of Giant Food. If they must be moved to the side of the building, I would request that an attractive brick screening wall be built consistent with the architectural style of the Village. Also that funds be spent on landscaping with trees and shrubbery to block the view and act as a noise barrier.

As Baltimore County has supported and approved the efforts to beautify and strengthen Loch Raven Village I find it inconsistent and unacceptable that they would now approve such a detraction to the community. Mr. Jablon, due to prior commitments I will not be able to attend the zoning hearing on October 1, 1998. Therefore, I would like to request from your office a written response as to your decision in this matter.

Thank you for your time and concern.

Sincerely,

Jane Honbarrier

Jane Honbarrier

cc: Loch Raven Village Association

RECEIVED
SEP 30 1998
98-4116
PDM

John & Karen Harrop
8105 Pleasant Plains Road
Baltimore, MD 21286

1998 Sept 28

Mr. Arnold Jablon
Director of Permits and Development
111 West Chesapeake Avenue
Baltimore, MD 21204

Dear Mr. Jablon:

As a very close neighbor of Giant Food at Ravenwood Shopping Center, I am neither supportive nor opposed to the planned construction per se of the loading docks on the side of the building next to Pleasant Plains Road. As fifteen year residents of Loch Raven Village, however, my wife and I are already alarmed by the volume of heavy truck traffic which passes in front of our house, and we are concerned that the added loading area will increase the traffic of heavy trucks.

We have found Giant and the other business in the shopping center to be very considerate neighbors; on the few occasions we have called during evening hours to raise a complaint about the noise level in the existing loading dock area, the Giant staff has been quite gracious and has responded to our requests almost immediately. We enjoy the sense of community and the residential atmosphere in concert with the convenience of nearby shopping, banking, and dining.

On the other hand, we have noticed over the years that small one-piece box or step-van delivery vehicles have been replaced almost universally by 18 wheel tractor trailers. These truck-trailers combinations are frequently evident impeding traffic on Pleasant Plains Road while they negotiate the turns needed to access the current loading dock. Many of these same trucks approach and depart the shopping center via Pleasant Plains Road, though it is clearly marked, "NO THROUGH TRUCKS." I would like this to stop.

The noise and odors which accompany these trucks is unwelcome. As mentioned, their presence is far too often evident. Apart from this, recent reports correlate several electrical fires to locations in proximity to vibration caused by vehicle traffic. I am afraid that, unchecked, this increasing truck traffic will lead to the rapid deterioration of our quality of life as well as a general decline of our community and property values. Please take any steps needed to eliminate all heavy truck traffic excepting the occasional moving van on Pleasant Plains Road.

Best regards,

John G. Harrop

cc: David Nielsen (LRV Board)
Giant Food
Wayne Skinner

RECEIVED
SEP 30 1998
98-416
PDM

RECEIVED
OCT - 6 1998
ZONING COMMISSIONER

823 Scarlett Dr
Towson, Md 21286
Sept. 29, 1998

Office of Zoning
County Courts Bldg
401 Bosley Ave
Towson, Md 21204

Dear Office of Zoning,

I am writing this letter in regard to the Ravenwood Shopping Centre zoning variance proposal by Saul Centers.

It is my understanding that the purpose of the zoning commission is to consider the impact of zoning decisions on the general population. In this particular instance, this building of (6) new stores & the three plans associated with this proposal would benefit only Saul Centers.

I am a middleaged, handicapped individual who frequents this shopping centre weekly. At present, it is a busy shopping centre with the parking lot nearly always 3/4 full at peak shopping times. I would hate to imagine how congested & dreadful it would become if this proposal is allowed. Without abundant parking closely accessible to these stores, & considering my handicap, I would no longer be able to frequent this shopping center. And I find that thought

to be very distressing.

I hope that you will deny Saul Centers his variance & let the Pantwood Shopping Center remain as it is, to benefit the majority of the population. Saul Centers would benefit, but no one else would, especially the customers looking for accessible parking.

Thankyou for your consideration on this matter.

Yours truly,

Barbara K. Gurick

Barbara K. Yurick
823 Scarlett Dr.
Towson, MD 21286-2910

BALTIMORE, MD 212
PM
30 SEP
1998

USA 32

Office of Zoning
Commission Room 405
County Courts Bldg.
401 Bosley AVE
Towson, MD 21204

RE: Ravenwood Shopping Center

99-88-A

M. Eugene Spurrier
1522 Glen Keith Blvd.
Baltimore, Maryland, 21286
September 29, 1998

RECEIVED
OCT - 5 1998
ZONING COMMISSIONER

To whom it may concern,

My wife and I wish to register our opposition to the proposed changes in the parking accommodations at the Ravenwood Shopping Center located at the corner of Loch Raven and Taylor Avenue.

We are both senior citizens and have some difficulty walking long distances. The loss of sixty seven parking spaces would, under crowded conditions, work a real hardship on us. As things stand now in that shopping center parking lot, we have to walk almost half a block to the bank if it is necessary for us to park up near the south west corner of the parking area.

We are certain that this shopping center would be much less convenient for my wife and me, as well as others like us, if the sixty seven parking spaces were to be removed. We therefore urge that the request of the land lord of the Ravenwood Shopping Center concerning this matter be denied

Sincerely yours,

M. Eugene Spurrier.

Edward T. Chapman
6813 Collinsdale Rd
Baltimore, MD 21234

Office of Zoning
COMMISSION RM 405
County Courts Building
401 Bosley Ave.
TOWSON, MD 21204

RECEIVED
OCT 15
ZONING COMMISSIONER

Dear Sirs

This is to express my objection to the application, by Saul Centers owner of Rosewood Shopping Center, for a parking and Sign Variance to reduce the Parking in said Center to 468 spaces.

I am a constant user of this Parking lot and the spaces are not quit sufficient for present Patrons and Certainly will not be enough for patrons of the six new stores that he plans to build along Loch Raven Blvd. I respectfully ask that this Variance not be approved.

Edward T. Chapman
et all.
Evelyn J. Chapman
Toni L. Wessel

November 30, 1998

Mr. Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, Md. 21204

Dear Mr. Schmidt:

As a resident of Loch Raven Village I wish to express my opposition to the parking variance in Case #99-88A Saul Centers/Ravenwood. The parking lot at Ravenwood is already congested. Since the Giant store on Hillan Road closed, we feel Ravenwood Giant has gained many new customers. Shopping center parking on Pleasant Plains Road should be discouraged because parking spaces here are often used for recreation council activities and team sports at the ball fields located there. Since the other three shopping centers at this intersection have empty space, why should new retail space be created?

Sincerely, Ernest R. Davis
Anne Davis

Ernest & Anne Davis
1512 Cottage Lane
Towson, Md. 21286
(410) 823-2065

RECEIVED
27
ZONING

NOVEMBER 23, 1998

LAWRENCE SCHMIDT, ESQ
BALTIMORE COUNTY ZONING COMMISSIONER
COUNTY COURTS BUILDING
401 BOSLEY AVE
TOWSON MD 21204

DEAR MR SCHMIDT:

I AM WRITING TO YOU CONCERNING CASE #99-88A. THIS IS TO EXPRESS MY OPPOSITION TO THE PARKING VARIANCE AT SAUL CENTERS/RAVENWOOD. THIS LOT IS ALREADY A PROBLEM WITH FINDING A SPOT TO PARK ESPECIALLY ON THE WEEKENDS. THE CENTERS CLOSE BY HAVE EMPTY STORES THAT THESE BUSINESS COULD RENT AND REMODEL. PLEASE DO NOT ALLOW SAUL CENTERS THE VARIANCE FOR CONSTRUCTION.

SINCERELY,

Thomas J. Bradley
1841 Edgewood RD
BALTO. MD 21234

Nov. 23, 1998

RECEIVED
27 1998
ZONING COMMISSIONER

Laurence Schmidt, Esq.
Baltimore Zoning Commissioner
401 Bosley Ave.
Towson, Md 21204

Dear Sir: RE: Case 99-88A

I request that you oppose the additional retail space at Ravenwood Shopping Center. There is barely enough parking now for the existing stores.

The Lock Raven Area is going to be improved in the next few years which should help spruce up the neighborhood raising the economic outlook for everyone - business and residential.

Adding more stores in an overcrowded area would lower standards for the area.

Respectfully,
D'Arcy Cook
1830 Aberdeen Rd.
Balti Md 21234

November 25, 1998

Laurence Schmidt, Esq.
Dear Sir,

We wish to express our opposition to the request for parking variance case # 99-88a, Saul Centers / Ravenwood.

As late as 7p.m. this past Sunday evening the parking lot was over half full.

During the months that the recreation programs are in full swing, both the lot and Pleasant Plains road are covered.

Thank you,
William and Mary Shock
1524 Cottage La.

RECEIVED
25
14 MAR 1998 2a

Dr. Constant J. Georges
112 E. Burke Ave.
Towson, MD 21286

Dec. 9, 1998

Re: Ravenwood Shopping Center Zoning Hearing

Dear Mr Schmidt,

I am writing this letter as a concerned citizen to express my opposition to the construction of additional retail stores in the Ravenwood Shopping Center.

(1) All it takes to realize the congestion of the area (four different shopping areas) is to go shopping in this area and to try to get in or out of the Ravenwood shopping area especially. It will take the shopper at least 2-2½ minutes average to get out onto Taylor Ave. or Loch Raven, not to mention the hundreds of fender-benders taking place in this area.

(2) More serious problem to be considered is the pollution caused by the thousands of cars trying to find a parking place or waiting to enter or exit the shopping area.

(3) The majority of the shoppers visiting this area are senior citizens, some of them handicapped and others not so alert

or sharp to negotiate the heavy traffic on the parking lot.

The Loch Raven - Taylor avenue Crossroads are already heavily congested and certainly the addition of more Shopping area will increase the safety risk for all of us.

Yours truly
Constant J. Gerges

December 8, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Case No. 99-88A, Saul Centers/Ravenwood

Dear Commissioner:

We are writing to express our concern over Saul Centers request for a parking variance at the Ravenwood Shopping Center.

As customers of the existing stores we will be severely inconvenienced by the elimination of some of the existing parking spaces. The center is crowded now with the existing spaces- removing even a few would create a hardship for those of us that are senior citizens.

The construction of more retail space at this site makes no sense. All of the shopping centers at the intersection of Loch Raven and Taylor Ave. currently have un-rented space.

In addition, a new traffic pattern into and onto the Ravenwood shopping center will increase safety concerns for vehicles as well as pedestrians.

As concerned citizens, we respectfully request that you deny Saul Centers request for this variance.

Rita A. Myers
Richard Myers

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dec. 9, 1998

Dear Sir,

Referring to Zoning Case #99-88A due to be heard on December 16, Saul Centers Vs Loch Raven Business Association, Loch Raven Community Council and The Associates of Loch Raven Village.

As a resident of the Loch Raven Area, I oppose for the following reasons, the request of Saul Centers to obtain a parking variance in the Ravenwood Shopping Center in order to construct six new spaces for businesses on that lot.

1. As a constant user of the existing businesses in the Center, I can tell you that the parking lot is full most of the time.

2. The reduction of available parking on the existing lot will force many people to look elsewhere such as on nearby residential streets.

3. Many people, such as myself, who are elderly and handicapped would be severely inconvenienced, p'haps having to drive further distances to obtain groceries and banking.

4. The above customer base would be lost to existing businesses, forcing them to curtail services or to close.

5. Many clientele would go elsewhere during the construction phase and resulting chaos in the area, possibly to never come back, further jeopardizing the viability of existing businesses.

6. The construction of additional retail space at the busy intersection of Loch Raven and Taylor would create more traffic problems.

7. The area is already saturated with retail businesses, thus the addition of additional spaces makes no economic sense. Further, there are numerous empty spaces in the four shopping centers, some of which have been for rent or lease for a long time.

I thank you in advance for a ruling in favor of Loch Raven area residents.

Sincerely,

Thomas M. Stevenson

1206 Brixton Road
Baltimore, MD 21239
December 7, 1998

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Parking Variance at Ravenwood Shopping Center

Dear Sir:

As concerned citizens, and active members of the Glendale/Glenmont Community Association, my husband and I attended the October Ist Zoning Board Hearing. Saul Centers has applied for a parking and sign variance at the above site. Their intentions would make parking at the shopping center a hardship for the customers of the stores in that location. A visit there would only point out the fact that parking is a problem with all the spaces now allowed.

Very few people in the surrounding neighborhoods knew of this as the zoning notice was not conspicuously posted. We learned of it only days before the hearing.

As you may recall, no decision was made as the attorneys for Saul Centers asked for a continuance. This was agreeable with the attorney representing the opposition. You also stated that a notice had to be posted fifteen (15) days in advance of the new hearing.

At that time, I approached you and told you the last posting was nailed to the side of the Giant Building on the Loch Raven side - and that it was almost impossible to see unless you were looking for it. Even then, the print was too small for the average eyes to read. You personally told Saul's representative to post the notices on all three entrances and make them large enough to read.

Today, I drove into the Giant from Taylor Avenue and noticed what appeared to be a sign on the grass strip as you entered the lot. I could not stop to read it or I would have been rear-ended. Again the print was not large enough to read in passing - and you cannot stop there to decipher it. I called my husband from the store and he came over with a camera and took pictures. The sign posted at the Loch Raven side (again an extremely small sign) is positioned such that there is no way one can read the sign heading south driving into the shopping center from the north.

Once more, few people in the surrounding neighborhoods will know of this hearing, which is obviously Saul's intent.

Very truly yours,

Rita A. Myers

Rita A. Myers

THE GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, INC.
61 BURKSHIRE ROAD, TOWSON, MD 21286

October 16, 1998

25

Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: Case # 99-88-A

Dear Commissioner Schmidt:

I am writing on behalf of the Greater Towson Council of Community Associations, an organization that is constituted of 28 community associations in the Towson Area. At the Council's October 15, 1998 meeting, the membership voted to support the position of the Loch Raven Village Association regarding a parking variance for the Ravenwood Shopping Center at 8100 Loch Raven Boulevard.

Many of the residents in our association patronize the businesses in the shopping center and we believe that reducing the number of parking spaces required by regulation for the additional leaseable space that the developer of Ravenwood proposes will do two things.

1. Increasing the patronage to this shopping center by adding addition al retail outlets will increase the traffic and the need for adequate parking. Failure to provide adequate parking will create a major inconvenience to shoppers. It will also precipitate off-site parking on the residential streets adjacent to the shopping center.
2. Inconvenient and inadequate parking at this center will encourage patrons of its businesses to seek services elsewhere. Failing businesses will create another derelict shopping center, which is the last thing that the Loch Raven Business Association and its neighboring community desire.

The Greater Towson Council of Community Associations respectfully requests that you not grant a variance of the required parking at the Ravenwood Shopping Center when this case is heard.

Very truly yours

Elizabeth Z. Kahl
President

cc: Donna Spicer

DISK B: RAVWOOD.DOC

12/8/98

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave
Towson, Md. 21204

Dear Sir:

I am writing for myself and my husband to oppose the Saul Centers request for a parking variance in Case #99-88A to allow the construction of additional retail space in the Ravenwood Shopping Center.

Adding more retail stores and reducing parking spaces would bring on over crowding and inconvenience to shoppers.

This in turn would decrease customers patronizing the businesses that now exist.

Many who are Senior Citizens and the handicapped would have additional problems parking adjacent to the stores as well as safety concerns for all vehicles and pedestrians. Also, there would be additional problems for area residents.

Why have more retail space in this area when all four shopping centers at the intersection of Loch Raven & Taylor are currently ~~[illegible]~~ have un-rented spaces?

Please, before any judgments are made, consider the many Senior Citizens, handicapped and others patronizing this shopping center who will be immensely affected by this proposal.

Mrs. Jean Bory

Charles W. Bory Jr.

Dec 4, 98

Dear Mr Schmidt

Please do not allow those Stores to go in at Ravenwood Parking Center.

It is very different now in that area, especially on weekends.

We will appreciate your help on this matter.

Thank You

Dr. & Mrs Jos. Palmisano
6608 Loch Raven Blvd
Balto, Md 21239

I Live Near Hillen Rd + Loch Raven do my grocery shopping at the Giant. We eat at Crock Pot. Please defeat this

Mrs Kathy Palmisano

Dr. + Mrs J. Palmisano
6608 Lochraven Rd
Balto, MD 21239

BALTIMORE, MD 212
PM
OCT DEC
1996

GREETINGS
32 USA

Mr. Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Bldg.
401 Bosley Ave
Towson, Md 21204

21204+4420

COPY

December 14, 1998
6800 Collinsdale Rd.
Baltimore, Md. 21234

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson, MD 21204

Dear Commissioner Schmidt,
We oppose the parking variance in case # 99-88A, Saul Centers - Ravenwood for the following reasons:

1) The parking lot at Ravenwood is already congested. **Adding more stores but reducing total parking** will cause further overcrowding. Existing parking spaces will be eliminated to make room for the proposed building. Customers of new and current business will compete for the available parking. Proposed parking is far removed from the retail operations and reduces handicap spaces. Inconvenience for shoppers could result in decreased business, **threatening the very survival of the center.**

2) The creation of more retail space and reducing available parking could result in **overflow parking** on Pleasant Plains Road, causing **additional problems for area residents**, whose available parking is already limited.

3) **Customers** of the existing stores will be **severely inconvenienced** during the construction period. Access to parking adjacent to the stores will be restricted by the construction activity. Parking will be lost to on-site storage of the contractors' equipment. Established retailers could permanently lose their clientele to areas with more accessible parking, **forcing businesses to reduce employees or to close.**

4) The construction of more retail space at Loch Raven and Taylor **makes no economic sense** for the area. All four shopping centers at the intersection **currently have un-rented space**. The additional retail space at Ravenwood would significantly increase the competition for business tenants, further undermining the viability of all four centers.

5) New traffic and traffic patterns into and on the Ravenwood shopping center could increase **safety concerns for vehicles and pedestrians.**

Yours truly
Mary E. Henneman
MARY E. HENNEMAN

FRANK J. HENNEMAN

12/5/98

Dear Mr. Schmidt,

I have Parkinson Disease. It is very difficult for me to walk. I am a widow & must do my own grocery shopping. I must have access to handicapped parking. With those new stores that may go in, it will be even worse than it is now to find a parking space & walking. I go to the store as it is at 8AM - 830AM to avoid traffic now.

You must not allow those stores to be put there.

Thank you

Sincerly

Mrs. Betty Palmisano
Ridgely Towers
Suite 409
205 E. Joppa Rd
TOWSON Md
21286

Mrs. Betty Palmisano
Ridgely Towers Suite 409
205 E. Joppa Rd
TOWSON, Md 21286

BALTIMORE, MD 212
PM
07 DEC
1998

GREETINGS
32 USA

Mr Lawrence Schmidt Esq
Balto County Zoning Commissoner
County Courts Bldg
401 Bosley Ave
Towson, MD
21204

21204+4420

12/5/98

Dear Mr Schmidt.

Because of the trouble already on the Ravenwood parking Center, I have to drive my wife to the beauty parlor.

Now, if these stores go in & they put their working equipment in front of the shops. I won't even be able to leave her M/S in front of her beauty shop.

Its not fair to do this to all of us especially people like my wife, who has problems walking.

Please do not allow this to happen.

Thank you

Sincerely

James L Melcak

8

FRANK MELOCK
8114 PERMANENTE RD.
TOWSON, MD. 21286

BALTIMORE, MD 212
PM
07 DEC
1998

GREETINGS
32 USA

LAWRENCE SCHMIDT, ESQ
BALTIMORE CO. ZONING COMM.
CO. COURTS BLDG.
401 BOSLEY AVE.
TOWSON, MD. 21204

21204-4420

12/6/98

Dear Mr Schmidt

I am slightly handicapped I go to the stores in Ravenwood shopping center.

If they begin these stores and put their equipment in front of my beauty shop Shear Madness + Bent etc. It will be very difficult and dangerous for myself + other handicapped that are in wheelchairs, etc to get to these stores, without being hitted or mugged.

The parking area is awful now. too many crowded.

I had such difficulty in getting handicapped parking space now. I have had to wait for a aisle.

It not fair there are angle places in the same area seems the street. Why do they have of Rosemeyer in that small area. Its ridiculous, dangerous.

Please understand people like myself.

Thank you

Gwen Foley

Gwen P Wheelock

8114 Pleasant Plains Rd

Towson. 21286

ZOMMER GEM. ENSLINGER
LUG - 8

Bette A. Huyton
7912-A Knollwood Rd
Towson, MD 21286

December 6, 1998

RECEIVED
DEC - 8
ZONING COMMISSIONER

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Commissioner Schmidt:

I am writing to express my objection to allowing the request of Saul Centers for a parking variance at the Ravenwood Shopping Center.

This variance will greatly reduce parking spots available in a shopping center which is presently very busy. There are four shopping centers, one on each corner, of York Road and Taylor Avenue. Each center has vacant stores. I think additional store space is unnecessary. This proposal, in my opinion, will only hurt existing businesses and inconvenience and endanger customers.

Sincerely
Bette A. Huyton
410-825-0460

November 23, 1998

8122 Kirkwall Court
Baltimore, MD 21286

Lawrence Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RECEIVED

25

Re: Case #99-88A, Saul Centers/Ravenwood

Dear Mr. Schmidt,

As a 15 year resident of Loch Raven Village, I feel compelled to express my concern regarding the above referenced parking variance case. This area is saturated by shopping centers on all four corners of the intersection of Loch Raven Boulevard + Taylor Avenue. Many of the stores are vacant + the intersection is an eyesore, creating a negative impact on the value of our homes. The parking on the Ravenwood lot is already a challenge on the weekend + worsens on the first of each month. Quite simply, as stated by our community representatives, construction of further retail space in this area makes no economic sense, since there are already vacant stores.

I hope you will carefully consider this ludicrous request by Saul Centers & realize the negative impact it will have on this neighborhood. We are all trying desparately to stabalize the values of our homes & hope that we can count on you to help us.

Thank you for your time.

Sincerely,
Mary F. Stromyer

99-88A 12/16/98 12/22/98

Dear Mr Schmeltz Esq.

There is enough congestion on Hoxwood Shopping Center without adding more stores & less parking.

I live on Pleasant Plains Rd at sometimes impossible to get near your store, especially when games are being played at E. River Ending School grounds. This is able from Mar until Oct. You want to take more spaces away. Where we to park on your mtg.

I'm handicapped & needs assistance to try & get ~~Rose~~ out. I go to the stores & hour drover and parking will be taken away from them also for the construction of these stores.

There are plenty of stores for rent right across the street. They are not have 4 or 5 - that have been for rent for almost 1 year. Why do we need more shops & stores.

Our homes will look like we are living in the middle of Times Square.

I am talking about Case #99-88A.

It is not fair to everyone else to

add additional stores & take away parking spaces, increase parking on my street Pleasant Plains. Put many many people at a disadvantage.

Please, Please, consider our rights as citizens, neighbors, senior citizens & tax payers.

Thank you so much for your consideration in this matter

Gratefully
Ann P Malock
8114 Pleasant Plains Rd.
Towson, Md
21286

Please excuse my writing I have arthritis in my hands.

25

BALTIMORE MD
NOV 23 1998
PM
212

32

Mr Lawrence Schmidt Esq
Balt County Zoning Commissioner
County Courts Bldg
401 Bosley Ave
Towson MD
21204

NOVEMBER 23, 1998

LAWRENCE SCHMIDT, ESQ
BALTIMORE COUNTY ZONING COMMISSIONER
COUNTY COURTS BUILDING
401 BOSLEY AVE
TOWSON MD 21204

25

DEAR MR SCHMIDT:

I AM WRITING TO YOU CONCERNING CASE #99-88A. THIS IS TO EXPRESS MY OPPOSITION TO THE PARKING VARIANCE AT SAUL CENTERS/RAVENWOOD. THIS LOT IS ALREADY A PROBLEM WITH FINDING A SPOT TO PARK ESPECIALLY ON THE WEEKENDS. THE CENTERS CLOSE BY HAVE EMPTY STORES THAT THESE BUSINESS COULD RENT AND REMODEL. PLEASE DO NOT ALLOW SAUL CENTERS THE VARIANCE FOR CONSTRUCTION..

SINCERELY,

Linda J Snapp
1804 Edgewood RD
21234-5208

RUTH GUIENOT McELVANY ❁ 6403 CRESTWOOD ROAD ❁ BALTIMORE, MARYLAND 21239 ❁ PHONE (301) 377-8751

410

December 30, 1998 — Ravenwood Shopping Center Zoning —

RECEIVED
JAN - 5
ZONING COMMISSIONER

Dear Sir:

I am not against the property owner for trying to realize greater income from his investment.

I am "FOR" the current, active successful, tax paying businesses who have developed customers over all the years that those businesses have been operating in this shopping center.

I did not attend the hearing today as I am unable to walk too far nor can I stand too long. Most of the ladies in the beauty shop could only attend the hearing by using canes, walkers, or wheel chairs, we depend upon easy access and handicapped parking spaces to allow us to drive to the beauty shop on our own without assistance. I did not know of the hearing until I arrived for my appointment at 12:30 p.m.

I am a regular customer at the Crock Pot and the reason is easy access and handicapped parking.

Where will we park when construction begins? I can't park at the far end of the Giant store where there will be no construction. I can't walk that distance. Will our restaurant and beauty shop have to close because customers cannot stop to do their daily lunches or hair appointments? I certainly can't drop myself at the door of entry place and just leave my car in the parking lot at the curb that is a fire lane.

If the new shops are built we will have more people using the parking area and no doubt, there will be more people using the

handicapped spaces that are already there in number in relation to the other folks using them.

What other stores are needed? We need no card store. CVS will provide cards when it moves to the northeast corner. The card shop on the southeast corner is huge and a Hallmark Greeting and Reading speaks for itself. The Giant also sells cards and is already in the Ravenwood Center.

I seldom use Lord Baltimore Cleaners as I can't but they are there with easy access when my appliances break down or when I wish to wash bedspreads and large items of clothing.

Please come out and visit our shopping center, not just once, but maybe spend two three each day. "Hang" around and see what happens to the parking spaces. Check out the interior of the Giant, Giant, Lord Baltimore Cleaners, and the bank. Visit the beauty shop Thursday, Friday, and Saturday - very busy days - and see their customers enjoying a time most women seek to see them through another week. Look at us - "CUSTOMERS"!!!

We - the customers of Ravenwood - may not have been at the hearing, but we are the ones to be inconvenienced by stores that we really do not need. Please go on site and see just what goes on. (I am a Wednesday beauty shop customer, and often have to drive around and around to find a space close to the shop, often one that is not handicapped, but maybe eight or nine spaces down from the pavement.)

Yours truly, Ruth Lemmert McElravy

Sept. 30, 1998

To Whom It May Concern,

The recent proposal of a major construction effort by the zoning commission will directly affect many lives in a negative manor. Construction to build new stores will disrupt traffic flow and congest parking as well as overall business in the area. My interests are negatively influenced because I am an employee of the Crack Pot resturaunt. The attempted work to the exsisting area is at best, a loss. If my employment is affected then it is sure to change many more. My income is crucial since I am a college student living on my own. The discussion and planning of this misappropriated action will become a detriment to all involved. Thank you for your time.

Sincerely, Scott

9-30-98

To Whom It May Concern at the Zoning Office Committee,

I don't understand how this man Saul Centers could add more offices here at this shopping center. Where does he think that people will park?!! As of now there isn't enough places to park!! This isn't fair to customers, and to every one who works here. I've been working here for 12 years and this is how I live and this will affect my income and everyone else here!! All Saul Centers is concerned about is more money for himself. This is ridiculous!! There isn't enough room here. I've lived in this community for 11 years and this will affect everyone here. Please don't allow this greedy man to get his zoning passed.

Please think of the community and everyone who works here.

A very angry worker. Lisa Ruggs

Lisa Ruzzo
1813 Dalhousie Ct. C-1
Balt. MD 21234
(410) 288-7028

To whom it May Concern,
At the Office of Zoning:

I am currently an employee at the Crackpot Restaurant. I have been with this company for 18 mths and have no plans of leaving. I am very content and happy with my job, and haven't stayed with any other company as long as I have stayed here.

I am extremely disturbed at the fact that Mr. Saul Centers wishes to make such a drastic cut in the available parking spaces we have now. The crackpot is a popular lunch spot for the many seniors in our community. Quite often the seniors, do their shopping, get their hair cut and stop into the crackpot for lunch. It is very convenient for them to come here, therefore it is very convenient for me to work here.

I've been a member of this community for 22 years. my family has been here for over 70 years. I'm always seeing people I know come into this restaurant.

That obviously proves the convenience of this shopping center. Besides all of that, the Crackpot is my livelyhood. I am a College student, and I have my fair share of bills. With 6-8 months

of construction, I ~~have~~ may as well quit and move out onto the streets now.

Please do the right thing and deny this parking & sign variance application.

Sincerely,

Jennifer Norman
83 Eastford Ct.
Balto. Md. 21234
(410) 661-0126

9-25-98

Office of Zoning
Commission Room 405
County Courts Bldg.
401 Bosley Avenue
Towson, Md. 21204

Dear Sir:

I am writing in response to Ravenwood Shopping Center. It is my understanding that six additional stores are going to be built.

I have worked at the Crockpot Restaurant for fifteen years. Through these years I have seen the surrounding neighborhoods, strip malls, and class of people change. Our business has declined over the years because of these changes.

We have stayed here and refused to let our business close down by trying to satisfy our customers the best we can.

Constantly we are told by our customers that the condition of the parking lot is dangerous. It is bumpy, lumpy and uneven. The step up from the lot to the sidewalk is different heights along the whole mall. Many of our customers have fallen as well as customers of

September 30, 1998

To Whom it May Concern,

My name is Lynne Guyot and I am an employee at The Crack Pot Seafood Restaurant. I have been employed here for six years.

The Crack Pot is a family oriented neighborhood restaurant. Many of the customers are senior citizens who rely on convenient parking. This shopping center is already crowded. To add more stores would make parking almost impossible.

Please consider the patrons, employees and owners who have been here for many years when you are deciding on the parking and sign variance.

During the construction phase, we would most definitely lose a big part of our clientele. Many would not return. The seniors would be unable.

I am a single mother with two daughters and depend on my job. A drop in my income, or the loss of my income would devastate me.

I am aware that Mr. Saul Centers would like to increase his profits, but by doing so, he will hurt many people.

Thank you for your time.

Sincerely,

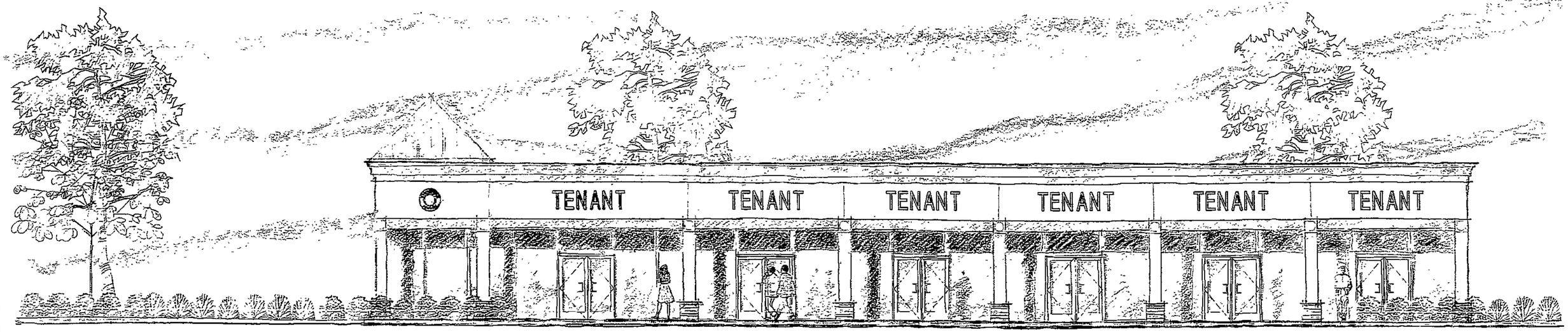
Lynne Guyot
Crack Pot Restaurant
8102 Loch Raven Blvd.
Balto. Md 21286

Dear To whom it may Concern,

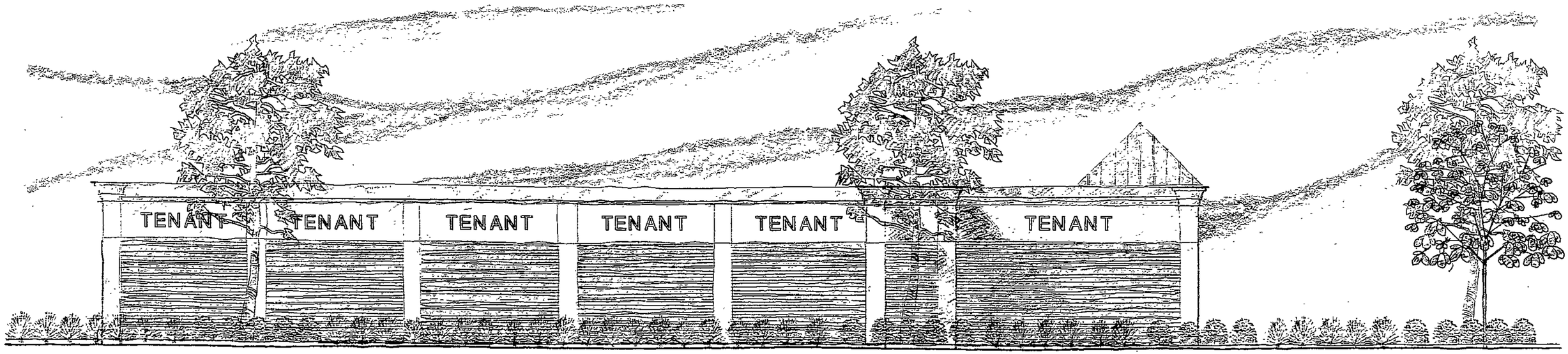
I lived in this community for 22 years and have been an employee at the Crackpot for 4 years and this zoning at Rawlwood will affect my income. Where does Saul Centers think that employees and customers are going to park! As of now there isn't enough spaces to park!!! I can not survive during the 6-8 months of construction! Is Saul Centers going to pay my bill?? Please do not let this pass.

Think of every employee and customers who looses out with this change!

Brandy Cassell
1251 Meridene Drive
Balto. Md 21239
(phone # 410-532-7154)



FRONT ELEVATION



REAR ELEVATION

Ped No 4

RAVENWOOD SHOPPING CENTER

PAD BUILDING

SAUL CENTERS INC.
CHEVY CHASE, MARYLAND

SCALE 3/32" = 1'-0"
9/28/98 RV# 98046

ROUNDS VANDUZER ARCHITECTS, PC
FALLS CHURCH, VIRGINIA

h片 f°C

The Traffic Group

MICKEY A. CORNELIUS
VICE PRESIDENT

Mickey Cornelius is Vice President of the firm, responsible for managing all aspects of the firm's traffic engineering and transportation planning studies. He is experienced in all aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, development of traffic control plans, and transportation systems management.

Mr. Cornelius is a registered Professional Engineer, with more than (12) years experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has provided him with a broad range of expertise. Mr. Cornelius has conducted hundreds of traffic studies and needs analyses and has served as a transportation planner for the development of Master Plans for both private firms and public agencies.

Mr. Cornelius' educational and professional background have qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland and also in Pennsylvania, New Jersey and New York.

JOB HISTORY

1987 to Present
The Traffic Group, Inc.

1984-1987
Traffic Engineering Consultant

1982-1984
Civil Engineer, Highway Construction

EDUCATIONAL BACKGROUND
B.S. in Civil Engineering with emphasis in Transportation - The Pennsylvania State University
Traffic Engineering Courses: Northwestern University Traffic Institute, Polytechnic Institute of New York

AFFILIATIONS

Registered Professional Engineer (P.E.)
Institute of Transportation Engineers (I.T.E)
National Society of Professional Engineers (N.S.P.E)
Urban Land Institute (U.L.I.)
Maryland Association of Engineers (M.A.E.)
Consulting Engineers Council of Pennsylvania (CEC/PA)
American Society of Civil Engineers (A.S.C.E.)

PLACES WHERE MR. CORNELIUS HAS QUALIFIED AS AN EXPERT WITNESS

MARYLAND
City of Annapolis - City Council
Anne Arundel County - Board of Appeals; Zoning Hearing Examiner
City of Baltimore - City Council; Planning Commission
Baltimore County - County Review Group, Zoning Commissioner, Board of Appeals; Circuit Court; District Court
Town of Bel Air - Planning Board; Town Commissioners; Zoning Hearing Examiner
City of Bowie - Planning Advisory Board; Mayor and City Council
Cecil County - Technical Advisory Committee
Charles County - Board of Appeals
Dorchester County - Board of Appeals
Frederick County - Planning Board; County Commissioners; Board of Appeals
Howard County - Planning Board ; Zoning Board; Board of Appeals
Town of Indian Head - Planning Commission
Montgomery County - Planning Board; Zoning Hearing Examiner; Board of Appeals
Town of North East - Planning Commission
Prince George's County - Planning Board; County Council
Washington County - Board of Appeals
City of Westminster - Mayor and Common Council
Wicomico County - Board of Zoning Appeals

NEW JERSEY
State Court of Administrative Law
Cumberland County - Manchester Township Zoning Hearing Board;
City of Millville Planning Commission

PENNSYLVANIA
York County - Manchester Township Zoning Hearing Board; Planning Commission of Shrewsbury Borough

NEW YORK
Town of East Hampton - Planning Commission

The Traffic Group, Inc. Suite 600 40 W. Chesapeake Avenue Towson, Maryland 21204 (410) 583-8405 Fax (410) 321-8458

Pet. No 7

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

RESUME
August 21, 1997

Pet No 10

Timothy F. Madden, ASLA, AICP
Director of Planning and Landscape Architecture
Morris & Ritchie Associates, Inc.
110 West Road, Suite 105
Towson, Maryland 21204

PROFESSIONAL BACKGROUND

SUMMARY: With more than nineteen (19) years experience in land planning and landscape architecture, Mr. Madden has managed commercial, office, institutional, environmental reclamation, land redevelopment, industrial, golf course development, recreational and residential projects. He has provided testimony in many zoning and site plan review hearings and court cases. Mr. Madden has testified as an expert witness in Anne Arundel County Circuit Court as well as testifying before the Planning Commissions of Charles County, Howard County, Calvert County, Anne Arundel County, Baltimore County, Carroll County, The Howard County Board of Zoning Appeals and the Board of Zoning and Municipal Appeals in Baltimore City. He has also worked for the Maryland Department of Natural Resources and is a past President of the Maryland Chapter, American Society of Landscape Architects. His experience includes testimony before the Zoning Hearing Examiner of Harford County, the Howard County Board of Zoning Appeals and the Baltimore County Board of Zoning Appeals concerning CRG, Development Plan and Zoning Variance Appeals.

PRESENT POSITION: Mr. Madden is currently employed as a Principal of the firm Morris and Ritchie Associates, Inc. where he serves as the Director of Land Planning and Landscape Architectural Services. In this capacity, Mr. Madden is responsible for the preparation of Land Use Plans, Reports, Zoning Studies, Environmental Effects Reports, Forest Stand Delineations, Forest Conservation Programs, Site Feasibility Studies, Concept Plans, Development Plans and Land Use Planning for projects handled by the firm's Towson office. He also provides consultation and expert witness testimony for projects on an as needed basis. His involvement in the redevelopment of previously mined land has included over 11 projects covering more than 2,000 acres. His work has included new design or enhancement of more than eight golf courses.

Some part of Mr. Madden's recent projects include:

- Glyndon Meadows Subdivision
- Penn-Mar Organization Community Care Center Expansion
- Target Department Store in Owings Mills, MD
- Genstar Churchville Quarry Reclamation Plan
- Redland Genstar Davidsonville Quarry Reclamation Study
- Redland Genstar White Marsh Quarry Land Redevelopment
- The DeBalla Property Subdivision
- Owings Run Apartments
- Starwood Townhomes
- Town of Perryville Urban Revitalization Study
- Redland Genstar Texas Quarry Land Use Study. Development of the "Texas Station" PUD.
- Area 3C/3D for the Owings Mills New Town Planned Unit Development
- Towson Golf and Country Club improvements and support facilities design
- Country Club of Maryland, Towson site planning study to expand the clubhouse and pro shop and to replace the maintanence complex.
- Comprehensive Rezoning issues in Baltimore County, MD
- Various Zoning Hearings for Bell Atlantic NYNEX Cellular Tower sites.
- Russett Mill Site Development in Anne Arundel County, MD

- Expert Witness Testimony before the Harford County Zoning Hearing Examiner in support of the Spencer Construction Special Exception and Variance Petition.

1984 to 1990: Mr. Madden served Kidde Consultants, Inc. as the Director of the Planning Landscape Architecture Division. In this capacity, Mr. Madden was responsible for the preparation of land use studies, zoning justification reports, environmental assessments, concept development and planning as well as providing expert testimony regarding zoning and site plan review projects. Mr. Madden was a Vice President and Principal of the firm.

Some of Mr. Madden's notable projects worked on during his tenure include:

- Feasibility study for the expansion of BMGC's Pine Ridge Golf Course from 18 to 36 holes.
- Land use study for the Painters Mill Venture, a 200+ acre planned development zoned for high density, mixed use development in the Owings Mills Town Center. Driving range, an executive golf course, an ice rink and various commerical uses have been studied for this property.
- Preparation of case exhibits and testimony before the Circuit Court for condemnation proceedings "Baylin et al vas. Maryland SHA". Consultant to Baylin et al.
- Preparation of case exhibits and testimony before the Circuit Court for condemnation proceedings "Hutzler vs. Baltimore County". Consultant to Baltimore County.
- Ft. Meade Closure and Re-use Study.
- Reclamation and Reforestation Program for the LeHigh company New Windsor Quarry in Carroll County, Maryland.
- Wetland delineation study, permitting and wetland creation and restoration design for Columbia Gateway Business Center, (for The Howard Research & Development Land Company).
- Board of Zoning Appeals case for Cellular One-Elibank Road site special exception.

- Comprehensive Master Plan update and Unified Development Ordinance for the Town of Bel Air, Maryland.

- Site planning and design for the adaptive reuse of the Historic Oella Mill, located on the Patapsco River in western Baltimore County, Maryland.

- Urban design and landscape architectural services for various streetscape projects within the Glen Burnie Urban Renewal District.

- Wetland delineation study for Baltimore Gas & Electric on the chestnut Hill Farm site in Marley Neck, Anne Arundel County, Maryland.

- Testimony before the Baltimore County Deputy Zoning Commissioner regarding zoning variances and a special exception to permit the development of the 40 York Road office/commercial center project.

1979 to 1984: WATKINS & VITALE (W&V)
Severna Park, Maryland

Principal Senior Landscape Architect: As an experienced and Registered Landscape Architect, Mr. Madden was responsible for landscape architectural design, and comprehensive planning services which were required on projects in which W&V, was retained as a consultant. As a principal of W&V, Mr. Madden was responsible for site planning and design for all public and private housing development projects, institutional facilities, recreation programming, planning and design, office parks, industrial sites, collection pond design as well as retail development projects.

His notable projects include

- Land use planning and site design for Two Flint Office Park, Oakton, Virginia.

- Site selection, analysis, design, preparation of application and testimony for rezoning for Liberia Plantation Club Homes in Manassas, Virginia, a proposed 18 hole Golf Course community of 600 units.

- Special exemption testimony, site planning design for Early Learning Daycare Center, Manassas, Virginia.

- Site planning and rezoning application followed by testimony at Public & Commission Board hearings for Leonard's Freehold Housing site in Leonardtown, Maryland.

- Site improvements to White Plains Golf Course in Charles County, Maryland.

- Site planning and design for Camelot Court Homes, Gaithersburg, Maryland.

- Site planning and design for Dorado Village Condominiums in the Bay Hills section of Arnold, Maryland, adjoining the Bay Hills Country Club.

- Expert witness testimony for the granting of various zoning variances (setbacks) and a special exception (to permit offices and a restaurant in a Maritime District) in the City of Annapolis, Maryland for a mixed use development known as "Annapolis City Marina."

- Expert witness testimony for granting of special exceptions and zoning variances at various locations of "Lucky's" convenience food stores.

- Recreation planning and design for Cove Point Park, Lusby, Maryland.

- Recreation programming and planning for Queen Anne's County, Maryland - Outdoor Recreation Master Plan. Management of public participation and other services also provided.

- Site inventory analysis, recreation planning design and nature interpretive programming for Ruth B. Swann Memorial Park in Western Charles County, Maryland.

- Recreation planning for Cecil County, Maryland - Parks, Recreation and Open Space Master Plan Study.

- "Baltimore County Open Space Manual" - Baltimore County Office of Current Planning. Services included drafting of ordinance manual, and management of intra-agency and public participation process including twelve planning board meetings and management of intra-agency and public participation process including twelve planning board meeting sand two public hearings.

- Expert witness testimony regarding view obstruction and value of existing vegetation - Anne Arundel county Equity Court. "Lonas vs. Gibson Island Homeowners Association," 1984.

1979 — MARYLAND DEPARTMENT OF NATURAL RESOURCES
Annapolis, Maryland

Mr. Madden's experience includes work as a contractual design professional for the Maryland Department of Natural Resources Program Open Space (POS). Mr. Madden prepared design programs for the design concept through contract documents and agency approval to bidding and supervision.

1977 to 1979 — G.L. RUPERT & ASSOCIATES
Silver Spring, Maryland

Mr. Madden's experience includes work as an Associate Landscape Architect with the landscape architectural firm of G.L. Rupert & Associates. During his tenure with this firm, Mr. Madden was extensively involved in Land Use Analysis projects and recreation planning efforts. Mr. Madden prepared schematic designs, contract documents as well as supervision and inspection on various city, county, state and private projects. Mr. Madden testified in several special exception cases in Falls Church, Virginia, to permit townhouses in single family zoning districts.

While employed with G.L. Rupert & Associates, Mr. Madden provided site planning, landscape design, design code development, signage design and construction review services for Bowman Green Office Park in Reston, Virginia.

ORGANIZATIONS

Member:	American Society of Landscape Architects, Maryland Chapter 1983 President, Maryland Chapter ASLA
Member:	American Institute of Certified Planners (AICP)
Member:	Maryland Recreation & Parks Association (PARC Branch)
Member:	Urban Land Institute

Board Member: Urban Design Center
Member: The Baltimore Neighborhood Design Center

As 1983 President of the Maryland ASLA, Mr. Madden's committee work included the following relevant experience:

Member: ASLA Land Reclamation Committee
Development of the City of Annapolis Landscape Manual.
Development of new screening and buffering regulations applicable to commercial and industrial development in Anne Arundel County.
Development of the new landscape manual for Baltimore County, Maryland.

Member: APA Land Use Committee

ACADEMIC TRAINING

Bachelor of Landscape Architecture, University of Georgia School of Environmental Design, 1977.

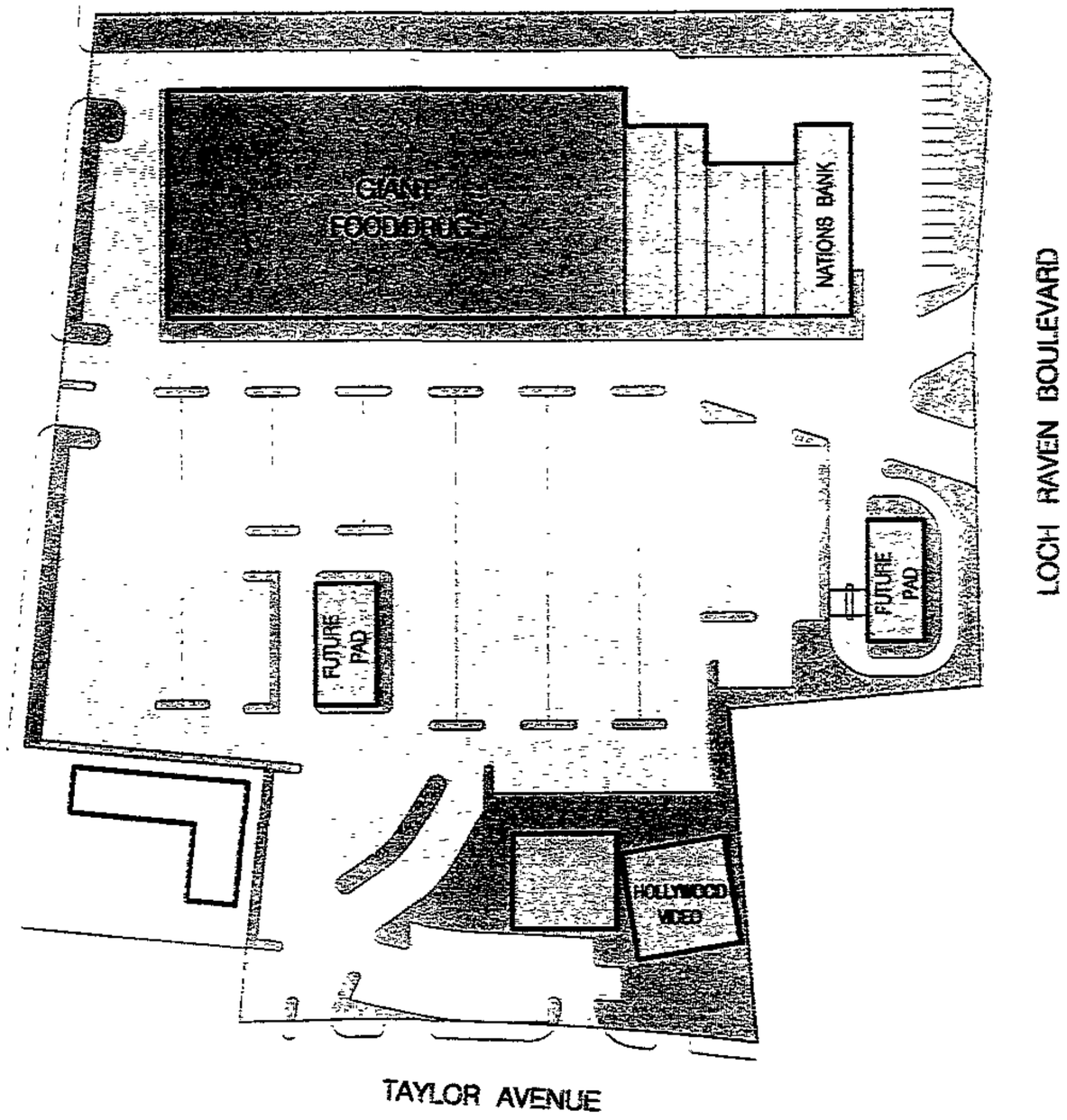
REGISTRATIONS AND CERTIFICATIONS

Registered Landscape Architect in the following states:

Maryland:	#406	October, 1979
Virginia:	#124	April, 1982
Delaware:	#154	September, 1985
North Carolina:	#154	August, 1990

Certification: Professional Planner, American Institute of Certified Planners (AICP), May, 1985.

Certification: Jurisdictional Delineation of non-tidal wetland in the Mid-Atlantic states, June, 1988.



Pet Ex 11

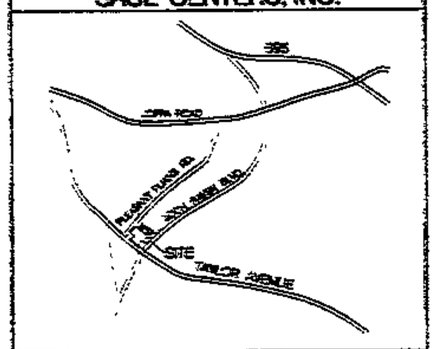
RAVENWOOD SHOPPING CENTER

BALTIMORE, MARYLAND
SAUL CENTERS, INC.

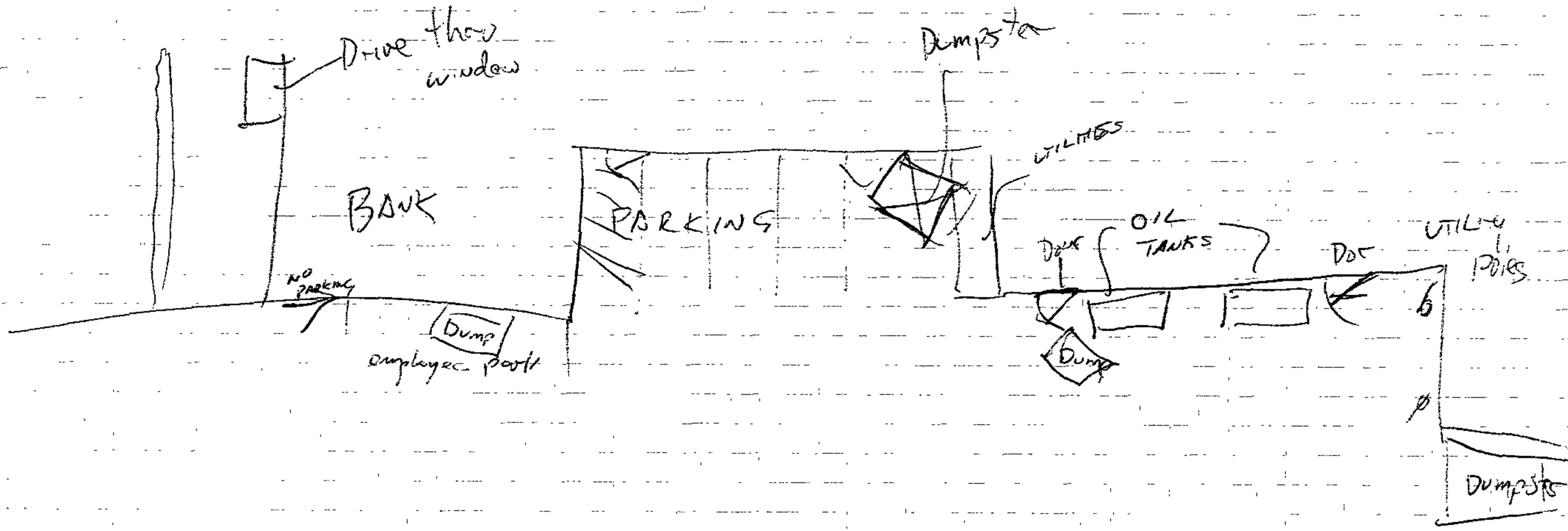
0 100' 200' 300' 400'

CBA
ARCHITECTS

RAVENWOOD SHOPPING CENTER
SAUL CENTERS, INC.



VICINITY MAP
15 MAY 1997



FIRE LANE

Pol No 14 A

PEAK TRAFFIC

EXISTING TRAFFIC (WEEKDAY) SIXTH EDITION TRIP GENERATION MANUAL

678 329 in
349 out

843 =

PROPOSED TRAFFIC (7500 SF) (WEEKDAY) CODE 820

165 79 in
86 out

EXISTING TRAFFIC (7500 SF) (SATURDAY)

838 434 in
404 out

1062 =

PROPOSED TRAFFIC (7500 SF) (SATURDAY)

234 122 in
112 out

PARKING REQ.

GIANT	301	AVERAGES 530 CUSTOMERS IN PEAK
CRACK POT LIQ	70	
LORD BALTIMORE	22.5	
SHEAR MADNESS	7.5	= 11 emp. 11 CUST. = 22 SPACES
NATIONS BANK	14.44	
	425.	

NEW RETAIL

RETAIL	28.9	29
RESTAURANT	27.52	28
		57.

Pet 14B

LRCC

Loch Raven Community Council, Inc.
P.O. Box 42115
Loch Raven, Maryland 21284-2115

Loch Raven Community Council, Incorporated

RESOLVED: That the Loch Raven Community Council authorizes the President of the Loch Raven Business Association, Mr. Stephen H. Spund, to testify on behalf of the Council and to represent the Council's views in the December 1998 Zoning Hearing concerning the proposed development of a new pad site and new loading dock on the grounds of the Ravenwood Shopping Center.

Said authority is granted to Mr. Spund, to be exercised in any official County proceedings pertaining directly to the Ravenwood development, during the period from 14 December 1998 through 11 January 1999, at which time it may, by vote of the Council, be renewed for a stated period.

The authority hereby granted to Mr. Spund is complementary to, and does not supersede, authority vested by the Council in official spokespersons for the Council's Zoning Committee.

DULY ENACTED BY VOTE OF THE MEMBERS OF THE COUNCIL ON 14 DECEMBER 1998, SIGNED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY

Murry D. Bentley, President

Renay Tyler, Secretary

Prot 4A

LRCC

Loch Raven Community Council, Inc.
P.O. Box 42115
Loch Raven, Maryland 21284-2115

Loch Raven Community Council, Incorporated

RESOLVED: That the Loch Raven Community Council shall vest responsibility for review and official action on all zoning, development, and redevelopment matters within the Council's service area in the Zoning Committee.

The Zoning Committee, over which the Zoning Chair shall preside, shall exercise said responsibility during the period from 9 November 1998 through 9 August 1999.

Official spokespersons for Zoning Committee matters shall be LRCC Zoning Committee Chair, Robert M. Cook, Jr.; LRCC President, Murry D. Bentley; and LRCC Executive Director, Donna Spicer.

DULY ENACTED BY VOTE OF THE MEMBERS OF THE COUNCIL ON 9 NOVEMBER 1998, SIGNED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY

Murry D. Bentley, President

Renay Tyler, Secretary

Copy 3 of 4 signed, for LRCC Executive Director

Pet 4B

Loch Raven Community Council, Inc.
P.O. Box 42115
Loch Raven, Maryland 21284-2115

Loch Raven Community Council, Incorporated

RESOLUTION: The Loch Raven Community Council hereby affirms its appointment of Ms. Donna Spicer as Executive Director of the Council. Unless superseded by contractual agreement, this affirmation and appointment shall remain effective, by authority of the Council's membership, until 9 August 1999, at which time further action shall be taken by the Council.

DULY ENACTED BY VOTE OF THE MEMBERS OF THE COUNCIL ON 14 DECEMBER 1998, SIGNED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY

Murry D. Bentley, President

Renay Tyler, Secretary

Prot 4c

STEVEN T. KOHAN
5112 Hillburn Avenue
Baltimore, Maryland 21206
Home (410) 444-0080; Work (410) 823 8070 x168

Ref No 5

Position: Traffic Planner / Engineer

Education:

Present M.S. candidate in Traffic Engineering, Morgan State University

M.S. 1983 Systems Science, Fairleigh Dickinson University

B.S. 1978 Environmental Science and Urban Systems, Fairleigh Dickinson University

Work Background:

1985 - Present Traffic Engineer; Century Engineering, Inc.; Towson, MD

Responsible for: Performing preliminary and final design studies for proposed road alignments;Traffic data collection;Signal warrant studies; Design of guide signs and signing and striping plans; Developing maintenance of traffic plans for both new and improved roads.

1984 - 1985 Assistant Transportation Planner; Street Traffic Studies, LTD.; Pikesville, MD

Responsible for: Performing planning studies for both building sites and roads.

1980 - 1982 Assistant Transportation Planner; Edwards and Kelcey, Inc.; Livingston, New Jersey

Responsible for: Design of signalized intersections; design and drawing, of guide signs; traffic data collection; topological surveys.

COMPUTER CAPABILITIES:

- Traffic Engineering Software: TRANSYT-7, HCS
- Microstation 95; LOTUS 1-2-3; Word for Windows; EXCEL

PROFESSIONAL ASSOCIATIONS:

Institute of Transportation Engineers, Member

REFERENCES: Furnished upon request

VALUE

TAKEN ON THE 3RD & 4TH WK
OF NOV. — 8:00 AM TO 11.00 AM
FROM MY HOUSE - 8109 LOCH RAVEN BLVD

99-88-A

Prot. Ex
#3a-3d
(PHOTOS)

To: Pearl Hollowell
C/O Towson Nursing
From: V. Kraft
EMS/Healthy Kids

To: Vernonica Marshall
EMS XII Chief
From: Sheila Johnson

To: Randall Rice
From: Peter Crop

[redacted]

[redacted]

[redacted]

LRBA

Loch Raven Business Association, Inc.
P.O. Box 42083
Loch Raven, Maryland 21284-2083
410-665-4322 • 410-663-0005

LOCH RAVEN BUSINESS ASSOCIATION, Inc.

RESOLVED: The position of the Loch Raven Business Association, Inc. as adopted by the Executive Officers and Executive Director and confirmed by vote of membership on October 22, 1998 on the zoning matter known as:

The Ravenwood Shopping Center / Saul Centers, Inc.
located at 8100 Loch Raven Blvd.

Is that:
The Loch Raven Business Association, Inc. will support the construction of the (Giant Food Store) loading dock, as proposed if the following conditions are agreed to by Saul Centers, Inc. or ordered by the zoning commissioner.

1. The side of the loading dock will be screened from Pleasant Plains Road by a brick wall, the specifications for which will be subject to the approval of the Associates of Loch Raven Village, Inc.
2. The existing screening fence at the rear of the property between Ravenwood Center and the community of Loch Raven Village is to be replaced by a brick wall, the specifications for which will be subject to the approval of the Associates of Loch Raven Village, Inc.

The Loch Raven Business Association, Inc. is opposed to the granting of any parking variance to allow the construction of the proposed pad site.

SIGNED AND ATTESTED DATE December 14, 1998

Stephen Spund, President

Elizabeth Greenland, Secretary

Pet. 6A

Striving to Enhance Business and Community

LRBA

Loch Raven Business Association, Inc.
P.O. Box 42083
Loch Raven, Maryland 21284-2083
410-665-4322 • 410-663-0005

Loch Raven Business Association, Inc.

Stephen Spund holds the position of duly elected President
of the Loch Raven Business Association, Inc.
until resignation or replacement.

SIGNED AND ATTESTED DATE Dec. 14, 1998

Stephen Spund, President

Elizabeth Greenland, Secretary

Proof 6B

LRBA

Loch Raven Business Association, Inc.
P.O. Box 42083
Loch Raven, Maryland 21284-2083
410-665-4322 • 410-663-0005

Loch Raven Business Association, Inc.

RESOLVED: That the Loch Raven Business Association (LRBA) will vest responsibility for review and official action on all zoning, development and redevelopment matters, within the Association's service area, in the Executive Officers and the Executive Director.

The Executive Officers and the Executive Director will exercise said responsibility during the period from November 19, 1998 through August 19, 1999.

Official spokespersons for LRBA zoning, development and redevelopment matters will be LRBA President, Stephen Spund and/or Executive Director Donna Spicer and/or any person either should so designate as a spokesperson for LRBA.

DULY ENACTED BY VOTE OF THE MEMBERS OF LRBA ON NOVEMBER 19, 1998

SIGNED AND ATTESTED DATE 12/14/98

Stephen Spund, President

Elizabeth Greenland, Secretary

Protest

LRBA

Loch Raven Business Association, Inc.
P.O. Box 42083
Loch Raven, Maryland 21284-2083
410-665-4322 • 410-663-0005

Loch Raven Business Association, Inc.

Donna Spicer holds the position of Executive Director
of the Loch Raven Business Association, Inc.
until resignation or replacement.

SIGNED AND ATTESTED DATE Dec. 14, 1998

Stephen Spund, President

Elizabeth Greenland, Secretary

Prot No 8

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Proof 12 ID only

SAUL CENTERS INC
Filed on Nov 13 1998

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

General -

The following discussion is based primarily on the consolidated financial statements of Saul Centers, Inc. ("Saul Centers" and, together with its wholly owned subsidiaries and the limited partnerships of which it or one of its wholly owned subsidiaries is the sole general partner, the "Company") as of September 30, 1998 and for the three month and nine month periods ended September 30, 1998.

Liquidity and Capital Resources -

The Company's principal demands for liquidity are expected to be distributions to its stockholders, debt service and loan repayments, expansion, renovation, and redevelopment of the Current Portfolio Properties and selective acquisition and development of additional properties. In order to qualify as a REIT for federal income tax purposes, the Company must distribute to its stockholders at least 95% of its "real estate investment trust taxable income," as defined in the Internal Revenue Code of 1986, as amended. The Company anticipates that operating revenues will provide the funds necessary for operations, debt service, distributions, and required recurring capital expenditures. Balloon principal repayments are expected to be funded by refinancings.

Management anticipates that during the current year the Company may: 1) redevelop certain of the Shopping Centers, 2) develop additional freestanding outparcels or expansions within certain of the Shopping Centers, 3) acquire existing neighborhood and community shopping centers and/or office properties and 4) develop new shopping center sites. Acquisition and development of properties are undertaken only after careful analysis and review, and management's determination that such property is expected to provide long-term earnings and cash flow growth. During the current year, any developments, redevelopments, expansions or acquisitions are expected to be funded with bank borrowings from the Company's credit line or other external capital resources available to the Company.

The Company expects to fulfill its long range requirements for capital resources in a variety of ways, including undistributed cash flow from operations, secured or unsecured bank and institutional borrowings, private or public offerings of debt or equity securities and proceeds from the sales of properties. Borrowings may be at the Saul Centers, Operating Partnership or Subsidiary Partnership level, and securities offerings may include (subject to certain limitations) the issuance of additional limited partnership interests in the Operating Partnership which can be converted into shares of Saul Centers

common stock.

Management believes that the Company's current capital resources, which includes the Company's credit line of which $45,000,000 was available for borrowing as of September 30, 1998, will be sufficient to meet its liquidity needs for the foreseeable future.

Financial Information -

For the third quarter of 1998, the Company reported Funds From Operations ("FFO") of $7,267,000. This represents an 8.2% increase over the comparable 1997 period's FFO of $6,717,000. FFO is presented on a fully converted basis and as the most widely accepted measure of operating performance for REITs is defined as net income before extraordinary and nonrecurring items and before real estate depreciation and amortization. The following table represents a reconciliation from net income before minority interests to FFO:

Funds From Operations Schedule (In thousands)

	For the Quarters End
	1998
Net income before minority interests	$4,377
Add:	
Depreciation and amortization of real property	2,840
Debt restructuring losses:	
Write-off unamortized loan costs	50
	7,267
Retroactive impact of change in accounting method (1)	-
Funds From Operations	$7,267

	For the Nine Months End
	1998
Net income before minority interests	$12,595
Add:	
Depreciation and amortization of real property	8,488
Nonrecurring item:	
Change in accounting method	771
Debt restructuring losses:	
Write-off unamortized loan costs	50
	21,904
Retroactive impact of change in accounting method (1)	-
Funds From Operations	$21,904

(1) Retroactive to January 1, 1998, the Company began recognition of percentage rental income in accordance with a new accounting pronouncement. The 1997 third quarter and nine month period, FFO amounts previously reported have been reduced $290,000 and $409,000, respectively, to provide comparability.

FFO, as defined by the National Association of Real Estate Investment Trusts, is calculated as net income

excluding gains or losses from debt restructuring and sales of property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. FFO does not represent cash generated from operating activities in accordance with generally accepted accounting principles and is not necessarily indicative of cash available to fund cash needs, which is disclosed in the Consolidated Statements of Cash Flows for the applicable periods. There are no material legal or functional restrictions on the use of FFO. FFO should not be considered as an alternative to net income, as an indicator of the Company's operating performance, or as an alternative to cash flows as a measure of liquidity. Management considers FFO a supplemental measure of operating performance and along with cash flow from operating activities, financing activities and investing activities, it provides investors with an indication of the ability of the Company to incur and service debt, to make capital expenditures and to fund other cash needs. FFO may not be comparable to similarly titled measures employed by other REITs.

Cash flow from operating activities, financing activities and investing activities for the nine months ended September 30, 1998 are as follows:

Cash Flow provided by (used in): (In thousands)

	1998
Operating activities	$ 21,757
Investing activities	(9,669)
Financing activities	(11,391)

Capital Strategy and Financing Activity -

The Company's capital strategy is to maintain a ratio of total debt to total asset value of 50% or less, and to actively manage the Company's leverage and debt expense on an ongoing basis in order to maintain prudent coverage of fixed charges. Management believes that current total debt remains less than 50% of total asset value.

The Company's total notes payable as of September 30, 1998 were $288.8 million and have a weighted average maturity of 12.9 years and a weighted average interest rate of 7.88%. Approximately $273.8 million or 94.8% of total notes payable is fixed rate debt. As of September 30, 1998, outstanding borrowings under the Company's $60 million unsecured line of credit totaled $15.0 million, leaving $45.0 million of uncommitted credit availability. This availability provides the Company with capital to pursue new redevelopment, renovation, and expansion opportunities within its portfolio.

Redevelopment, Renovations and Acquisitions -

The Company has been selectively involved in redevelopment, renovation and acquisition opportunities. It continues to evaluate land parcels for development and potential acquisitions of operating properties for opportunities to enhance operating income and cash flow growth. The Company also continues to take advantage of redevelopment, renovation and expansion opportunities within the portfolio, as demonstrated by its redevelopment activities at French Market, Beacon Center and Shops at Fairfax.

In February 1998, the Company commenced construction on a facade renovation and retenanting of a 103,000 square foot anchor space at the 213,000 square foot French Market center in Oklahoma City, Oklahoma. The Company successfully negotiated the termination of a below market lease in the fourth quarter of 1997. Construction of the first two new tenant spaces, a 40,000 square foot Bed, Bath and Beyond and an 8,000 square foot Lakeshore Learning, a children's educational toy store, was completed

in May 1998, with these stores now open for business. Another 8,300 square feet occupied by BridesMart, a formal wear retailer, was completed in September 1998, with the remaining 46,000 square feet under active leasing negotiations. The redevelopment included a complete facade renovation of the 103,000 square foot building which incorporates new anchor tenant architectural features, new storefronts, tenant signage and decorative awnings.

The Company has signed a lease with Lowe's Companies for a new 148,000 square foot home improvement superstore and garden center at the Beacon Center in Alexandria, Virginia. The lease has an initial term of twenty years. The area leased by Lowe's consists of approximately 100,000 square feet of existing space and 48,000 square feet of new building area. The enclosed mall area has been demolished, and Lowe's will occupy a newly constructed building, scheduled for opening in mid-1999. The center's other anchor tenants include Giant, Marshalls and Office Depot, with a complement of small shop space and restaurants. The 350,000 square feet Beacon Center is now over 99% leased. In addition to the new home improvement store, 8,000 square feet of new small shop space has been constructed adjacent to Lowe's and Giant. The new small shop space will be occupied by tenants in November 1998.

The Company commenced another significant redevelopment when it signed a lease with SuperFresh for a new 53,000 square foot grocery store at the Shops at Fairfax, located in Fairfax, Virginia. A portion of the shopping center which includes a small enclosed mall will be demolished. SuperFresh will occupy a new building, with construction projected to be completed in the fall of 1999. An additional 7,500 square feet of shop space will be constructed adjacent to the supermarket. Redevelopment plans also include new landscaping and a more efficient parking scheme, which should enhance the property as a desirable neighborhood shopping center. Subject to final governmental approvals, construction is projected to commence by December 1998.

On April 1, 1998, the Company purchased, through its operating partnership, a newly constructed, 100% leased office/flex building (Avenel IV) located adjacent to its Avenel Business Park (Phases I-III) in Gaithersburg, Maryland. Avenel IV contains 46,227 square feet of net leasable area, which has increased the Company's Avenel Business Park by 16%, to 332,000 square feet. An independent appraisal determined the purchase price of $5,600,000. Payment consisted of $3,657,000 in debt assumption, with the balance paid through the issuance of 105,922 new units in Saul Centers' operating partnership. The seller is a member of The Saul Organization and is an existing limited partner in the operating partnership.

In July 1998, the Company began construction of approximately 27,000 square feet of additional office / flex space at Avenel Business Park on excess land that it owns. This new project will be named Avenel V and is scheduled to be completed during December 1998. Leases are pending for over 60% of this newly developed space. In September 1998, the Company closed a $6.4 million permanent loan for this development and to repay the variable rate debt assumed with the April 1, 1998 acquisition described above. The new loan term is 13 years and requires monthly principal and interest payments based upon a 25 year amortization schedule and an interest rate of 7.09% . Excluding this new development, Avenel Business Park (phases I-IV) is currently over 95% leased.

Portfolio Leasing Status

93%

As of September 30, 1998, the portfolio was located in seven states and the District of Columbia and consisted of twenty nine Shopping Centers, four Office Properties and one former shopping center the Company plans to convert into an industrial / warehouse use, the Industrial Property. At September 30, 1998, the Shopping Centers were 93% leased compared to 92% leased at September 30, 1997. The Office Properties were 96% leased at September 30, 1998 compared to 94% leased as of September 30, 1997. In total, the Company's 5.9 million square feet of leasable space was 90% leased at September 30,

1998 and September 30, 1997.

RESULTS OF OPERATIONS

The following discussion compares the results of the Company for the three month and nine month periods ended September 30, 1998 and 1997, respectively. This information should be read in conjunction with the accompanying consolidated financial statements and the notes related thereto. These financial statements include all adjustments (consisting solely of normal recurring adjustments) which are, in the opinion of management, necessary for a fair presentation of the interim periods presented.

Three Months Ended September 30, 1998 Compared to Three Months Ended September 30, 1997

Revenues for the three month period ended September 30, 1998 (the "1998 Quarter"), totaled $17,650,000 compared to $17,145,000 for the comparable quarter in 1997 (the "1997 Quarter"). Had the Company retroactively applied the change in accounting method required by EITF 98-9, total revenues for the 1997 Quarter would have been $16,855,000. The 1998 Quarter's increase would have been $795,000 (4.7%).

Base rent was $14,044,000 for the 1998 Quarter, compared to $13,102,000 for the 1997 Quarter, representing an increase of $942,000 (7.2%). The increase in base rent resulted primarily from new leases at Seven Corners, Ravenwood and Avenel IV for the 1998 Quarter that were not present during the 1997 Quarter.

Expense recoveries were $2,625,000 for the 1998 Quarter compared to $2,326,000 for the comparable 1997 Quarter, representing an increase of $299,000 (12.9%). Recovery income increased primarily as a result of new leases in place during 1998 at Seven Corners, Beacon Center, Southside and Avenel IV.

Percentage rent was $588,000 in the 1998 Quarter, compared to $765,000 in the 1997 Quarter. Had the Company retroactively applied the change in accounting method required by EITF 98-9, percentage rent for the 1997 Quarter would have been $475,000. The 1998 Quarter's increase would have been $113,000 (23.8%).

Other income, which primarily consists of parking income, kiosk and temporary leasing, and fees associated with early termination of leases, was $393,000 in the 1998 Quarter, compared to $952,000 in the 1997 Quarter, representing a decrease of $559,000 (58.7%). The decrease in other income resulted primarily from lease termination payments collected at Seven Corners, Lexington Mall and Beacon Center during the 1997 Quarter.

Operating expenses, consisting primarily of repairs and maintenance, utilities, payroll, insurance and other property related expenses, decreased $27,000 (1.3%) to $2,016,000 in the 1998 Quarter from $2,043,000 in the 1997 Quarter. The expense decrease resulted in part from reduced property payroll expense due to the elimination of maintenance positions associated with former shopping mall space converted into strip shopping area and reduced legal expenses connected with collections of tenant receivables.

The provision for credit losses decreased $40,000 (24.5%) to $123,000 in the 1998 Quarter from $163,000 in the 1997 Quarter.

Real estate taxes decreased $18,000 (1.1%) to $1,577,000 in the 1998 Quarter from $1,595,000 in the

1997 Quarter.

Interest expense of $5,696,000 for the 1998 Quarter represented an increase of $739,000 (14.9 %) over $4,957,000 reported for the 1997 Quarter. This increase is primarily attributable to higher interest rates resulting from the Company's October 1, 1997 refinancing and conversion of approximately $147.0 million of its mortgage debt from interest rate capped floating rate loans to longer term, fixed rate loans. New debt associated with the acquisition of Avenel IV on April 1, 1998 also added approximately $70,000 to interest expense in the 1998 Quarter.

Amortization of deferred debt expense decreased $436,000 (80.4%) to $106,000 in the 1998 Quarter from $542,000 in the 1997 Quarter. The decrease in the 1998 Quarter's expense resulted from the elimination of amortization on interest rate protection agreements with notional values of $162.8 million sold during the fourth quarter of 1997, and reduced loan cost amortization because new debt costs related to October 1, 1997 refinancings are being amortized over a longer term than the debt costs they replaced.

Depreciation and amortization expense increased $214,000 (8.1%) from $2,626,000 in the 1997 Quarter to $2,840,000 in the 1998 Quarter, primarily as a result of depreciation attributable to recently completed redevelopments and renovations.

General and administrative expense, which consists of payroll, administrative and other overhead expense, was $865,000 for the 1998 Quarter, an increase of $27,000 (3.2%) over the 1997 Quarter.

Extraordinary item, loss on early extinguishment of debt, was $50,000 for the 1998 Quarter resulting from the write-off of unamortized loan costs when the Company refinanced its Avenel IV loan in September 1998. No such item occurred during the 1997 Period.

Nine Months Ended September 30, 1998 Compared to Nine Months Ended September 30,

Revenues for the nine month period ended September 30, 1998 (the "1998 Period"), totaled $52,483,000 compared to $50,331,000 for the comparable period in 1997 (the "1997 Period"). Had the Company retroactively applied the change in accounting method required by EITF 98-9, total revenues for the 1997 Period would have been $49,922,000. The 1998 Period's increase would have been $2,561,000 (5.1%).

Base rent was $41,505,000 for the 1998 Period compared to $38,560,000 for the 1997 Period, representing an increase of $2,945,000 (7.6%). The increase in base rent resulted primarily from new leases at Seven Corners, Ravenwood and Avenel IV for the 1998 Period that were not present during the 1997 Period.

Expense recoveries were $7,339,000 for the 1998 Period compared to $6,884,000 for the comparable 1997 Period, representing an increase of $455,000 (6.6%). Recovery income increased primarily as a result of new leases in place during 1998 at Seven Corners, Beacon Center, Southside and Avenel IV.

Percentage rent was $1,995,000 in the 1998 Period compared to $2,202,000 in the 1997 Period. Had the Company retroactively applied the change in accounting method required by EITF 98-9, percentage rent for the 1997 Period would have been $1,793,000. The 1998 Period's increase would have been $202,000 (11.3%).

Other income, which primarily consists of parking income, kiosk and temporary leasing, and fees associated with early termination of leases, was $1,644,000 in the 1998 Period, compared to $2,685,000

in the 1997 Period, representing a decrease of $1,041,000 (38.8%). The decrease in other income resulted primarily from lease termination payments collected at Seven Corners, Lexington Mall and Beacon Center during the 1997 Period.

Operating expenses, consisting primarily of repairs and maintenance, utilities, payroll, insurance and other property related expenses, decreased $177,000 (2.9%) to $5,902,000 in the 1998 Period from $6,079,000 in the 1997 Period. The expense decrease resulted in part from reduced property payroll expense due to the elimination of maintenance positions associated with former shopping mall space converted into strip shopping area and reduced legal expenses connected with collections of tenant receivables.

The provision for credit losses decreased $62,000 (18.4%) to $275,000 in the 1998 Period from $337,000 in the 1997 Period.

Real estate taxes decreased $2,000 (0.1%) to $4,563,000 in the 1998 Period from $4,565,000 in the 1997 Period.

Interest expense of $16,972,000 for the 1998 Period represented an increase of $2,361,000 (16.2 %) over $14,611,000 reported for the 1997 Period. This increase is primarily attributable to higher interest rates resulting from the Company's October 1, 1997 refinancing and conversion of approximately $147.0 million of its mortgage debt from interest rate capped floating rate loans to longer term, fixed rate loans. New debt associated with the acquisition of Avenel IV on April 1, 1998 also added approximately $140,000 to interest expense in the 1998 Period.

Amortization of deferred debt expense decreased $1,313,000 (80.7%) to $315,000 in the 1998 Period from $1,628,000 in the 1997 Period. The decrease in the 1998 Period's expense resulted from the elimination of amortization on interest rate protection agreements

with notional values of $162.8 million sold during the fourth quarter of 1997, and reduced loan cost amortization because new debt costs related to October 1, 1997 refinancings are being amortized over a longer term than the debt costs they replaced.

Depreciation and amortization expense increased $657,000 (8.4%) from $7,831,000 in the 1997 Period to $8,488,000 in the 1998 Period, primarily as a result of depreciation attributable to recently completed redevelopments and renovations.

General and administrative expense, which consists of payroll, administrative and other overhead expense, was $2,552,000 for the 1998 Period, an increase of $113,000 (4.6%) over the 1997 Period.

Extraordinary item, loss on early extinguishment of debt, was $50,000 for the 1998 Period versus $369,000 for the 1997 Period, resulting from the write-off of unamortized loan costs when the Company refinanced portions of its loan portfolio in September 1998 and January 1997.

Cumulative effect of change in accounting method was $771,000 for the 1998 Period, resulting from the implementation of EITF 98-9 "Accounting for Contingent Rent" retroactive to January 1, 1998. No such item occurred during the 1997 Period.

Year 2000 Issue -

The year 2000 issue relates to whether computer systems will properly recognize date sensitive

information to allow accurate processing of transactions and data relating to the year 2000 and beyond. In addition, the year 2000 issue relates to whether non-Information Technology (IT) systems that depend upon embedded electronic technology will recognize the year 2000. Systems that do not properly recognize such information could generate erroneous information or fail.

In 1995, the Company contracted to replace virtually all of its management information and accounting systems and install a local area network (LAN). One of the selection criteria of the new software and hardware was that they be fully year 2000 compliant. The new LAN and management and accounting information systems have been installed . Therefore, the Company's management information and accounting systems are fully year 2000 compliant. As a result of its efforts, the Company does not expect to incur any additional expense for its information systems related to the year 2000 issue.

The Company's property management staff has conducted a comprehensive review of its non-IT systems at its shopping centers and office buildings to determine whether any computer hardware and software in mechanical systems (i.e. escalators, elevators, security, heating, ventilating and air conditioning systems, etc.) are not year 2000 compliant. Management expects repairs and replacements required to make its non-IT systems year 2000 compliant will cost less than $100,000 and will be completed prior to July 1999.

The Company believes there is risk that its operations may be affected by vendors and tenants who are unable to perform as contracted due to their own year 2000 exposure. It is very difficult to identify "the most reasonably likely worst case scenario" at this time. The Company's potential exposure is wide spread; however there is no known major direct exposure. The Company believes that the most likely worst case exposure is at this indirect level where vendors and tenants fail to perform their obligations to the Company. For example, the Company believes it is possible that certain tenants' information systems may fail, which may delay the payment of rents. To help minimize this risk, the Company plans to send a letter to each tenant prior to January 1, 1999 advising the tenant that rent payments due January 1, 2000 must be paid on-time. These reminders will be sent twice again later in 1999. The Company's leases contain provisions empowering it to take certain actions to enforce its right to the timely payment of rent, regardless of the tenant's year 2000 exposure. While it is not possible at this time to determine the likely impact of these potential problems, the Company will continue to evaluate these areas and develop contingency plans, as appropriate.

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THIS SITE DEVELOPED BY:
PEQUOT SYSTEMS, INC.

Prat 10

RESUME

JAMES S. PATTON, P.E., PRESIDENT, PATTON CONSULTANTS LTD.

Mr. Patton has over thirty (30) years experience in site engineering, site development services, and land planning for a wide variety of public and private clients. His experience in the private sector has been in residential, commercial, and industrial site development. His public works experience is very broad, as he served as an officer in the U. S. Navy Civil Engineering Corps and as City Engineer for Washington, PA. In addition, he has provided site engineering and planning services to many local school boards, hospitals, colleges, and institutions in their development and construction programs.

He has been responsible for projects ranging in size and scope from a few thousand square feet to areas of more than a thousand acres. These projects have included storm water management, water distribution, sanitary sewer, streets, roads, parking areas, grading, wetlands and critical areas, and erosion control. His background includes new development, expansion, restoration, renewal and revitalization.

Site Plan approvals and obtaining permits for site development is a major focus. The ability to overview the various elements of site development such as zoning, environmental concerns, and utilities has been and is an important function performed by Mr. Patton in obtaining approvals and expediting the development of a site or project.

EDUCATION:

SWARTHMORE COLLEGE	Bachelor of Science, Civil Engineering
UNIVERSITY OF PENNSYLVANIA	Master of City Planning

LICENSES/CERTIFICATIONS:

PROFESSIONAL ENGINEER	Pennsylvania, West Virginia (inactive) and Maryland
EXPERT WITNESS	Baltimore County Circuit Court; Baltimore County District Court; Board of Appeals and Zoning Commissioner; Anne Arundel County Zoning Commission; City of Baltimore Zoning Commissioner. Circuit Court Washington County, PA.
COMPREHENSIVE PLANNER	New York, Pennsylvania, West Virginia, and Delaware.

PROFESSIONAL EXPERIENCE:

PRINCIPAL/PRESIDENT (1990 - Present)
PATTON CONSULTANTS, LTD.

Site evaluation and feasibility, land development, consulting, project management, zoning issues, expert testimony, and governmental approvals and permitting.

CHIEF OF CIVIL ENGINEERING (1988 - 1990)
LPJ, INC.

Began the civil engineering department and provided directions to projects as subconsultant primarily to the architectural community.

VICE-PRESIDENT, CIVIL ENGINEERING (1987 - 1988)
MARSHALL-CRAFT ASSOCIATES, INC.

Principal in charge of the site planning and engineering for this major architectural firm. Projects included industrial, elderly housing, publishing, public utilities, and residential sub-division.

VICE-PRESIDENT (1986 - 1987)
DAFT - McCUNE - WALKER

Project management, permitting and processing site development projects through governmental agencies for this major land development consulting, land surveying, and civil engineering firm.

CHIEF OF SITE DEVELOPMENT (1984 - 1986)
D.S. THALER AND ASSOCIATES, INC.

Site evaluation and land development project management for this Baltimore County engineer.

PRINCIPAL (1982 - 1983)
JAMES S. PATTON ASSOCIATES, INC.

Historic restoration, financial institution feasibility studies, site plans, and site engineering for clients and personal projects in the City of Baltimore, Harford, Howard, Frederick and Anne Arundel Counties.

PRINCIPAL/PRESIDENT **(1971 - 1982)**
WASHINGTON CENTER FOR DESIGN, LTD.

As Principal of this organization, he was responsible for marketing and providing planning, site engineering and land development consulting services to a clientele of multi-national and local corporations, financial institutions, developers, and thirteen (13) southwestern Pennsylvania municipalities.

DIRECTOR, PITTSBURGH OFFICE **(1968 - 1971)**
KENDREE AND SHEPARD
PLANNING CONSULTANTS, INC.

Directed comprehensive planning program, the preparation of urban renewal plans, and consulted on zoning and land development for cities in West Virginia, Pennsylvania, New York, and Delaware.

OFFICER (Ensign-Lieutenant) **(1965 - 1968)**
U. S. NAVY CIVIL ENGINEERING CORPS

Served as Manpower Planning Officer for Public Works and Facilities Engineering at the Navy Department, Washington, D.C. and as Assistant Resident Officer in Charge of Construction, U.S. Naval Base, Guantanamo Bay during a period when construction volume exceed $44,000,000.

PROJECTS AND CLIENTS - PARTIAL LIST

RESIDENTIAL:

Sunset Knoll	-	Sunset Knoll Associates
Silver Spring Station	-	The Strutt Group
Walnut Ridge	-	Walnut Ridge, Inc.
McDonogh Township	-	Greenabaum Partnership
Watermark Condominium	-	General American
Claybrooke	-	Fairwinds Devlp. LLC
Claybrooke II	-	" " "
Burton Residence	-	Gibson Island, MD.
Gailliard Residence	-	" " "
Fowler Residence	-	" " "
Coupland Residence	-	" " "
Oakdale		
Gunview Farms II		
Glenside Farms		
Westchester Avenue	-	Fairwinds Management

COMMERCIAL:

McDonald's	-	Washington, PA.
Elby's Big Boy	-	Mt. Lebanon, PA.
Kentucky Fried Chicken	-	Belair Road.
Sambo's	-	Washington, PA.
Dairy Queen	-	Baltimore County
Maryland National Bank	-	
Foster Brothers Hardware	-	Hereford, MD.
Coastal Crane Service	-	
Comfort Suites @ BWI	-	Anne Arundel County
Super "8" Motel	-	Harford County
Pennwood Property, Inc.	-	
W. C. Pinkard & Co.	-	
Westinghouse Corporation	-	
Greystone Golf Course	-	
Union National Bank of Pittsburgh	-	Four (4) Sites
Pittsburgh National Bank	-	Three (3) Sites
Dulaney Center	-	Towson, MD.
Hechinger	-	Two (2) Sites
Suburban Sales & Rental	-	

INDUSTRIAL:

G. Heilman Brewery	-	
Port East Transfer	-	
Point Breeze Maritime Center	-	Creaney & Smith
North Point Industrial Center	-	Creaney & Smith
Benson Industrial Center	-	Meisel & Cohen
Westinghouse	-	W. C. Pinkard
Prime Technology	-	
Browning-Ferris Industries	-	
William H. Knott, Inc.	-	
Tate Andale	-	
Greif Brothers	-	
Stoney Run Industrial Park	-	

GOVERNMENTAL & INSTITUTIONAL:

Jamestown, NY.	-	Urban Renewal Plans
Washington, PA.	-	Consulting City Engineer Various Plans & Construction Plans
Wilmington, Del.	-	Midtown Urban Renewal
Pittsburgh, PA.	-	Various Street/Circulation Studies
Mt. Lebanon, PA.	-	CBD Beautification & Circulation Plans
Baltimore County, MD. Economic Development	-	On-Call Site Engineer for Revitalization Commission
General Services Administration	-	Fish & Wildlife Service Annapolis Field Office
Gibson Island Corp & Yacht Squadron	-	On-Site Sanitary Sewage Disposal

EDUCATIONAL:

Harford County, MD. School District	-	Storm Water Management
" " " " "	-	Church Creek School
" " " " "	-	Harford Glen
" " " " "	-	St. Clements Learning Center
" " " " "	-	Woodbridge Center
" " " " "	-	Churchville Elementary
Mount St. Mary's College	-	Campus Maintenance Facility
McDonough School	-	Entrance, Parking & Walkways
Washington & Jefferson College	-	Campus Plan
University of Pittsburgh-Bradford Campus	-	Campus Plan
Hood College	-	Athletic Complex
Anne Arundel Co. School District	-	Meade Middle School
St. Paul's School	-	Chapel
St. Paul's School	-	Athletic Facility
St. Paul's School	-	Middle School

MEDICAL FACILITIES:

Belitsos Medical Center	-	Medical Center
Trinity Geriatrics	-	Retirement Home
Windsor Ridge	-	Retirement Center
64 Reisterstown Road	-	Assisted Living
639 Main Street	-	Assisted Living
Newport/York Road	-	Assisted Living
Pasadena Dental Center	-	Pasadena, A.A.Co.

COMMUNICATION TOWERS:

Bell Mobile Tower	-	Harford Road
" " "	-	Highlandtown (Pulaski Highway)
" " "	-	Poplar Grove
" " "	-	Woodberry
" " "	-	Pikesville
" " "	-	Gardenville
" " "	-	Clifton Park
" " "	-	Patterson Park
" " "	-	Russell Street
" " "	-	Montebello

ENTRANCE AT TAYLOR AVE. / VIEW TO NORTH

NW SIDE OF SITE ADJACENT TO GIANT

NORTH EDGE OF SITE ALONG LOCH RAVEN VILLAGE/ VIEW TO NW SIDE OF SITE

VIEW TOWARD LOCH RAVEN BLVD. AT EXIT DRIVE FRONTING NATION'S BANK

ENTRANCE AT TAYLOR AVE. BEYOND MEDIAN/ VIEW TO NORTHEAST

DRIVE AISLE FRONTING GIANT / VIEW TO EAST TOWARD LOCH RAVEN BLVD.

VIEW TO SOUTH ALONG LOCH RAVEN BLVD.

VIEW INTO SITE FROM LOCH RAVEN BLVD. AT RAVENWOOD/ SUNOCO PROPERTY CORNER

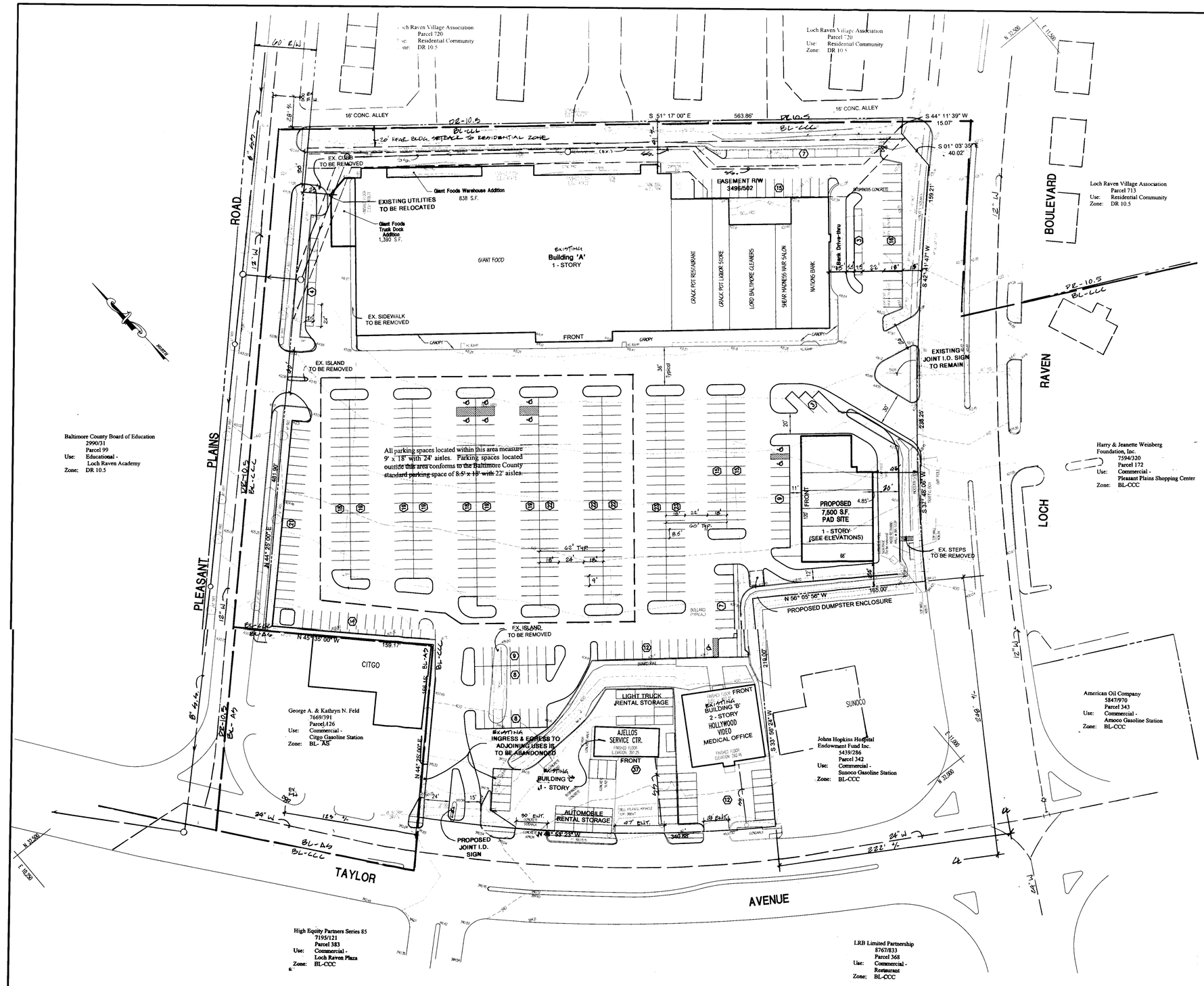
PARKING LOT ADJACENT TO EAST END TENANTS/ VIEW TO SOUTH

DRIVE AISLE FRONTING EAST END TENANTS/ VIEW TO NORTHWEST

VIEW INTO SITE FROM LOCH RAVEN BLVD. ADJACENT TO EXISTING MTA BUS STOP

NEW SCREENING WALL TOYS "R" US AT TOWSON MARKETPLACE

Pet No. 3



GENERAL NOTES

1. Owner/ Developer: Saul Subsidiary Limited Partnership
   8401 Connecticut Avenue
   Chevy Chase, MD 20815
   (301) 986-6349
   Attention: Mr. David Palatsky
   Saul Centers, Inc

2. Plan prepared by: Morris & Ritchie Associates, Inc.
   110 West Road, Suite 245
   Towson, Maryland 21204
   (410) 821-1690
   Attention: Mr. Timothy Madden, Principal
   Mr. Lyndon Hart, RLA

3. Site Data:

Gross area:	7.99	Acres ±
Net Buildable Area:	7.99	Acres ±
Existing Zoning: (BL-CCC) (Business Local - Commercial, Community Core)	7.99	Acres ±
Election District:	9	
Councilmanic District:	4	
Census Tract:	4912.02	
Watershed:	Patapsco (Subbasin: Back River 02-13-09)	
Zoning Map:	NE 9B	
Tax Map:	#70 grids 9B	

Parcel	Tax Account No.
286	6-0907291100

4. Parking required: See Parking Chart. Variance to Section 409.6B to be requested.

5. BL Zone Setback Requirements:

   Front yard: 10' minimum building front to property line;
   40' minimum building to street centerline
   Average of the front yard depths of lots immediately adjoining each side

   Side yard: 0' building to interior property line
   10' building to side property line
   40' min. building to street centerline

   NOTE: The proposed building facade facing Loch Raven Blvd. is the rear yard.

   Rear yard: (adjacent to a residential zone) 20' building to property line

   F.A.R. permitted: 4.0
   F.A.R. proposed: 0.55

6. Proposed development: The existing Giant Food store proposes to construct a new 1390 s.f. loading dock addition on the Pleasant Plains Road property line while enclosing and converting 830 s.f. of existing loading dock into warehouse space. A new 7500 s.f. Building Pad is proposed adjacent to Loch Raven Blvd. Existing access from the Ravenwood Shopping Center to Building 'C' and the existing Citgo Gas Station (both located along Taylor Avenue) is to be eliminated, while the Taylor Avenue entrance is to be re-aligned to ensure unobstructed circulation throughout the site.

7. There are no 100-year F.E.M.A. floodplains on this site (FEMA Panel No. 240010 0220 C).

8. There are no known wetlands on this site.

9. There are no known regulated plant or wildlife communities associated with this site.

10. Existing public sanitary sewer is located along Pleasant Plains Rd (8") and Taylor Avenue (10"). Public water is located in Pleasant Plains Road (12" line), Taylor Avenue (24" line) and Loch Raven Blvd. (12" line).

11. There are no known archeological sites on this property.

12. Boundary and topographic information shown on this plan is by Morris and Ritchie Associates. (6/98)

13. There is no approved or required Forest Buffer on this site.

14. Site Access: Existing site access via a) Pleasant Plains Road, b) Taylor Avenue, and c) Loch Raven Blvd. shall remain. No new points of access are proposed.

15. All Existing signage will remain as legal non-conforming uses.

16. The proposed building and building additions will meet all building and fire code requirements.

17. Landscaping will be provided in accordance with the Baltimore County Landscape Manual.

18. All exterior lighting will be arranged so as to reflect light away from adjacent residential sites and public streets.

19. All existing on-site structures and curbs/pavement to be razed are shown on the plan.

20. There are no known underground storage tanks on site.

21. Previous Zoning Hearings:

    Case No. 4575V
    (02/17/59)
    Petition for Variance denied to permit 370 square feet of free-standing signage in lieu of the required 100 square feet of free-standing signage

    Case No. 5774V
    (02/21/63)
    Petition for Variance of Section 413.2.C granted to permit a shopping center sign of 198 square feet in lieu of the required 150 square feet.

    Case No. 67-94A
    (01/05/97)
    Petition for Variance granted to permit two free-standing signs in lieu of the required one free-standing sign.

22. This site is currently served by the Mass Transit Administration (MTA) bus route, with designated stops on Loch Raven Blvd and Taylor Ave. No additional bus stops or new transit amenities (bus Shelter) are proposed as part of this project.

23. This project generates 6,812 ADTS.

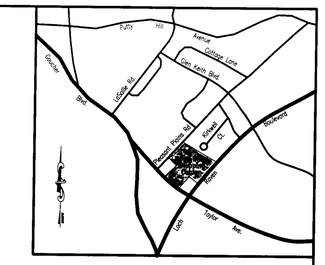
24. This plan represents the development proposed for the existing Ravenwood Shopping Center.

25. Amenity Open Space (AOS) is required for this project, located in a BL-CCC Zone, at the ratio of 0.2 per gross floor area. (95,940 s.f. x 0.2 = 19,188)
    a. AOS required: 19,188 s.f.
    b. AOS provided: 57,830 s.f.

26. This project is exempt from Forest Conservation requirements due to the fact that it was a fully developed site prior to 1990.

Other issues to be addressed

27. No Stormwater Management (SWM) exists for this site. A waiver of volume SWM requirements will be requested. Water Quality Management on the first one-half inch of run off will be provided using underground detention structures.



VICINITY MAP
Scale : 1" = 1000'

PARKING CHART

PARKING SPACES REQUIRED BY BCZR SECTION 409.6B

Use	Gross Sq. Ft.	Parking Rate	Parking Spaces Required per Section 409.6A	WEEKDAY 6AM-6PM		WEEKDAY 6PM-12AM		WEEKEND 6AM-6PM (Peak Time)		WEEKEND 6PM-12AM		WEEKEND 12AM-6AM		
Building A														
Giant Food - Existing	58,000													
* Truck Dock/Warehouse Add.	2,220													
Total Giant Foods	60,220	5 per 1000 s.f.	301	60%	180.6	90%	270.9	100%	301	70%	210.7	5%	15.05	Retail
Crack Pot Restaurant	4,235	16 per 1000 s.f.	68	50%	34	100%	68	100%	68	100%	68	10%	7	Restaurant
Crack Pot Liquor	2,000	5 per 1000 s.f.	10	60%	6	90%	9	100%	10	70%	7	5%	1	Retail
Lord Baltimore Cleaners	4,500	5 per 1000 s.f.	22.5	60%	13.5	90%	20.25	100%	22.5	70%	15.75	5%	1.125	Retail
Shear Madness Hair Salon	1,500	5 per 1000 s.f.	7.5	60%	4.5	90%	6.75	100%	7.5	70%	5.25	5%	0.375	Retail
Nations Bank	4,375	3.3 per 1000 s.f.	14.44	60%	8.66	90%	13.0	100%	14.44	70%	10.11	5%	0.72	Bank
subtotal	76,935	subtotal	425.44		248.26		390.4		425.44		318.81		25.27	
Building B														
Hollywood Video	5,000	5 per 1000 s.f.	25	60%	15.0	90%	22.5	100%	25	70%	17.5	5%	1.25	Retail
Medical Offices	4,800	4.5 per 1000 s.f.	21.6	100%	21.6	10%	2.16	10%	2.16	5%	1.08	5%	1.08	Office
subtotal	9,800	subtotal	46.6		36.6		24.66		27.16		18.58		2.33	
Building C														
Ajellos Service Center	1,680	3.3 per 1000 s.f.	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	Other Uses
* Automobile Rental		12 maximum	12.0		12.0		12.0		12.0		12.0		12.0	
* Light Truck Rental		8 maximum	8.0		8.0		8.0		8.0		8.0		8.0	
subtotal	1,680		25.54		25.54		25.54		25.54		25.54		25.54	
New Pad Building														
Retail	5,780	5 per 1000 s.f.	28.9	60%	17.34	90%	26.01	100%	28.9	70%	20.23	5%	1.445	Retail
Restaurant	1,720	16 per 1000 s.f.	27.52	50%	13.76	100%	27.52	100%	27.52	100%	27.52	10%	2.752	Restaurant
subtotal	7,500	subtotal	56.42		31.10		53.53		56.42		47.75		4.197	
Grand Total	95,940	Baltimore Co. Parking Required	554.0		341.5		494.13		534.56		418.68		57.337	
		Parking Provided							467.00					

Bd No 1

ELEVATION OF PROPOSED 7500 S.F. PAD SITE BLDG.

RELIEF REQUESTED:

1. A variance from BCZR Section 450 to permit placement of enterprise signs on the rear of the proposed 7500 SF multi-tenant building.
2. A variance BCZR Section 409.6A to permit 467 parking spaces of the required 536 parking spaces.

The DRC has determined that your project meets the requirements of a Limited Exemption under Baltimore County Code) Section 26-171 (b)(2) - DRC Number 06298G District 9E4

0 20 40 80 120
Graphic Scale

ITEM #88

DRC# 06298G

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

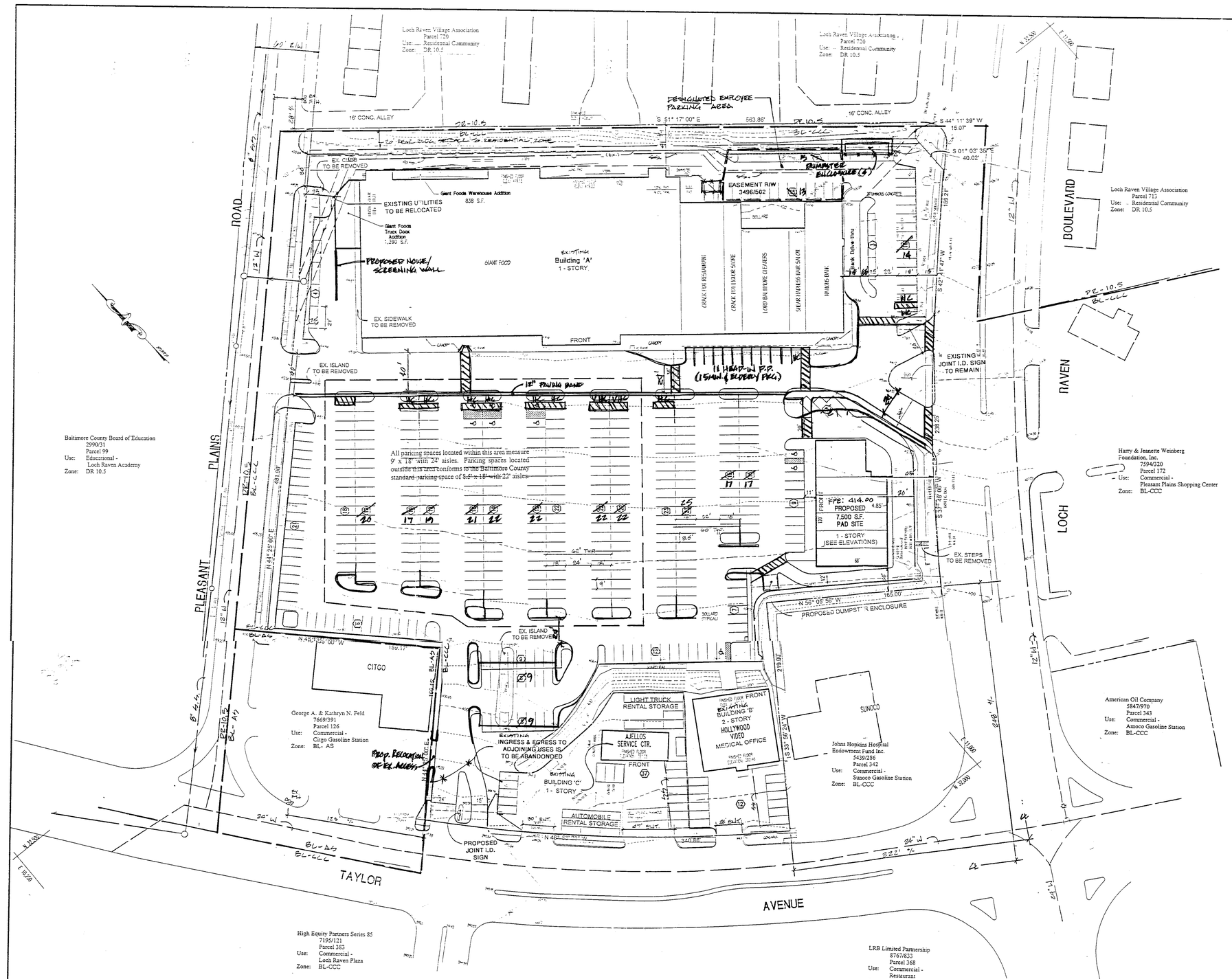
RAVENWOOD SHOPPING CENTER
LOCH RAVEN BOULEVARD • TAYLOR AVENUE

PLAN TO ACCOMPANY VARIANCE PETITION

ELECTION DISTRICT No. 9 — BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	
		JOB NO.: 10617
		SCALE: 1" = 40'
		DATE: [redacted]
		DRAWN BY: TD
		DESIGN BY: LH
		REVIEW BY:
		SHEET: 1 OF 1

99-88-A



GENERAL NOTES

1. Owner/ Developer: Saul Subsidiary I Limited Partnership
8401 Connecticut Avenue
Chevy Chase, MD 20815
(301) 986-6349
Attention: Mr. David Paraska
Saul Centers, Inc.

2. Plan prepared by: Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, Maryland 21204
(410) 821-1690
Attention: Mr. Timothy Madden, Principal
Mr. Lyndon Hart, RLA

3. Site Data:

Gross area:	7.99	Acres ±
Net Buildable Area:	7.99	Acres ±
Existing Zoning: (BL-CCC) (Business Local - Commercial, Community Core)	7.99	Acres ±
Election District:	9	
Councilmanic District:	4	
Census Tract :	4912.02	
Watershed :	Patapsco (Subbasin: Back River 02-13-09)	
Zoning Map:	NE 9B	
Tax Map:	#70 grids 9B	

Parcel	Tax Account No.
286	9-0907291100

4. Parking requires: See Parking Chart. Variance to Section 409.6B to be requested.

5. BL Zone Setback Requirements:

Front yard: 10' minimum building front to property line; 40' minimum building to street centerline; Average of the front yard depths of lots immediately adjoining each side

Side yard: 0' building to interior property line; 10' building to side property line; 40' min. building to street centerline

NOTE: The proposed building facade facing Loch Raven Blvd. is the rear yard.

Rear yard: (adjacent to a residential zone) 20' building to property line

F.A.R. permitted: 4.0
F.A.R. proposed: 0.07

6. Proposed development: The existing Giant Food store proposes to construct a new 1390 s.f. loading dock addition on the Pleasant Plains Road property line while enclosing and converting 830 s.f. of existing loading dock into warehouse space. A new 7500 s.f. Building Pad is proposed adjacent to Loch Raven Blvd. Existing access from the Ravenwood Shopping Center to Building 'C' and the existing Citgo Gas Station (both located along Taylor Avenue) is to be eliminated, while the Taylor Avenue entrance is to be re-aligned to ensure unobstructed circulation throughout the site.

7. There are no 100-year F.E.M.A. floodplains on this site (FEMA Panel No. 240010 0220 C).

8. There are no known wetlands on this site.

9. There are no known regulated plant or wildlife communities associated with this site.

10. Existing public sanitary sewer is located along Pleasant Plains Rd (8") and Taylor Avenue (10"). Public water is located in Pleasant Plains Road (12" line), Taylor Avenue (24" line) and Loch Raven Blvd. (12" line).

11. There are no known archeological sites on this property.

12. Boundary and topographic information shown on this plan is by Morris and Ritchie Associates. (6/98)

13. There is no approved or required Forest Buffer on this site.

14. Site Access: Existing site access via a) Pleasant Plains Road, b) Taylor Avenue, and c) Loch Raven Blvd. shall remain. No new points of access are proposed.

15. All Existing signage will remain as legal non-conforming uses.

16. The proposed building and building additions will meet all building and fire code requirements.

17. Landscaping will be provided in accordance with the Baltimore County Landscape Manual.

18. All exterior lighting will be arranged so as to reflect light away from adjacent residential sites and public streets.

19. All existing on-site structures and curbs/pavement to be razed are shown on the plan.

20. There are no known underground storage tanks on site.

21. Previous Zoning Hearings:

Case No. 4575V (02/17/59)
Petition for Variance denied to permit 370 square feet of free-standing signage in lieu of the required 100 square feet of free-standing signage

Case No. 5774V (02/21/63)
Petition for Variance of Section 413.2.C granted to permit a shopping center sign of 198 square feet in lieu of the required 150 square feet.

Case No. 67-94A (01/05/97)
Petition for Variance granted to permit two free-standing signs in lieu of the required one free-standing sign.

22. This site is currently served by the Mass Transit Administration (MTA) bus route, with designated stops on Loch Raven Blvd and Taylor Ave. No additional bus stops or new transit amenities (bus Shelter) are proposed as part of this project.

23. This project generates 6,812 ADT'S.

24. This plan represents the development proposed for the existing Ravenwood Shopping Center.

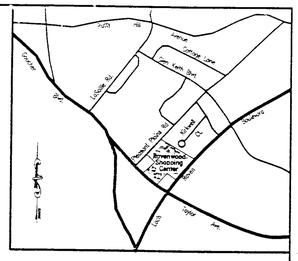
25. Amenity Open Space (AOS) is required for this project, located in a BL-CCC Zone, at the ratio of 0.2 per gross floor area. (95,940 s.f. x 0.2 = 19,188)

a. AOS required: 19,188 s.f.
b. AOS provided: 57,930 S.F.

26. This project is exempt from Forest Conservation requirements due to the fact that it was a fully developed site prior to 1990.

Other issues to be addressed

27. No Stormwater Management (SWM) exists for this site. A waiver of volume SWM requirements will be requested. Water Quality Management on the first one-half inch of run off will be provided using underground detention structures.

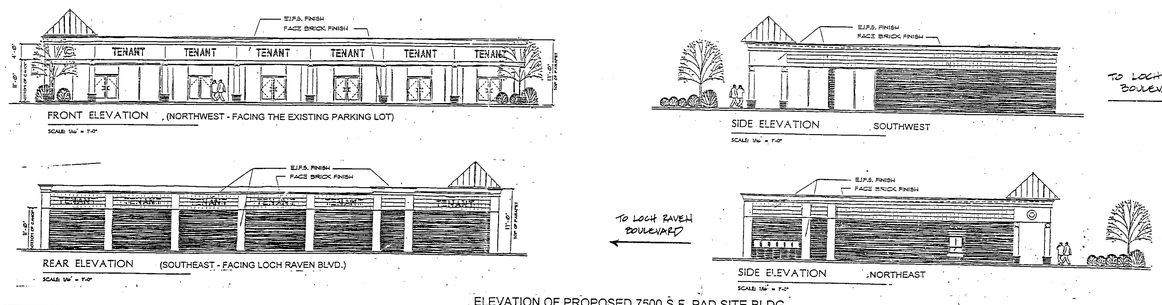


VICINITY MAP
Scale : 1" = 1000'

PARKING CHART

PARKING SPACES REQUIRED BY BCZR SECTION 409.6B

Use	Gross Sq. Ft.	Parking Rate	Parking Spaces Required per Section 409.6A	WEEKDAY 6AM-6PM		6PM-12AM		WEEKEND 6AM-6PM (Peak Time)		6PM-12AM		12AM-6AM		
Building A														
Giant Food - Existing	58,000													
* Truck Dock/Warehouse Add.	2,220													
Total Giant Foods	60,225	5 per 1000 s.f.	301	60%	180.6	90%	270.9	100%	301	70%	210.7	5%	15.05	Retail
Crock Pot Restaurant	4,375	16 per 1000 s.f.	70	50%	35	100%	70	100%	70	100%	70	10%	7	Restaurant
Crock Pot Liquor	2,000	5 per 1000 s.f.	10	60%	6	90%	9	100%	10	70%	7	5%	1	Retail
Lord Baltimore Cleaners	4,500	5 per 1000 s.f.	22.5	60%	13.5	90%	20.25	100%	22.5	70%	15.75	5%	1.125	Retail
Shear Madness Hair Salon	1,500	5 per 1000 s.f.	7.5	60%	4.5	90%	6.75	100%	7.5	70%	5.25	5%	0.375	Retail
Nations Bank	4,375	3.3 per 1000 s.f.	14.44	60%	8.66	90%	13.0	100%	14.44	70%	10.1	5%	0.72	Bank
subtotal	76,975	subtotal	425.44		248.26		390.4		425.44		318.81		25.27	
Building B														
Hollywood Video	5,000	5 per 1000 s.f.	25	60%	15.0	90%	22.5	100%	25	70%	17.5	5%	1.25	Retail
Medical Offices	4,800	4.5 per 1000 s.f.	21.6	100%	21.6	10%	2.16	10%	2.16	5%	1.08	5%	1.08	Office
subtotal	9,800	subtotal	46.6		36.6		24.66		27.16		18.58		2.33	
Building C														
Ajellos Service Center	1,680	3.3 per 1000 s.f.	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	Other Uses
* Automobile Rental		12 maximum	12.0		12.0		12.0		12.0		12.0		12.0	
* Light Truck Rental		8 maximum	8.0		8.0		8.0		8.0		8.0		8.0	
subtotal	1,680		25.54		25.54		25.54		25.54		25.54		25.54	
New Pad Building														
Retail	5,780	5 per 1000 s.f.	28.9	60%	17.34	90%	26.01	100%	28.9	70%	20.23	5%	1.445	Retail
Restaurant	1,720	16 per 1000 s.f.	27.52	50%	13.76	100%	27.52	100%	27.52	100%	27.52	10%	2.752	Restaurant
subtotal	7,500	subtotal	56.42		31.10		53.53		56.42		47.75		4.197	
Grand Total	95,940	Baltimore Co. Parking Required	554.0		341.5		494.13		534.56		410.68		57.237	
		Parking Provided							535					



ELEVATION OF PROPOSED 7500 S.F. PAD SITE BLDG.

Graphic Scale 0 20 40 80 120

Ped No 2

DRC# 06298G

RELIEF REQUESTED:

1. A variance from BCZR Section 450, to permit placement of enterprise signs on the rear of the proposed 7500 SF multi-tenant building.

2. A variance BCZR Section 409.6A.2, to permit ~~457~~ 535 parking spaces of the required 535 parking spaces.

"The DRC has determined that your project meets the requirements of a Limited Exemption under (Baltimore County Code) Section 26-171(b)(9)" – DRC Number 06298G District 9C4

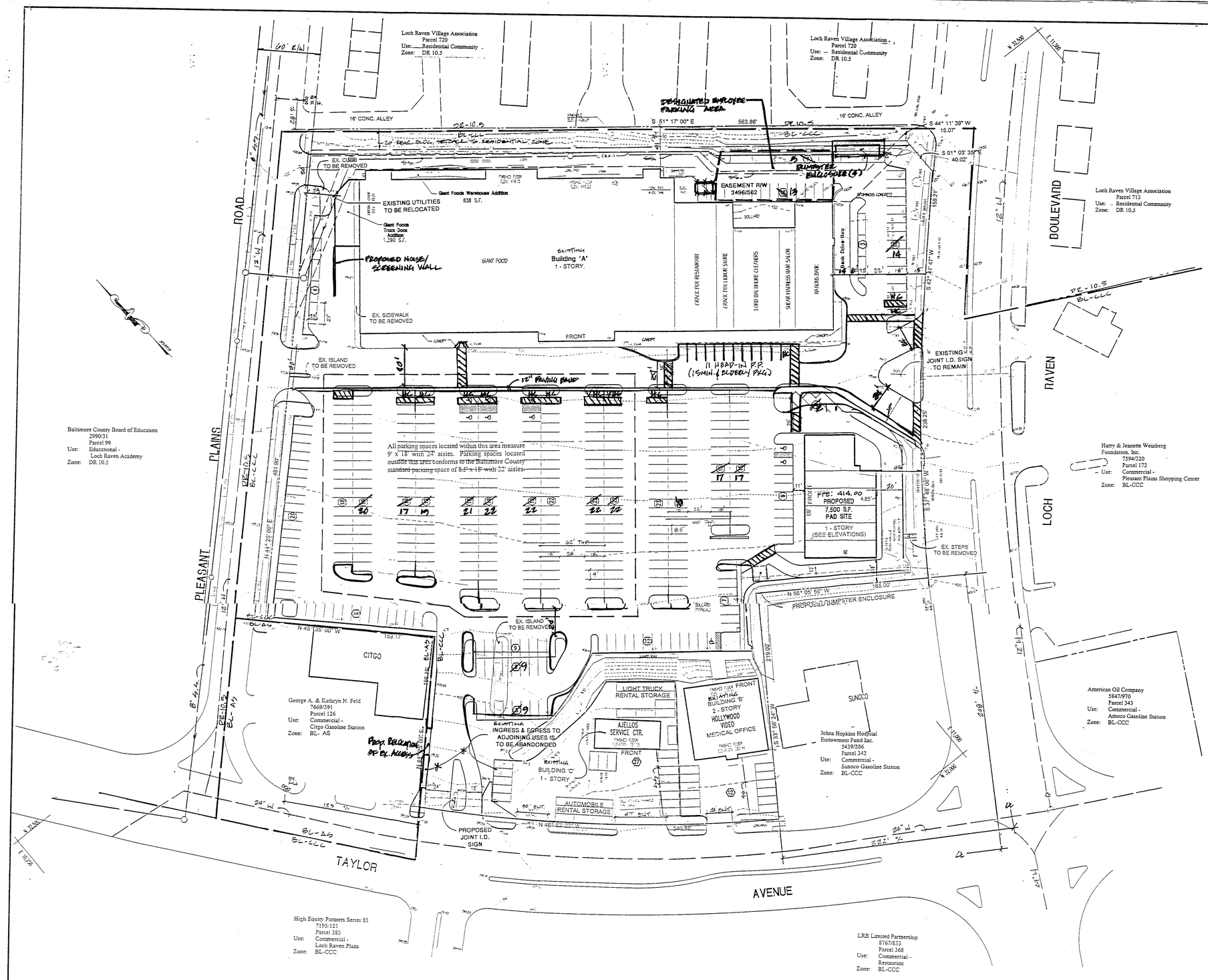
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

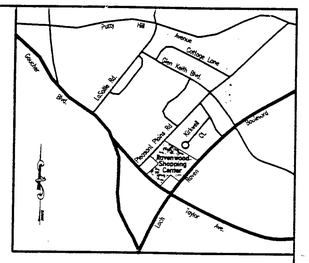
RAVENWOOD SHOPPING CENTER
LOCH RAVEN BOULEVARD • TAYLOR AVENUE

PLAN TO ACCOMPANY VARIANCE PETITION

ELECTION DISTRICT No. 9 — BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	
		JOB NO.: 10617
		SCALE: 1" = 40'
		DATE: 8/19/98
		DRAWN BY: TD
		DESIGN BY: LH
		REVIEW BY:
		SHEET: 1 OF 1





VICINITY MAP

Scale : 1" = 1000'

GENERAL NOTES

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Attention: Mr. David Patalitta
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110 West Road, Suite 245
Towson, Maryland 21204
(410) 821-1690
Attention: Mr. Timothy Madden, Principal
Mr. Lynoon Hart, RLA

3. Site Data:

Gross area:	7.99	Acres ±
Net Buildable Area:	7.99	Acres ±
Existing Zoning: (BL-CCC) (Business Local - Commercial, Community Core)	7.99	Acres ±
Election District:	9	
Councilmanic District:	4	
Census Tract :	4912.02	
Watershed :	Patapsco (Subbasin: Back River 02-13-09)	
Zoning Map:	NE 9B	
Tax Map:	#70 grids 9B	

Parcel	Tax Account No.
286	9-0907291100

4. Parking required: See Parking Chart. Variance to Section 409.6B to be requested.

5. BL Zone Setback Requirements:

Front yard: 10' minimum building front to property line;
40' minimum building to street centerline
Average of the front yard depths of lots immediately adjoining each side

Side yard: 0' building to interior property line
10' building to side property line
40' min. building to street centerline

NOTE: The proposed building facade facing Loch Raven Blvd. is the rear yard.

Rear yard: (adjacent to a residential zone) 20' building to property line

F.A.R. permitted: 4.0
F.A.R. proposed: ~~0.09~~ 0.07

6. Proposed development: The existing Giant Food store proposes to construct a new 1390 s.f. loading dock addition on the Pleasant Plains Road property line while enclosing and converting 830 s.f. of existing loading dock into warehouse space. A new 7500 s.f. Building Pad is proposed adjacent to Loch Raven Blvd. Existing access from the Ravenwood Shopping Center to Building 'C' and the existing Citgo Gas Station (both located along Taylor Avenue) is to be eliminated, while the Taylor Avenue entrance is to be re-aligned to ensure unobstructed circulation throughout the site.

7. There are no 100-year F.E.M.A. floodplains on this site (FEMA Panel No. 240010 0220 C).

8. There are no known wetlands on this site.

9. There are no known regulated plant or wildlife communities associated with this site.

10. Existing public sanitary sewer is located along Pleasant Plains Rd (8") and Taylor Avenue (10"). Public water is located in Pleasant Plains Road (12" line), Taylor Avenue (24" line) and Loch Raven Blvd. (12" line).

11. There are no known archeological sites on this property.

12. Boundary and topographic information shown on this plan is by Morris and Ritchie Associates. (6/98)

13. There is no approved or required Forest Buffer on this site.

14. Site Access: Existing site access via a) Pleasant Plains Road, b) Taylor Avenue, and c) Loch Raven Blvd. shall remain. No new points of access are proposed.

15. All Existing signage will remain as legal non-conforming uses.

16. The proposed building and building additions will meet all building and fire code requirements.

17. Landscaping will be provided in accordance with the Baltimore County Landscape Manual.

18. All exterior lighting will be arranged so as to reflect light away from adjacent residential sites and public streets.

19. All existing on-site structures and curbs/pavement to be razed are shown on the plan.

20. There are no known underground storage tanks on site.

21. Previous Zoning Hearings:

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Petition for Variance denied to permit 370 square feet of free-standing signage in lieu of the required 100 square feet of free-standing signage

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22. This site is currently served by the Mass Transit Administration (MTA) bus route, with designated stops on Loch Raven Blvd and Taylor Ave. No additional bus stops or new transit amenities (bus Shelter) are proposed as part of this project.

23. This project generates 6,812 ADT'S.

24. This plan represents the development proposed for the existing Ravenwood Shopping Center.

25. Amenity Open Space (AOS) is required for this project, located in a BL-CCC Zone, at the ratio of 0.2 per gross floor area. (95,940 s.f. x 0.2 = 19,188)

a. AOS required: 19,188 s.f.
b. AOS provided: 57,650 s.f.

26. This project is exempt from Forest Conservation requirements due to the fact that it was a fully developed site prior to 1990.

Other issues to be addressed

27. no Stormwater Management (SWM) exists for this site. A waiver of volume SWM requirements will be requested. Water Quality Management on the first one-half inch of run off will be provided using underground detension structures.

PARKING CHART

PARKING SPACES REQUIRED BY BCZR SECTION 409.6B

Use	Gross Sq. Ft.	Parking Rate	Parking Spaces Reserved per Section 409.6A	WEEKDAY 6AM-6PM		6PM-12AM		6AM-6PM (Peak Time)		WEEKEND 6PM-12AM		12AM-6AM		
Building A														
Giant Food - Existing	38,000													
* Truck Dock/Warehouse Add.	2,220													
Total Giant Foods	40,225	5 per 1000 s.f.	201	60%	180.6	90%	270.9	100%	201	70%	210.7	5%	15.05	Retail
Crack Pit Restaurant	4,375	16 per 1000 s.f.	70	50%	35	100%	70	100%	70	100%	70	10%	7	Restaurant
Crack Pit Liquor	2,000	5 per 1000 s.f.	10	60%	6	90%	9	100%	10	70%	7	5%	1	Retail
Lord Baltimore Cleaners	4,500	5 per 1000 s.f.	22.5	60%	13.5	90%	20.25	100%	23.5	70%	15.75	5%	1.125	Retail
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Nacona Bank	4,375	3.3 per 1000 s.f.	14.44	60%	8.66	90%	13.0	100%	14.44	70%	10.11	5%	0.72	Bank
subtotal	76,975	subtotal	425.44		248.26		390.4		425.44		318.81		25.27	
Building B														
Hollywood Video	5,000	5 per 1000 s.f.	25	60%	15.0	90%	22.5	100%	25	70%	17.5	5%	1.25	Retail
Medical Offices	4,800	4.5 per 1000 s.f.	21.6	100%	21.6	10%	2.16	10%	2.16	5%	1.08	5%	1.08	Office
subtotal	9,800	subtotal	46.6		36.6		24.66		27.16		18.58		2.33	
Building C														
Ajellos Service Center	1,680	3.3 per 1000 s.f.	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	Other Uses
* Automobile Rental		12 maximum	12.0		12.0		12.0		12.0		12.0		12.0	
* Light Truck Rental		8 maximum	8.0		8.0		8.0		8.0		8.0		8.0	
subtotal	1,680		25.54		25.54		25.54		25.54		25.54		25.54	
New Pad Building														
Retail	5,780	5 per 1000 s.f.	28.9	60%	17.34	90%	26.01	100%	28.9	70%	20.23	5%	1.445	Retail
Restaurant	1,720	16 per 1000 s.f.	27.52	50%	13.76	100%	27.52	100%	27.52	100%	27.52	10%	2.752	Restaurant
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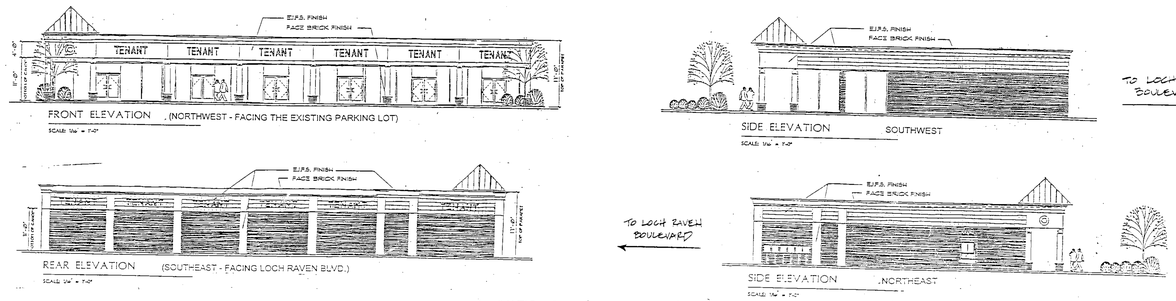
Grand Total	95,940	Baltimore Co. Parking Required	554.0		341.5		494.13		534.56		410.68		57.337	
		Parking Provided							492					



ELEVATION OF PROPOSED 7500 S.F. PAD SITE BLDG.

RELIEF REQUESTED:

1. A variance from BCZR Section 450, to permit placement of enterprise signs on the rear of the proposed 7500 SF multi-tenant building.

2. A variance BCZR Section 409.6A.2, to permit ~~497~~ 475 parking spaces of the required 535 parking spaces.

"The DRC has determined that your project meets the requirements of a Limited Exemption under (Baltimore County Code) Section 26-171(b)(9)" – DRC Number 06298G District: 9C4

DRC# 06298G

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
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RAVENWOOD SHOPPING CENTER
LOCH RAVEN BOULEVARD • TAYLOR AVENUE

PLAN TO ACCOMPANY VARIANCE PETITION

ELECTION DISTRICT No. 9 — BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.: 10617
SCALE: 1" = 40'
DATE: 8/19/98
DRAWN BY: TD
DESIGN BY: LH
REVIEW BY:
SHEET: 1 OF 1

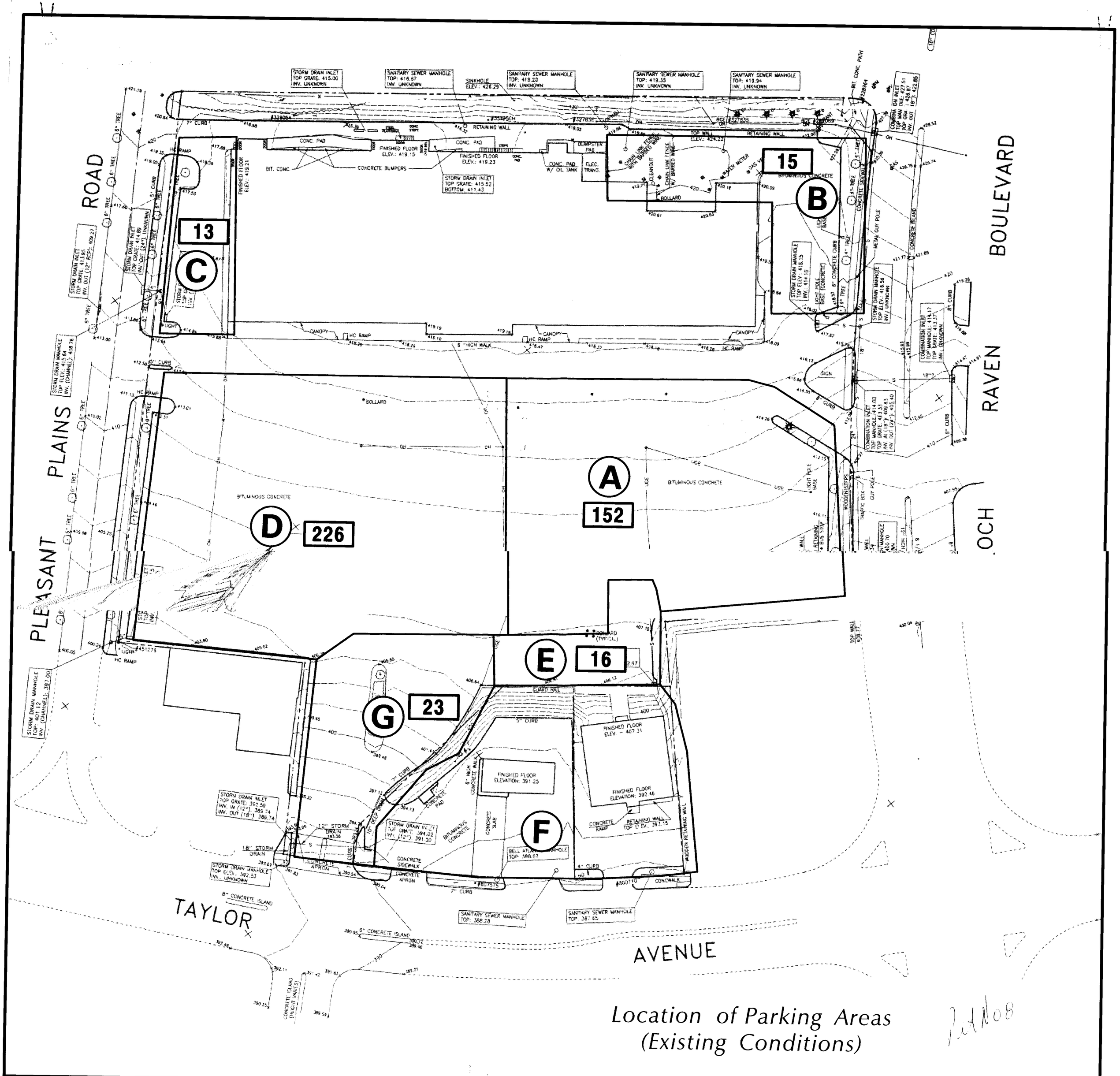
THIS SPACE RESERVED FOR

15 MIN. PARKING AND RETIREES

THANK YOU FOR YOUR COOPERATION

SAUL CENTERS, INC.

Ret No 5



Location of Parking Areas
(Existing Conditions)

Pd N08

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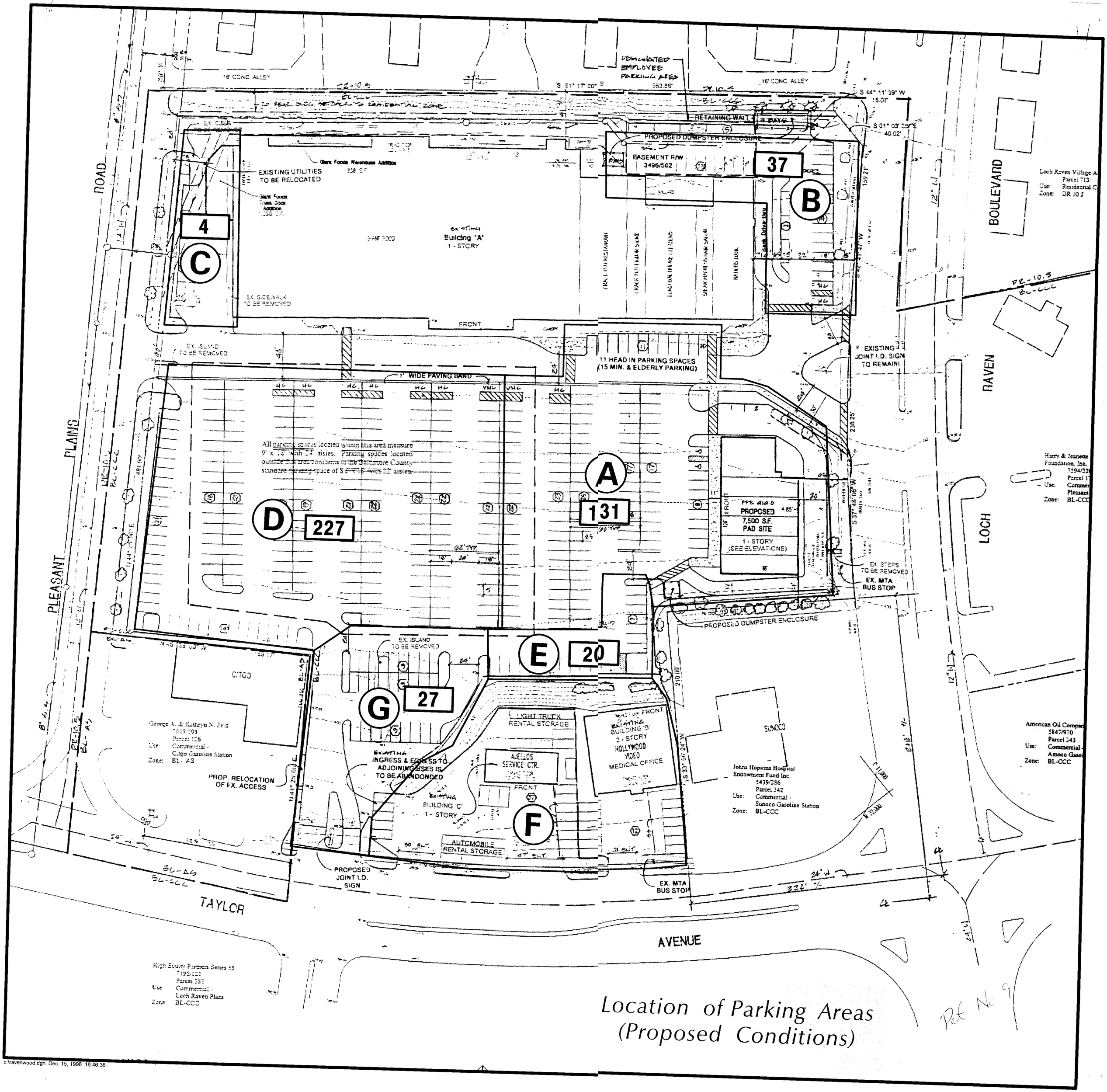

Location of Parking Areas (Proposed Conditions)

Pet No 9

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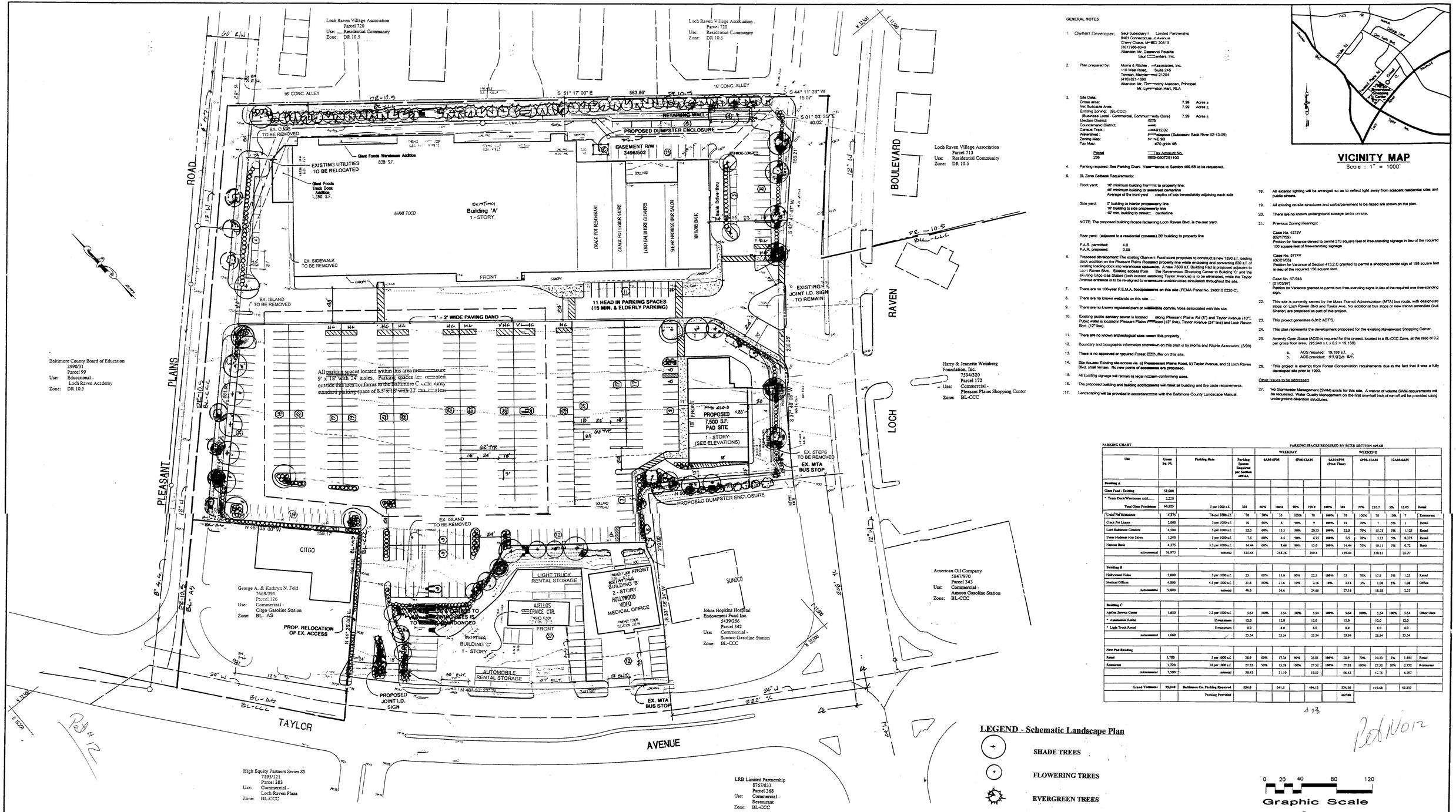

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   Attention: Mr. Timothy Madden, Principal
   Mr. Lyndon Hart, RLA

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   Gross area: 7.99 Acres ±
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   Existing Zoning: (BL-CCC) (Business Local - Commercial, Community Core) 7.99 Acres ±
   Election District: 9
   Councilmanic District: 5
   Census Tract : 4912.02
   Watershed : Patapsco (Subbasin: Back River 02-13-09)
   Zoning Map: NE 9B
   Tax Map: #70 grids 9B

Parcel	Tax Account No.
286	0907291100

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   Front yard: 10' minimum building from front lot line
   40' minimum building to street centerline
   Average of the front yard depths of lots immediately adjoining each side

   Side yard: 0' building to interior property line
   10' building to side property line
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   NOTE: The proposed building facade facing Loch Raven Blvd. is the rear yard.

   Rear yard: (adjacent to a residential zone) 20' building to property line

   F.A.R. permitted: 4.0
   F.A.R. proposed: 0.55

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    (02/17/59)
    Petition for Variance denied to permit 370 square feet of free-standing signage in lieu of the required 100 square feet of free-standing signage

    Case No. 5774V
    (02/2/63)
    Petition for Variance of Section 413.2.C granted to permit a shopping center sign of 198 square feet in lieu of the required 150 square feet.

    Case No. 67-94A
    (01/05/97)
    Petition for Variance granted to permit two free-standing signs in lieu of the required one free-standing sign.

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24. This plan represents the development proposed for the existing Ravenwood Shopping Center.

25. Amenity Open Space (AOS) is required for this project, located in a BL-CCC Zone, at the ratio of 0.2 per gross floor area. (95,940 s.f. x 0.2 = 19,188)
    a. AOS required: 19,188 s.f.
    b. AOS provided: 57,930 s.f.

26. This project is exempt from Forest Conservation requirements due to the fact that it was a fully developed site prior to 1990.

Other issues to be addressed

27. No Stormwater Management (SWM) exists for this site. A waiver of volume SWM requirements will be requested. Water Quality Management on the first one-half inch of run off will be provided using underground detention structures.

VICINITY MAP

Scale : 1" = 1000'

PARKING CHART

PARKING SPACES REQUIRED BY BCZR SECTION 409.6B

Use	Gross Sq. Ft.	Parking Rate	Parking Spaces Required per Section 409.6A	WEEKDAY 6AM-6PM		WEEKDAY 6PM-12AM		WEEKEND 6AM-6PM (Peak Time)		WEEKEND 6PM-12AM		WEEKEND 12AM-6AM		
Building A														
Giant Food - Existing	58,000													
* Truck Dock/Warehouse Add.	2,220													
Total Giant Foodstore	60,225	5 per 1000 s.f.	301	60%	180.6	90%	270.9	100%	301	70%	210.7	5%	15.05	Retail
Crock Pot Restaurant	4,375	16 per 1000 s.f.	70	50%	35	100%	70	100%	70	100%	70	10%	7	Restaurant
Crock Pot Liquor	2,000	5 per 1000 s.f.	10	60%	6	90%	9	100%	10	70%	7	5%	1	Retail
Lord Baltimore Cleaners	4,500	5 per 1000 s.f.	22.5	60%	13.5	90%	20.25	100%	22.5	70%	15.75	5%	1.125	Retail
Shear Madness Hair Salon	1,500	5 per 1000 s.f.	7.5	60%	4.5	90%	6.75	100%	7.5	70%	5.25	5%	0.375	Retail
Nations Bank	4,375	3.3 per 1000 s.f.	14.44	60%	8.66	90%	13.0	100%	14.44	70%	10.11	5%	0.72	Bank
subtotal	76,975	subtotal	425.44		248.26		390.4		425.44		318.81		25.27	
Building B														
Hollywood Video	5,000	5 per 1000 s.f.	25	60%	15.0	90%	22.5	100%	25	70%	17.5	5%	1.25	Retail
Medical Offices	4,800	4.5 per 1000 s.f.	21.6	100%	21.6	10%	2.16	10%	2.16	5%	1.08	5%	1.08	Office
subtotal	9,800	subtotal	46.6		36.6		24.66		27.16		18.58		2.33	
Building C														
Ajellos Service Center	1,680	3.3 per 1000 s.f.	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	100%	5.54	Other Uses
* Automobile Rental		12 maximum	12.0		12.0		12.0		12.0		12.0		12.0	
* Light Truck Rental		8 maximum	8.0		8.0		8.0		8.0		8.0		8.0	
subtotal	1,680		25.54		25.54		25.54		25.54		25.54		25.54	
New Pad Building														
Retail	5,780	5 per 1000 s.f.	28.9	60%	17.34	90%	26.01	100%	28.9	70%	20.23	5%	1.445	Retail
Restaurant	1,720	16 per 1000 s.f.	27.52	50%	13.76	100%	27.52	100%	27.52	100%	27.52	10%	2.752	Restaurant
subtotal	7,500	subtotal	56.42		31.10		53.53		56.42		47.75		4.197	
Grand Totals	95,940	Baltimore Co. Parking Required	554.0		341.5		494.13		534.56		410.68		57.337	
		Parking Provided							467.00					

478

Red Noir

LEGEND - Schematic Landscape Plan

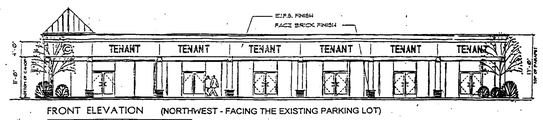
- SHADE TREES
- FLOWERING TREES
- EVERGREEN TREES
- SHRUBS
- EXISTING VEGETATION

0 20 40 80 120
Graphic Scale

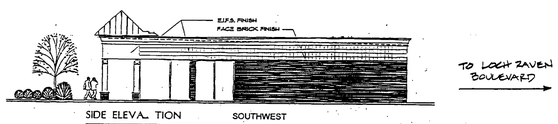
RELIEF REQUESTED:

1. A variance from BCZR Section 450, to permit placement of enterprise signs on the rear of the proposed 7500 SF multi-tenant building.

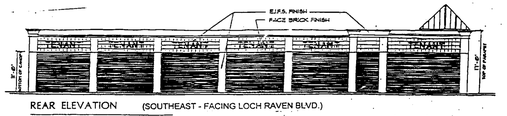
2. A variance BCZR Section 409.6A.2, to permit 467 parking spaces of the required 535 parking spaces.



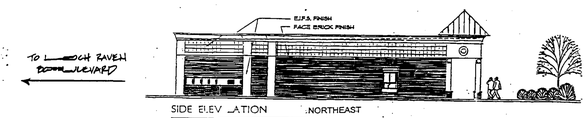
FRONT ELEVATION (NORTHWEST - FACING THE EXISTING PARKING LOT)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION SOUTHWEST
SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTHEAST - FACING LOCH RAVEN BLVD.)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION NORTHEAST
SCALE: 1/4" = 1'-0"

ELEVATION OF PROPOSED 7500 S.F. PAD SITE BLDG.

"The DRC has determined that your project meets the requirements of a Limited Exemption under (Baltimore County Code) Section 26-171(b)(9)" – DRC Number 06298G District 9C4

DRC# 06298G

REVISED

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

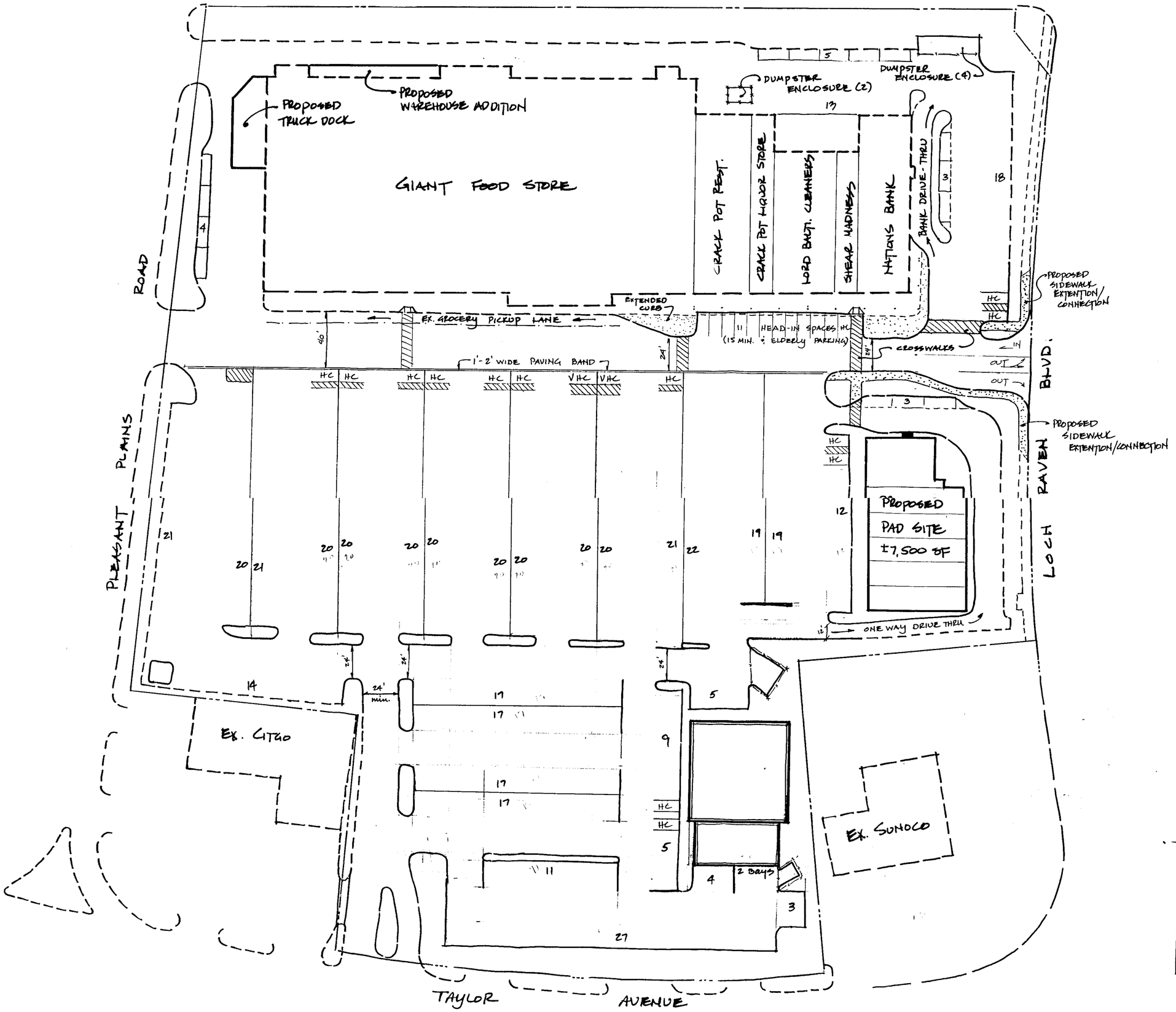
RAVENWOOD SHOPPING CENTER
LOCH RAVEN BOULEVARD • TAYLOR AVENUE

PLAN TO ACCOMPANY VARIANCE PETITION
SCHEMATIC LANDSCAPE PLAN

ELECTION DISTRICT No. 9 BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS
12/98	PARKING LOT REFINEMENT TO REFLECT COMMUNITY AND TENANT REQUESTS

JOB NO.: 10617
SCALE: 1" = 40'
DATE: 8/19/98
DRAWN BY: TD
DESIGN BY: LH
REVIEW BY:
SHEET: 1 OF 1



NORTH

Pet No 13

RAVENWOOD SHOPPING CTR.

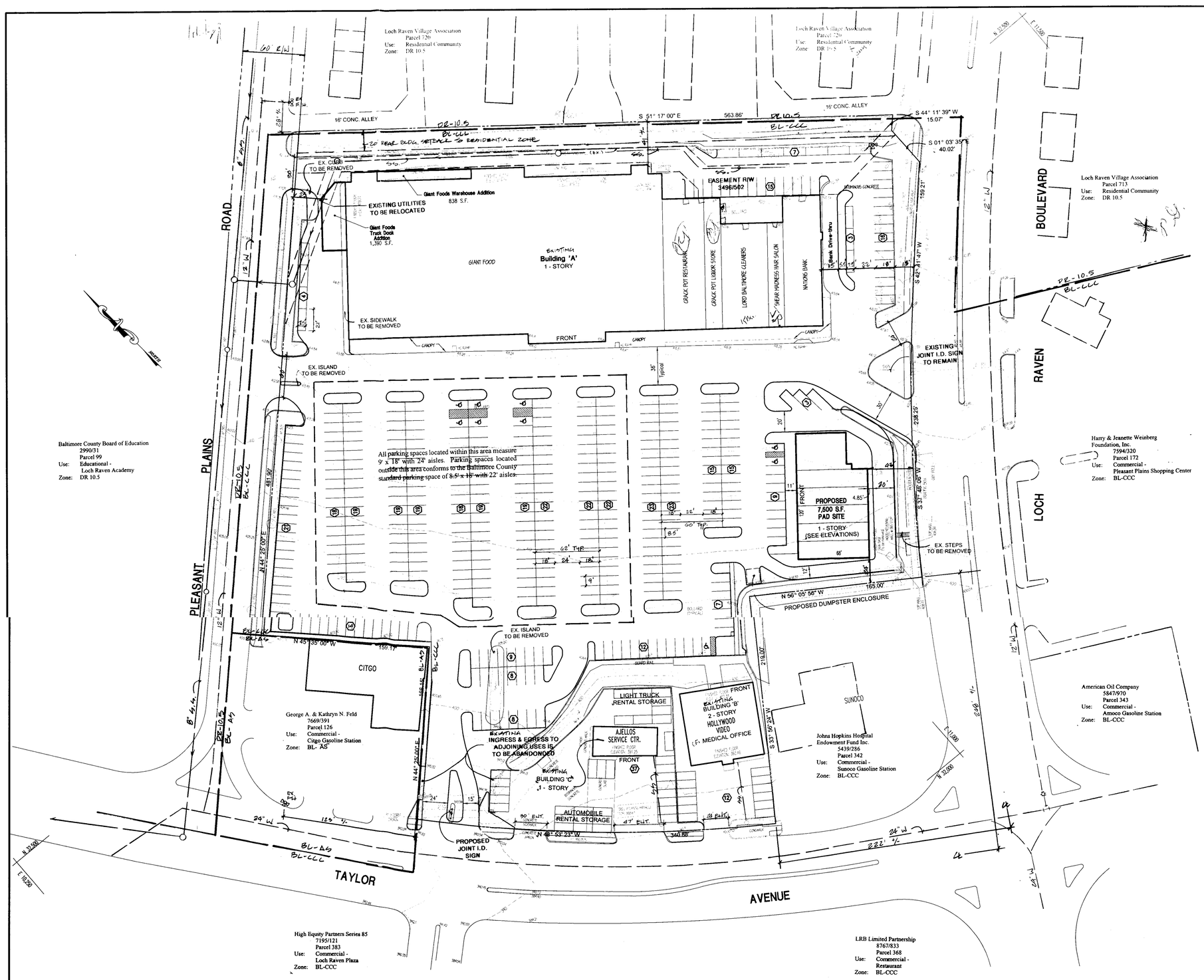
- PARKING LOT REVISION/MAX. LAYOUT

TOTAL PARKING – 536 SPACES (100%)
(INCLUDING 16 HC. SPACES)

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
139 N. MAIN ST., SUITE 200, BEL AIR, MARYLAND 21014
(410) 879-1690 FAX (410) 879-1820
110 WEST ROAD, SUITE 103, TOWSON, MARYLAND 21204
(410) 821-1690 FAX (410) 821-1748

SCALE: 1" = 40'

11/11/98



GENERAL NOTES

1. Owner/ Developer: Saul Subsidiary II Limited Partnership
Saul Centers, Inc.
Chevy Chase, MD 20815
(301) 986-6349
Attention: Mr. David Patalite
Saul Centers, Inc.

2. Plan prepared by: Morris & Ritchie Associates, Inc
110 West Road, Suite 245
Towson, Maryland 21204
(410) 821-1690
Attention: Mr. Timothy Madden, Principal
Mr. Lyndon Hart, RLA

3. Site Data:

Gross area:		
Net Buildable Area:	7.99	Acres ±
Existing Zoning: (BL-CCC)	7.99	Acres ±
(Business Local - Commercial, Community Core)	7.99	Acres ±
Election District:	9	
Councilmanic District:	4	
Census Tract:	4912.02	
Watershed:	Patapsco (Subbasin: Back River 02-13-09)	
Zoning Map:	NE 9B	
Tax Map:	#70 grids 9B	

Parcel	Tax Account No.
286	9-0907291100

4. Parking required: See Parking Chart. Variance to Section 409.6B to be requested.

5. BL Zone Setback Requirements:

Front yard: 10' minimum building front to property line;
40' minimum building to street centerline
Average of the front yard depths of lots immediately adjoining each side

Side yard: 0' building to interior property line
10' building to side property line
40' min. building to street centerline

NOTE: The proposed building facade facing Loch Raven Blvd. is the rear yard.

Rear yard: (adjacent to a residential zone) 20' building to property line

F.A.R. permitted: 4.0
F.A.R. proposed: 0.55

6. Proposed development: The existing Giant Food store proposes to construct a new 1390 s.f. loading dock addition on the Pleasant Plains Road property line while enclosing and converting 830 s.f. of existing loading dock into warehouse space. A new 7500 s.f. Building Pad is proposed adjacent to Loch Raven Blvd. Existing access from the Ravenwood Shopping Center to Building 'C' and the existing Citgo Gas Station (both located along Taylor Avenue) is to be eliminated, while the Taylor Avenue entrance is to be re-aligned to ensure unobstructed circulation throughout the site.

7. There are no 100-year F.E.M.A. floodplains on this site (FEMA Panel No. 240010 0220 C).

8. There are no known wetlands on this site.

9. There are no known regulated plant or wildlife communities associated with this site.

10. Existing public sanitary sewer is located along Pleasant Plains Rd (8") and Taylor Avenue (10"). Public water is located in Pleasant Plains Road (12" line), Taylor Avenue (24" line) and Loch Raven Blvd. (12" line).

11. There are no known archeological sites on this property.

12. Boundary and topographic information shown on this plan is by Morris and Ritchie Associates (6/98)

13. There is no approved or required Forest Buffer on this site.

14. Site Access: Existing site access via a) Pleasant Plains Road, b) Taylor Avenue, and c) Loch Raven Blvd. shall remain. No new points of access are proposed.

15. All Existing signage will remain as legal non-conforming uses.

16. The proposed building and building additions will meet all building and fire code requirements.

17. Landscaping will be provided in accordance with the Baltimore County Landscape Manual.

18. All exterior lighting will be arranged so as to reflect light away from adjacent residential sites and public streets.

19. All existing on-site structures and curbs/pavement to be razed are shown on the plan.

20. There are no known underground storage tanks on site.

21. Previous Zoning Hearings:

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(02/17/59)
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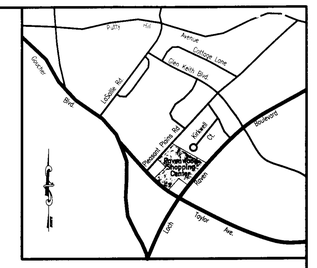

VICINITY MAP

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		Parking Provided							467.00					

Protestants #1

0 20 40 80 120
Graphic Scale

DRC# 06298G

ELEVATION OF PROPOSED 7500 S.F. PAD SITE BLDG.

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(410) 821-1690
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RAVENWOOD SHOPPING CENTER
LOCH RAVEN BOULEVARD • TAYLOR AVENUE

PLAN TO ACCOMPANY VARIANCE PETITION

ELECTION DISTRICT No. 9 — BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	
		JOB NO.: 10617
		SCALE: 1" = 40'
		DATE: 8/1/99
		DRAWN BY: TD
		DESIGN BY: LH
		REVIEW BY:
		SHEET: 1 OF 1