

IN RE: DEVELOPMENT PLAN HEARING and	* BEFORE THE
PETITIONS FOR SPECIAL HEARING	
AND VARIANCE – SE/S Belair Road,	* ZONING COMMISSIONER
N/S Chapel Road (9627, 9631 and 9653,	
Belair Road	* OF BALTIMORE COUNTY
15 th Election District	
5 th Councilmanic District	* Case No. XI-831 & 00-109-SPHA
Alvina Berg, et al, Owners;	*
Gustine Perry Hall Assoc., Ltd., Developers	
	* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner, pursuant to Section 26-206.1 of the Baltimore County Code, for a combined public hearing to consider a development plan and Petitions for Special Hearing and Variance for the project to be known as Perry Hall Marketplace. The property is presently owned by Thelma Butt, Alvina Berg, Frederick E. Dietz, Mary E. Hofstetter, Lettie I. Hack, and George and Susan Wimmer, but is under contract to be purchased by Gustine Perry Hall Associates, Ltd., Developer. Pursuant to the Petition for Special Hearing, the Owners/Developers seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(C)(8) and 26-278 to raze a historic structure. In addition, special hearing relief is sought to approve business parking in a residential zone, pursuant to Section 409.8.B of the B.C.Z.R. Finally, variance relief is sought from Section 229.6.A.4 of the B.C.Z.R. to permit a building height of 38 feet in lieu of the maximum allowed 35 feet. The subject property and requested relief are more particularly described on the three-page, red-lined plan which was submitted into evidence as *Developer's Exhibit 1/Petitioner's Exhibit 1*.

As to the history of this project through the development review process, a concept plan of the proposed development was prepared and a conference held thereon on May 3, 1999. As required, a community input meeting was held on June 3, 1999 at Rosedale Federal Savings Bank. Subsequently, a development plan was submitted and a conference held thereon on October 20, 1999. Following the submission of that plan, development plan comments were submitted by the

ORDER PLACED FOR FILING
 Date 11/04/99
 By [Signature]

appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on November 12, 1999.

Appearing at the public hearing required for this project were Patrick Desimone and Douglas Kyle, representatives of Gustine Perry Hall Associates, Ltd., Contract Purchasers; Thomas H. Woolfolk, Registered Landscape Architect who prepared and sealed the plan on behalf of George W. Stephens, Jr. & Associates, Inc., Consultants; and G. Scott Barhight, Esquire, attorney for the Owners/Developers. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Robert W. Bowling, Developers Plans Review; Mitch Kellman and Lloyd Moxley, Zoning Review; and Ron Goodwin, Land Acquisition, all divisions of the Department of Permits and Development Management (DPDM); Paul Dennis and Bruce Seeley, representatives of the Department of Environmental Protection and Resource Management (DEPRM); and Carol McEvoy, Office of Planning. Appearing in support of the plan and zoning relief requested were Dennis Eckard and Jim Wolf, representatives from the surrounding community.

The subject property is a rectangular shaped parcel, containing a gross area of 24.04 acres, more or less, split zoned B.L., B.L.R., and D.R.3.5. The property is located on the southeast side of Belair Road, just north of its intersection with Baker Lane and Chapel Road in Perry Hall. The property is presently improved with a single family dwelling, which is proposed to be razed, pursuant to the requested waiver in the Petition for Special Hearing. The commercial (B.L./B.L.R.) zoning encompasses approximately 7.84 acres in area, and occupies that portion of the site immediately adjacent to Belair Road.

The Developer proposes development of the site with 74,154 sq.ft. of retail/restaurant uses, including an upscale Safeway Food Store. The retail component of the project will consist of 69,256 sq.ft., and 4,898 sq.ft. of restaurant use. The plan also shows a large parking field to accommodate these buildings in the front portion of the site, between the grocery store and Belair Road. A second smaller parking lot will be located to the rear of the store. The primary vehicular

access will be by way of a curb cut along Belair Road (U.S. Route 1); however, a second future public road, shown on the plan as Road A, is also proposed.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the format of the Hearing Officer's Hearing, I am first required to identify any open issues raised by any party and any unresolved agency comments. In this regard, there were few such concerns or issues identified. It is clear that the Developer has worked hard to produce a high quality development plan that is acceptable to both the reviewing County agencies and residents of the area. The development plan (Developer's Exhibit 1), as well as the architectural renderings and landscape plan (Developer's Exhibits 4 and 5A-B) reflect a first-class project which will be an asset to the community. Nonetheless, there were several minor issues raised at the hearing which required identification and discussion herein.

First, a comment was identified by the Developer and raised by the Zoning Review Division of DPDM regarding the proposed storm water management facility. This facility is shown in detail on the development plan and is located towards the rear of the site, in an area of the property which will ultimately be developed in a residential fashion. The proposed method of handling storm water runoff is surely regional in approach and the proposed facility should therefore, be identified as a regional storm water management pond. That is, the facility will serve not only the proposed commercial development, but also adjacent properties to be developed both residentially and commercially (i.e., Wallgreens Pharmacy). The Zoning Review Division requested a finding that the storm water management facility be identified as a regional facility and that conclusion is hereby made.

A second comment was identified and raised by Bruce Seeley of DEPRM. The written comments from that agency speak for themselves and the requirements therein are hereby incorporated in this Opinion and Order. Nonetheless, Mr. Seeley testified at the hearing that the storm water management facility will be a private regional facility and that said designation should be noted on the plan. He also indicated that DEPRM was finalizing its review of the forest conservation and forest buffer/easement proposal, as set forth in the written comment from Paul

DATE: 11/25/99
BY: [Signature]
Date
By

Dennis of that agency. The Developer and DEPRM jointly indicated at the hearing that DEPRM would continue its final review of the plan and both parties indicated that resolution of these minor technical issues would be forthcoming.

Carol McEvoy with the Office of Planning requested that a full set of plans depicting the proposed landscaping, buffering and screening be submitted to Avery Harden, the County's Landscape Architect. The Developer indicated that such plans would be provided.

Finally, Mr. Goodwin, on behalf of the Land Acquisition Division of DPDM, observed that Road A will initially be a private road after its construction and that responsibility for the maintenance thereof will not be assumed by Baltimore County until same is conveyed to it. Mr. Goodwin also noted that in view of the initial private road designation, easements for utilities along that road should be shown. Once the road becomes public, those easements will no longer exist in that the road will become County property.

As to the Petition for Special Hearing, the Developer proposes to raze an existing structure which is a protected building under Section 26-203(C)(8) and 26-278 of the Baltimore County Code. The structure under consideration is known as the Dietz house, which is listed on the Maryland Historic Trust Inventory, and is located at 9641 Belair Road. At its May 13, 1999 meeting, the Landmarks Preservation Commission voted to not oppose the demolition of this structure and recommended that the issuance of the demolition permit be conditioned on the submittal of National Register-level photographic documentation of the property, as approved by the County Historian. The undisputed testimony and evidence presented at the hearing supported this finding. Thus, the Petition for Special Hearing shall be granted, conditioned upon the Developer providing such photographic documentation.

The other part of the special hearing request relates to the location of a small portion of the parking to be provided in the D.R.3.5 zone. This area of parking is highlighted on the development plan and lies immediately adjacent to the proposed grocery store building. The testimony and evidence presented on this issue was compelling to a finding that the proposed location of these spaces is appropriate and the Petition will therefore be approved.

As a further note in regard to parking, it is to be noted that the parking spaces shown will be located immediately adjacent to a travelway. Under Section 409 of the B.C.Z.R., variance relief is required to approve that configuration. Pursuant to the general relief sought under the Petition for Special Hearing, I will permit the location, layout and configuration of those spaces.

Finally, variance relief is requested from the height regulations contained in Section 229.6.A.4 of the B.C.Z.R. This is required to accommodate the architectural scheme of the proposed building. As shown on the plans, the roof of the Safeway store will be peaked to provide a pleasing aesthetic appearance. Portions of these peaks will be up to 3 feet higher than the 35-foot height allowed. The style and architecture of the store was designed by the Developer in consultation with the Office of Planning and the Perry Hall Improvement Association. The building will be attractively designed and the architectural style and building materials used constitute an upgrade to the plans for a typical grocery store. In my judgment, the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that relief should be granted to permit the increased height.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter. In addition, the Petitions for Special Hearing and Variance, as modified herein, shall be granted.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 24th day of November, 1999 that the development plan for Perry Hall Marketplace, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the comments herein above; and,

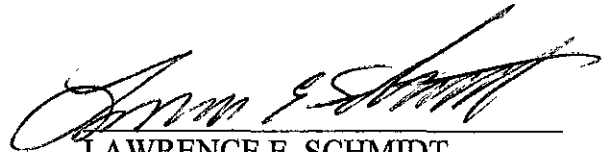
IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(C)(8) and 26-278 to raze a historic structure, in accordance with Developer's Exhibit 1/ Petitioner's Exhibit 1, be and is hereby GRANTED; and,

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Date 11/24/99
By [Signature]

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve business parking in a residential zone, pursuant to Section 409.8.B of the B.C.Z.R., and to permit said spaces to be located immediately adjacent to a travelway, in accordance with Developer's Exhibit 1/Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 229.6.A.4 of the B.C.Z.R. to permit a building height of 38 feet in lieu of the maximum allowed 35 feet, in accordance with Developer's Exhibit 1/Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.



LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

DATE 11/24/99
BY [Signature]



**Baltimore County
Zoning Commissioner**

November 24, 1999

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING & VARIANCE
SE/S Belair Road, N/S Chapel Road (9627, 9631 and 9653 Belair Road
15th Election District - 5th Councilmanic District
Alvina Berg, Thelma Butt, Frederick Dietz, Lettie Hack, Mary Hofstetter and
George Wimmer, et ux, Owners; Gustine Perry Hall Assoc., Ltd., Developers
Case Nos. XI-831 & 00-109-SPHA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved, and the Petitions for Special Hearing and Variance, as modified herein, granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Patrick Desimone and Douglas Kyle, Gustine Perry Hall Assoc., Ltd.
Birmingham Towers, 2100 Wharton Street, Suite 200, Pittsburgh, PA 15203
Mr. Thomas H. Woolfolk, G. W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
Ms. Alvina Berg, 186 Birchwood Lane, Galena, Md. 21635
Ms. Thelma Butt, 8832 Belair Road, Baltimore, Md. 21236
Mr. Frederick Dietz, P.O. Box 441, Glen Arm, Md. 21057
Ms. Mary Hofstetter, 7457 Bradshaw Road, Kingsville, Md. 21087
Ms. Lettie Hack, 7507 Bradshaw Road, Kingsville, Md. 21087
Mr. & Mrs. George Wimmer, 9641 Belair Road, Baltimore, Md. 21236
Mr. Dennis Eckard, 39 Bangert Avenue, Perry Hall, Md. 21128
Mr. Jim Wolf, 1301 York Road, Suite 302, Lutherville, Md. 21093
Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9627, 9631, 9653 Belair Road
which is presently zoned BL, BLR, DR 3.5

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

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Gustine Perry Hall Assoc. LTD
Name - Type or Print Gustine Perry Hall, Inc G/P
Signature [Signature]
Birmingham Towers, 2100 Wharton St., Ste. 700
Address Telephone No.
Pittsburgh, PA 15230 (412) 381-1122
City State Zip Code

Attorney For Petitioner:

G. Scott Barhight
Name - Type or Print
Signature
Whiteford, Taylor & Preston L.L.P.
Company
210 W. Pennsylvania Ave (410) 832-2000
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

Elizabeth T. Baldwin
Name - Type or Print
Signature
Name - Type or Print
Signature
9627 Belair Road
Address Telephone No.
Baltimore MD 21236
City State Zip Code

Representative to be Contacted:

G. Scott Barhight
Name
210 W. Pennsylvania Ave. (410) 832-2000
Address Telephone No.
Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 12 DAY
UNAVAILABLE FOR HEARING Total

Reviewed By JL Date 9/13/99

FILE WITH DEV PLAN

ORDER RECEIVED FOR FILING
11/24/99
9/15/98

Case No. 00109-SPHA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9627, 9641, 9653 Belair Road

which is presently zoned BLR, BLR, DR3.5 *GR*

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

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), BCC of Sections 26-203(C)(8) and Section 26-278 to raze building.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Gustine Perry Hall Assoc. Ltd.

Name - Type or Print Gustine Perry Hall, Inc G/P

Signature [Signature]

Birmingham Towers, 2100 Wharton St, Suite 700

Address Telephone No.

Pittsburgh, PA 15230 (412) 381-1122

City State Zip Code

Attorney For Petitioner:

G. Scott Barnight

Name - Type or Print

Signature

Whiteford, Taylor & Preston L.L.P.

Company

210 W. Pennsylvania Ave. (410) 832-2000

Address Telephone No.

Towson, MD 21204

City State Zip Code

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

Legal Owner(s):

[Signature]

Name - Type or Print

[Signature]

Signature

Susan M. Wimmer and Goerge Wimmer

Name - Type or Print

[Signature]

Signature

9641 Belair Road

Address

Baltimore, MD 21236

City

State

Zip Code

Representative to be Contacted:

G. Scott Barnight

Name

210 W. Pennsylvania Ave.

Address

(410) 832-2000

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 DAY

Total

• UNAVAILABLE FOR HEARING

Reviewed By JL

Date

9/13/99

FILE WITH DEV PLAN

ORDER RECEIVED FOR FILING

Case No. 00 109 SPHA

DATE 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9627, 9641, 9653
Belair Road

which is presently zoned BL, BLR, D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg. owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Variance from Section(s)

229.6.A.4 of the BCZR to permit a building height of 38 feet in lieu of the 35 feet permitted.

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 the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Gustine Perry Hall Assoc., Ltd.

Name - Type or Print

Signature [Signature]

Birmingham Towers 412-381-1122

Address 2100 Wharton St., #700 Telephone No.

Pittsburgh PA 15230

City State Zip Code

Attorney For Petitioner:

G. Scott Barhight

Name - Type or Print

Signature [Signature]

Whiteford, Taylor & Preston LLP

Company Suite 400

Address 210 W. Pennsylvania Ave. 410-832-2000

Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

See attached

Name - Type or Print

See attached

Signature

See attached

Name - Type or Print

See attached

Signature

See attached

Address

Telephone No.

See attached

City

State

Zip Code

Representative to be Contacted:

G. Scott Barhight/Julie A. DiGrigo

Name Whiteford, Taylor & Preston LLP

Address 210 W. Pennsylvania Ave. #700 410

Telephone No. 832-2000

Towson MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 DAY

UNAVAILABLE FOR HEARING

Reviewed By VL

Date 9/13/99

FILE WITH DEV PLAN

ORDER RECEIVED FOR FILING

Date

REU 9/15/98

By

(Continued from page 1)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owners(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) 229.6.A.4 of the BCZR to permit a building height of 38 feet in lieu of the 35 feet permitted.

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

Legal Owners:

Thelma Marie Butt

8832 Belair Road

Baltimore, MD 21236

Phone: 410-256-9500

Thelma Marie Butt
Signature

Frederick Earl Dietz

P. O. Box 441

Glen Arm, MD 21057

Phone: 410-592-6386

Frederick Earl Dietz
Signature

Mary Edna Hofstetler

7457 Bradshaw Road

Kingsville, MD 21087

Phone: 410-592-7549

Mary Edna Hofstetler
Signature

Lettie Irene Hack

7507 Bradshaw Road

Kingsville, MD 21087

Phone: 410-592-4214

Lettie Irene Hack
Signature

Arvina Lillian Berg

186 Birchwood Lane

Galena, MD 21635

Phone: 410-648-6860

Arvina Lillian Berg
Signature

ORDER RECEIVED FOR FILING
DATE 11/24/09
BY [Signature]

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
 1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Perry Hall Marketplace

(Dietz Property)

Belair and Chapel Roads

Description to Accompany Zoning Petition for Special Hearing to Permit Business Parking in Residential Zone (Item No. 1)

August 5, 1999

DESCRIPTION OF PROPERTY ON CHAPEL ROAD TO ACCOMPANY REQUEST FOR ZONING SPECIAL HEARING:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF CHAPEL ROAD, AS SHOWN HEREON; SAID POINT OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM THE NORTHWEST INTERSECTION OF BELAIR ROAD AND CHAPEL ROAD:

- | | |
|--------------------|-------------------------------------|
| 1. S 49° 43' 45" E | 742'; |
| 2. N 38° 37' 04" E | 500.88'; |
| HEREON. | TO THE POINT OF BEGINNING, AS SHOWN |

THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES:

- | | |
|---|-----------------------------------|
| 1. S 38° 37' 04" W | 500.88'; |
| THENCE RUNNING ALONG THE NORTH RIGHT-OF-WAY LINE OF CHAPEL ROAD | TO THE NORTH SIDE OF CHAPEL ROAD; |
| 2. N 49° 43' 45" W | 173.84'; |
| 3. N 38° 36' 56" E | 501.65' |
| 4. S 49° 28' 27.2" E | 173.88 TO THE POINT OF BEGINNING. |

Area = 2.00 ACRES, MORE OR LESS.

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

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00-109-SPHA

3 of 3

2 of 3

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Perry Hall Marketplace

(Dietz Property)

Belair and Chapel Roads

Description to Accompany Zoning Petition for Special Hearing for a Waiver to Raze
Certain Buildings onsite. (Item No. 2)

August 5, 1999

DESCRIPTION OF PROPERTY ON BELAIR ROAD TO ACCOMPANY REQUEST FOR ZONING
SPECIAL HEARING:

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BELAIR ROAD, AS
SHOWN HEREON; SAID POINT OF BEGINNING BEING DISTANT THE FOLLOWING COURSE
AND DISTANCE FROM THE NORTHWEST INTERSECTION OF BELAIR ROAD AND CHAPEL
ROAD:

1. N 41° 43' 52" E 1004' TO THE POINT OF BEGINNING, AS SHOWN
HEREON.

THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES:

1. S 49° 12' 16" E 300.00'
2. S 41° 43' 52" W 300.00'
3. N 49° 12' 16" W 300.00' TO THE EAST SIDE OF BELAIR ROAD; THENCE
RUNNING ALONG THE EASTERN RIGHT-OF-WAY LINE OF BELAIR ROAD
4. N 41° 43' 52" E 300.00 TO THE POINT OF BEGINNING.

Area = 2.06 ACRES, MORE OR LESS

**NOTE: The above description is for zoning purposes only and is not to be used
for any conveyances or agreements.**

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00-109-SPHA

109

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Perry Hall Marketplace

(Dietz Property)

Belair and Chapel Roads

Description to Accompany Zoning Petition for Variance to Permit a Building Height of 38 feet in lieu of the 35 feet allowed. (Item No. 3)

August 5, 1999

DESCRIPTION OF PROPERTY ON BELAIR ROAD TO ACCOMPANY REQUEST FOR ZONING VARIANCE:

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BELAIR ROAD, AS SHOWN HEREON; SAID POINT OF BEGINNING BEING DISTANT THE FOLLOWING COURSE AND DISTANCE FROM THE NORTHWEST INTERSECTION OF BELAIR ROAD AND CHAPEL ROAD:

1. N 41° 43' 52" E 1004' TO THE POINT OF BEGINNING, AS SHOWN
HEREON.

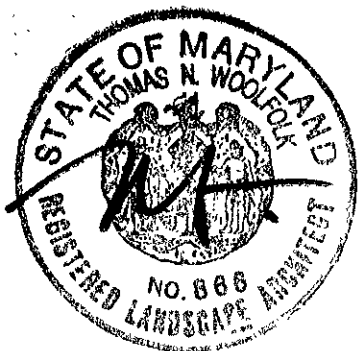
. THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES:

1. S 49° 12' 16" E	1798.82'
2. S 43° 25' 40" W	495.82'
3. N 49° 28' 27" W	1071.64'
4. N 49° 59' 03" W	173.71
5. N 49° 10' 45" W	538.72' TO THE EAST SIDE OF BELAIR ROAD; THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY LINE OF BELAIR ROAD
6. N 41° 43' 52" E	500.99' TO THE POINT OF BEGINNING.

Area = 7.85 ACRES, MORE OR LESS.

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

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00-109-SPHA

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:

Case No. 00-109-SPHA

9627, 9631, 9653 Belair Road.

SE/S Belair Road between Glen Park Road and Kahlston Road

Belair and Chapel Roads

11th Election District - 5th Councilmanic District

Legal Owner(s): Irene Dietz, Frederick Earl Dietz, George

J. and Susan M. Wimmer, William H. and Elizabeth T.

Bekdwin, Alvina Lillian Berg, Thelma Marie Butt, Mary

Edna Hofstetter and Lettie Irene Hack.

Contract Purchaser: Gustine Perry Hall Association, Ltd.

Special Hearing: Special Hearing to approve a waiver pursuant to § 26-171, 26-172(b), BCC of § 26-203(C)(8) and 26-278 to raze building.

Special Hearing: Petition for Special Hearing pursuant to BCZR § 409.8(b) to permit business parking in a residential zone.

Variance: Petition for Variance from § 229.6.A.4 of the BCZR to permit a building height of 38 feet in lieu of the 35 feet permitted.

Hearing: Friday, November 12, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.

ARNOLD JABLON, Director

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Office at (410) 887-3397.

10/205 October 21

C348327

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/22/, 1999

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 10/21/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

3679



10/22/99

WE HEREBY CERTIFY, that the annexed advertisement of
Whiteford Taylor & Preston

was published in "THE BALTIMORE SUN" a daily newspaper printed
and published in the City of Baltimore 10/21/99

The Baltimore Sun Company,

7331

By *J. Preston*

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:
Case No. 00-109-SPHA
9627, 9831, 9653
Belair Road
SE/S Belair Road
between Glen Park Road
and Kahlston Road
Belair and Chapel Roads
11th Election District
5th Councilmanic District
Legal Owner(s): Irene Dietz, Frederick Earl Dietz, George J. and Susan M. Wimmer, William H. and Elizabeth T. Baldwin, Alvina Lillian Berg, Thelma Marie Butt, Mary Edna Hofstetter and Lettie Rene Heck.
Contract Purchaser: Guine Perry Hall Association, Ltd.
Special Hearing: Special Hearing to approve a waiver pursuant to §§26-17.1, 26-172(b), BCC of §§26-203(C)(8) and 26-278 to raze building.
Special Hearing: Petition for Special Hearing pursuant to BCZB §409.8(b) to permit business parking in a residential zone.
Petitioner: Petition for Variance from §229.6.A.4 of the BCZB to permit a building height of 38 feet in lieu of the 35 feet permitted.
Hearing: Friday, November 12, 1999 at 9:00 a.m. Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD, 21204.
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the file and/or hearing, contact the Zoning Office at (410) 887-3391.

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
9627, 9631, 9653 Belair Road, SE/S Belair Rd
between Glen Park Rd and Kahlston Rd
11th Election District, 5th Councilmanic

Legal Owners: E. Baldwin, A. Berg, T. Butt, F. Dietz,
L. Hack, M. Hofstetter, G. & S. Wimmer
Contract Purchaser: Gustine Perry Hall Assoc., Ltd.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 00-109-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 13, 1999

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: 00-109-SPHA

9627, 9631, 9653 Belair Road

SE/S Belair Road between Glen Park Road and Kahlston Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Thelma Marie Butt, Frederick Earl Dietz, Mary Edna Hofstetler, Lettie Irene Hack, Arvina Lillian Berg, Susan M. Wimmer, George Wimmer, and Elizabeth T. Baldwin

Contract Purchaser(s): Gustine Perry Hall Associates, Ltd.

Special Hearing: To permit business parking in a residential zone and to approve a waiver pursuant to Sections 26-171, 26-172(b), BCC of Sections 26-203(C)(8) and Section 26-278 to raze building.

Variance: To permit a building height of 38 feet in lieu of the 35 feet permitted.

---AND---

**HEARING OFFICER HEARING

Project Name: Perry Hall Marketplace, fka Belair Marketplace

Project Number: XI-831

Location: 9627, 9631, 9653 Belair Road, SE/S Belair Road between Glen Park Road and Kahlston Road

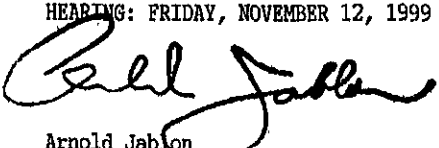
Acres: 24.04

Developer: Thegustine Company

Engineer: G W Stephens, Inc.

Proposal: 74,953 square feet retail.

HEARING: FRIDAY, NOVEMBER 12, 1999 at 9:00 A.M. IN ROOM 106, COUNTY OFFICE BLDG., 111 W. CHESAPEAKE AVE.


Arnold Jablon
Director

cc: Thelma Butt, et al
G. Scott Barhight, Esq.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY *OCTOBER 28, 1999; **OCTOBER 13, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-109-SPHA

Petitioner: Gustine Perry Hall Assoc, Ltd.

Address or Location: ~~Birmingham Towers~~ 9627, 9641, 9631
~~2700 Whelan Road~~ 9653 Belair
~~Pittsburgh, PA 15205~~ Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julie DiGrigoli, Esquire

Address: 210 W. Pennsylvania Ave., Suite 400
Towson, MD 21204

Telephone Number: 410-832-2084

00-109-SPHA Revised 2/20/98 - SCJ



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 20, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

TO: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

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

1. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124,
125, 126, 127, 128 and 129

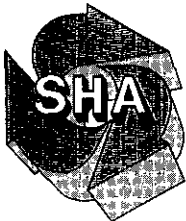
REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: October 25, 1999

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

RE: Baltimore County
Item No. 109 (JLL)
9627, 9631, 9653 Belair road
US Route 1
Mile Post 21.14

Dear Ms. Stephens:

This office has reviewed the referenced Item and have no objection to approval.

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 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

Note: Sign Violation

DATE: October 13, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - CF
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 109
PETITIONER: Thelma Marie Butt & Frederick Earl Dietz &
Mary Edna Hofstetler & Lettie Irene Hack Arvina
Lillian Berg & Susan M. Wimmer & George
Wimmer & Elizabeth T. Baldwin

VIOLATION CASE NO.: 98-4168

LOCATION OF VIOLATION: SE/S Belair Road between Glen Park Road and
Kahlston Road (9653 Belair Road)

DEFENDANT(S): Thelma Marie Butt & Frederick Earl Dietz &
Mary Edna Hofstetler & Lettie Irene Hack Arvina
Lillian Berg & Susan M. Wimmer & George
Wimmer & Elizabeth T. Baldwin

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

NAME

ADDRESS

Jim White

8910 Harford Road
Baltimore, MD 21234

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

JHT/cf/lmh

WHITEFORD, TAYLOR & PRESTON
L.L.P.

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

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

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

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

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

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
jdigrigoli@wtplaw.com

September 13, 1999

Mr. Arnold Jablon, Director
Zoning Administration Development Management -
Baltimore County Office Building
Mail Stop 1105
Towson, Maryland 21204

Re: **Perry Hall MarketPlace**
9627, 9631, 9653 Belair Road
Petitions for Special Hearing and Petition for Variance

Dear Mr. Jablon:

Please accept this letter as applicant Gustine Perry Hall Association Ltd's written request, pursuant to Section 26-206.1 of the Baltimore County Code, for a combined Zoning and Development Plan Hearing in the above-referenced matter.

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

Very truly yours,



G. Scott Barhight

Cc: Julie A. DiGrigoli, Esquire
Mr. Douglas J. Kyle
Thomas N. Woolfolk

WHITEFORD, TAYLOR & PRESTON
L.L.P.

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

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

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

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

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

JULIE A. DIGRIGOLI
DIRECT NUMBER
410 832-2084
jdigrigoli@wtplaw.com

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

File

October 28, 1999

Gwen Stephens
Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

**Re: Gustine - Perry Hall Marketplace
Case No. 00-109-SPHA
Belair and Chapel Roads**

Dear Gwen:

Per our agreement, Gustine has published notice of the above-referenced zoning hearing in accordance with Baltimore County Code and Zoning Regulations. Enclosed please find copies of the Certificates of Publication from the Baltimore Sun and the Jeffersonian in this matter.

Please contact me if you have any questions regarding these advertisements.

Very truly yours,

Julie A. DiGrigoli
Julie A. DiGrigoli

JAD:lgs
Enclosures
180419

REQUEST FOR HOH

PROJECT MANAGER

DONALD RASCOE

NAME

PERRY HALL MARKETPLACE FKA:
BELAIR MARKETPLACE

NUMBER

11-831

LOCATION

N/S BAKER LA, E BELAIR RD

AREA

24.04

DEVELOPER

THEGUSTINE CO.

ENGINEER

GWS INC

PROPOSAL

74,953 SQ FT RETAIL

REVIEWER

DOES THIS NEED A SPECIAL EXCEPTION OR A VARIANCE

YES

☒ #109

NO

☒

ITEM NUMBER AND/OR DROP-OFF DATE _____ FOR
VARIANCE, ET AL.

ESTIMATED LENGTH OF HEARING:

1 Day

ATTORNEY:

Scott Bankhigh

9/27- Date given to Don R.
per WCR. Not on agenda
yet. Attorney will have
to post + advertise on
their own

FRI 11/12/99
9AM
RM 106

~~FRI 11/5/99
9AM
RM 106~~

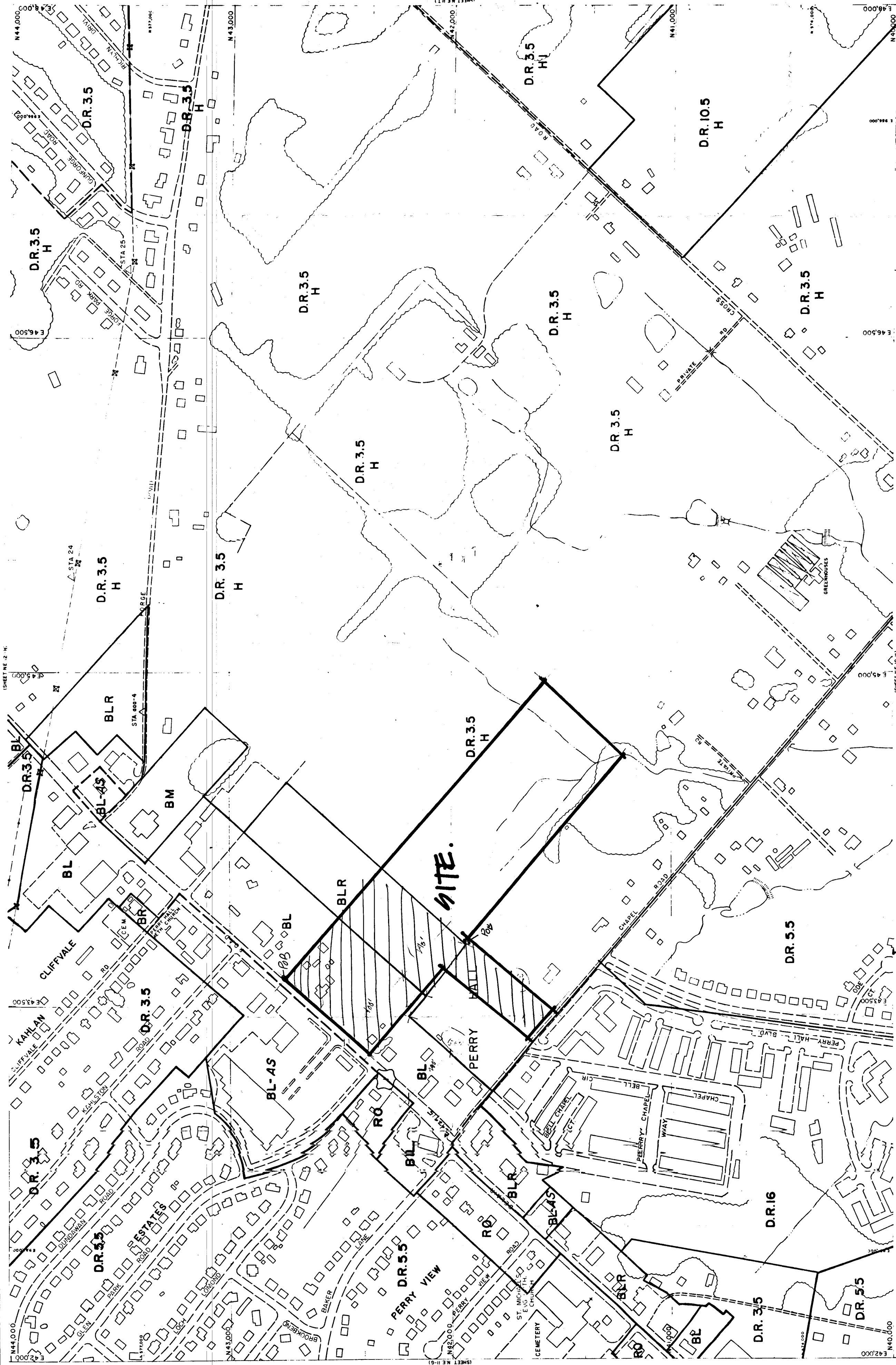
H.O. # 109

This is to advise you that the attorney was advised to add a special hearing request for access through a residential zone to the special hearing for business parking in a residential zone. Zoning Policy 102.6.A.3 Page 142.1 addresses this issue. The attorney (Mr. Barhight) did not choose to make this request.

Also the section 409.8B.2, business parking in a residential zone limits for lighting, hours of operation etc state that they shall be as required. Please put any appropriate restrictions in your order.

00-109-
SPHA

00-109-SPA

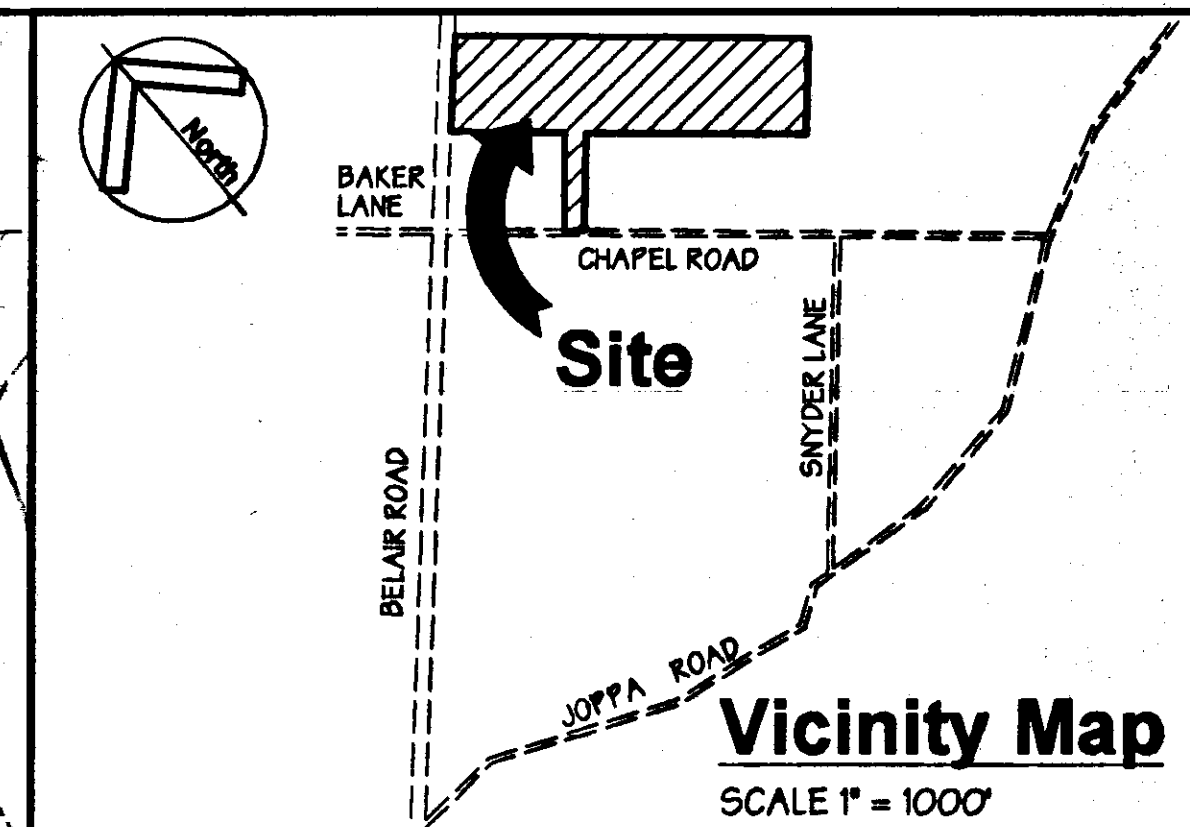
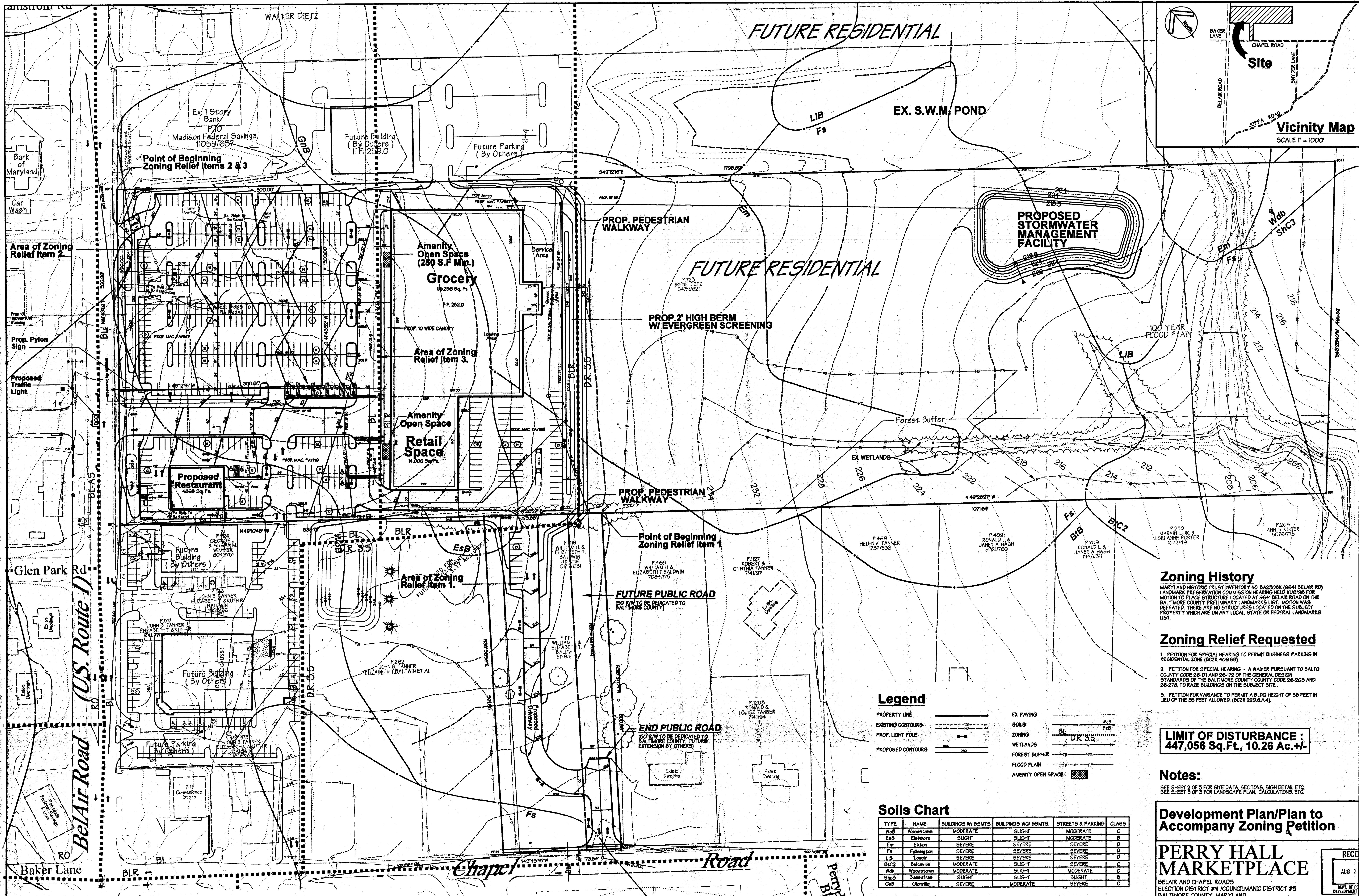


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	NE
DATE OF PHOTOGRAPHY JANUARY, 1956	VICINITY	II-H

Q-SW Q-SE
M-NW M-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



Zoning History
 MARYLAND HISTORIC TRUST INVENTORY NO. 840300K (1984 BELAIR RD) LANDMARK PRESERVATION COMMISSION HEARING HELD 10/19/99 FOR MOTION TO PLACE STRUCTURE LOCATED AT 3641 BELAIR ROAD ON THE BALTIMORE COUNTY PRELIMINARY LANDMARKS LIST. MOTION WAS DEFEATED. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY WHICH ARE ON ANY LOCAL, STATE OR FEDERAL LANDMARKS LIST.

Zoning Relief Requested
 1. PETITION FOR SPECIAL HEARING TO PERMIT BUSINESS PARKING IN RESIDENTIAL ZONE (PCZR 409.8.9).
 2. PETITION FOR SPECIAL HEARING - A WAIVER PURSUANT TO BALTO COUNTY CODE 26-71 AND 26-72 OF THE GENERAL DESIGN STANDARDS OF THE BALTIMORE COUNTY CODE 26-203 AND 26-278, TO RAISE BUILDINGS ON THE SUBJECT SITE.
 3. PETITION FOR VARIANCE TO PERMIT A BUILDING HEIGHT OF 30 FEET IN LIEU OF THE 35 FEET ALLOWED (BCZR 229.8.4.4).

LIMIT OF DISTURBANCE :
 447,056 Sq.Ft., 10.26 Ac.+/-

Notes:
 SEE SHEET 2 OF 3 FOR SITE DATA SECTIONS, SIGN DETAIL, ETC.
 SEE SHEET 3 OF 3 FOR LANDSCAPE PLAN, CALCULATIONS, ETC.

Development Plan/Plan to Accompany Zoning Petition

PERRY HALL MARKETPLACE
 BELAIR AND CHAPEL ROADS
 ELECTION DISTRICT #11 / COUNCILMANIC DISTRICT #5
 BALTIMORE COUNTY, MARYLAND
 PDM FILE #11-831

RECEIVED
 AUG 3 1999
 DEPT. OF PLANNING AND DEVELOPMENT

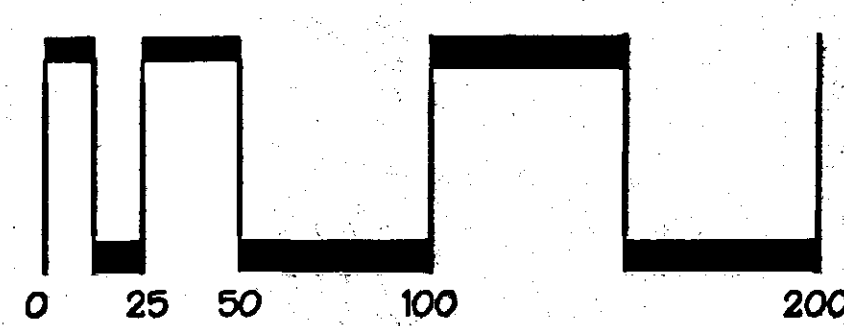
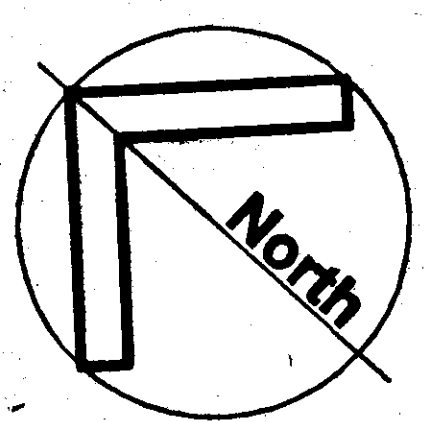
Legend

PROPERTY LINE
 EXISTING CONTOURS
 PROP. LIGHT POLE
 PROPOSED CONTOURS

EX. PAVING
 SOLID
 ZONING
 WETLANDS
 FOREST BUFFER
 FLOOD PLAIN
 AMENITY OPEN SPACE

Soils Chart

TYPE	NAME	BUILDINGS W/ BSMTS.	BUILDINGS W/O BSMTS.	STREETS & PARKING	CLASS
WoB	Woodstown	MODERATE	SLIGHT	MODERATE	C
EsB	Elkboro	SLIGHT	SLIGHT	MODERATE	B
Em	Elkton	SEVERE	SEVERE	SEVERE	D
Fs	Fallingston	SEVERE	SEVERE	SEVERE	D
LIB	Londor	SEVERE	SEVERE	SEVERE	D
BK22	Beltville	MODERATE	SLIGHT	SEVERE	C
Wib	Woodstown	MODERATE	SLIGHT	MODERATE	C
Shc3	Sassafras	SLIGHT	SLIGHT	SLIGHT	B
ChB	Chlorville	SEVERE	MODERATE	SEVERE	C



Certificate As to Delinquent Accounts

I, Gregg Baldwin, President, certify under oath that there are no delinquent accounts for any other development with respect for the following: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR ANY PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.
 DEVELOPER: PERRY HALL ASSOCIATES, LTD.
 BY: JUSTINE PERRY HALL, P.C.
 DATE: 8/25/99
 WITNESSES: W. Gregg Baldwin, President

Note:

FUTURE RESIDENTIAL DEVELOPMENT MUST GO THRU FULL BALTO CO. DEVELOPMENT PROCESS.

Owners

WILLIAM H. & ELIZABETH T. BALDWIN
 P 118
 TAX ACCT. NO. 1800020088
 9627 BELAIR ROAD

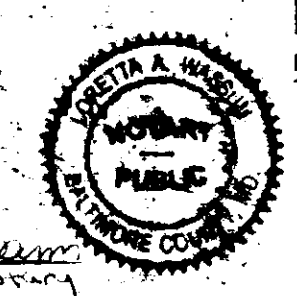
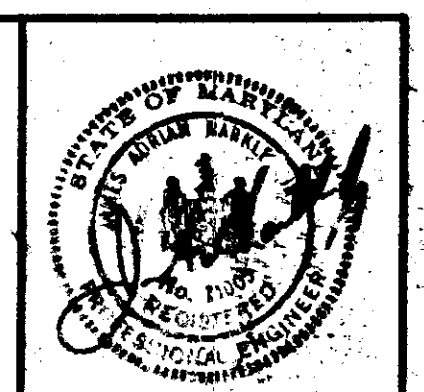
GEORGE J. & SUSAN M. WANNER
 P 75
 TAX ACCT. NO. 1800010000
 9631 BELAIR ROAD

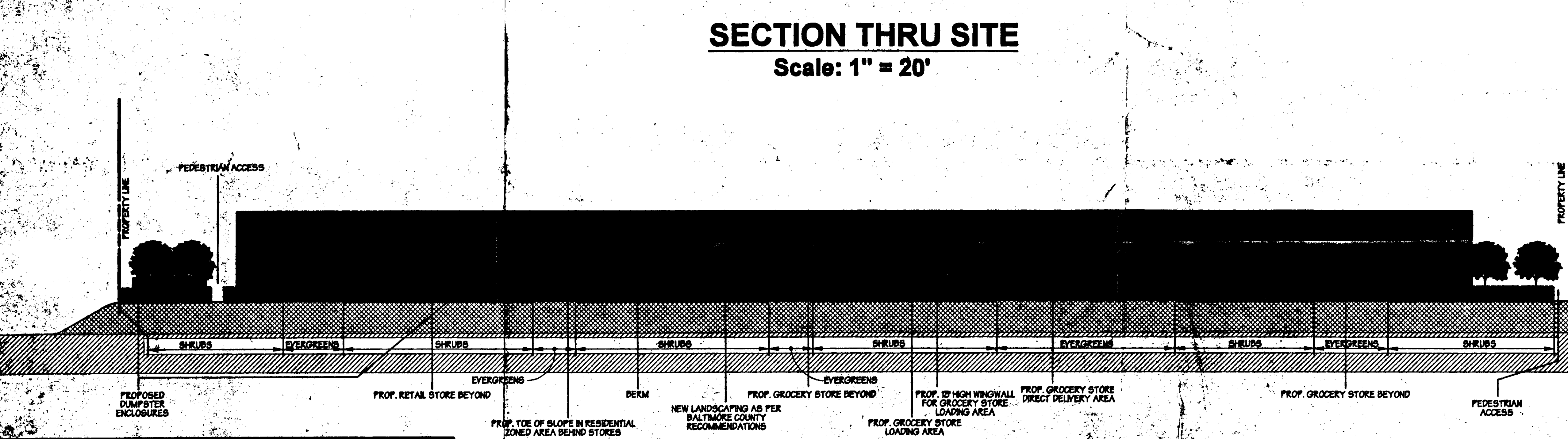
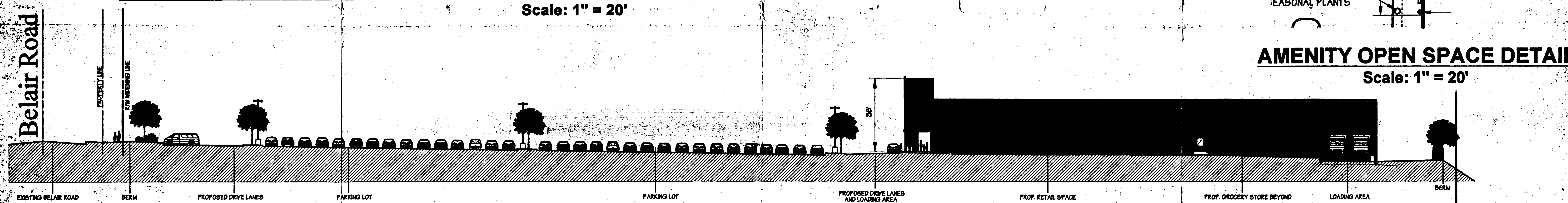
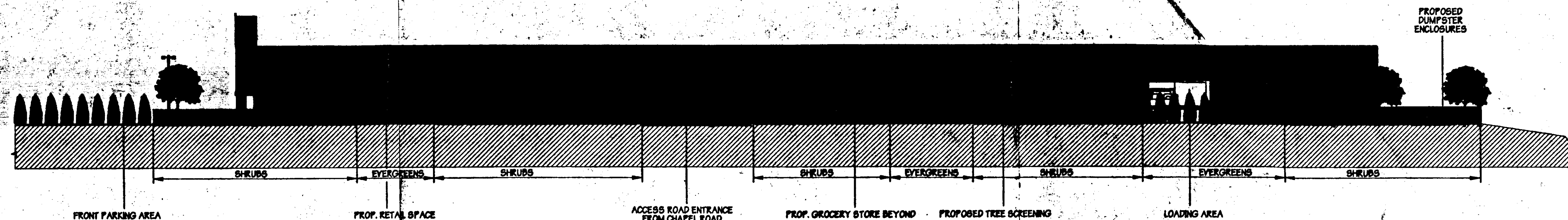
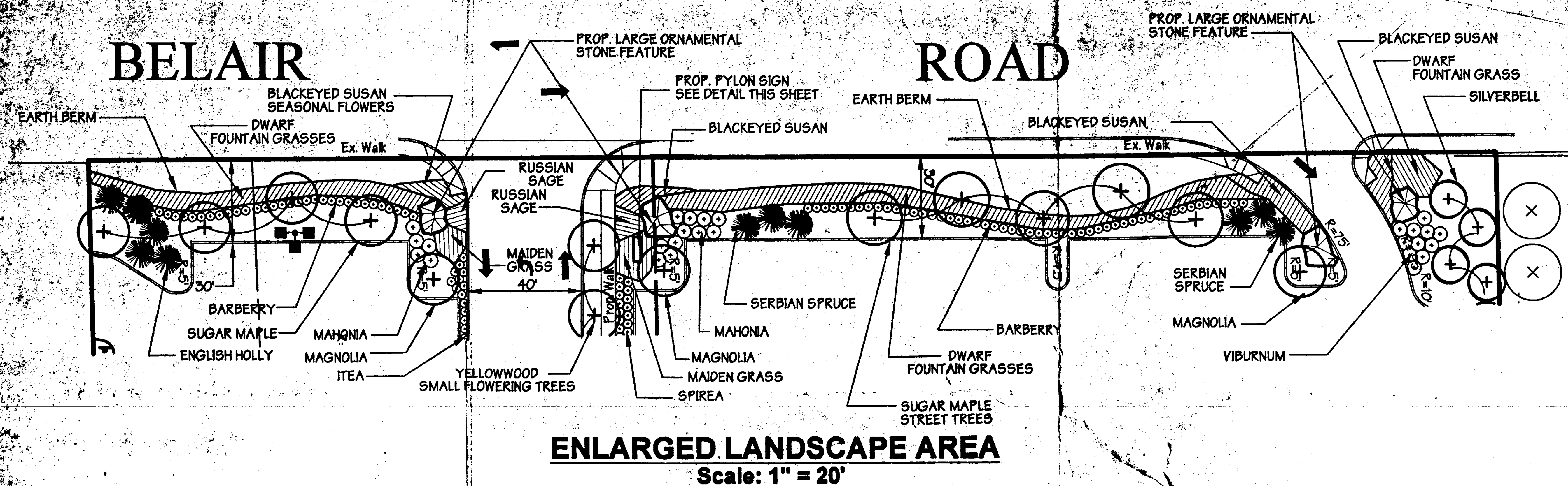
RENE DETZ
 P 725
 TAX ACCT. NO. 1800030070
 9605 BELAIR ROAD

Developer

Quadrone Perry Hall Assoc., Ltd.
 BRUNSWICK TOWERS
 900 WILMINGTON STREET, SUITE 100
 PITTSBURGH, PA 15203

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 658 Kenilworth Drive, Suite 100
 Towson, Maryland 21204
 (410) 828-8120





Site Data

BLINDING DISTRICT	BLINDING
COUNCILMAN/WARD DISTRICT	W
CENSUS TRACT	417500.0
WATERED	72 AND 65
SUBSERVED	BL, BLU, BL, D
TAX MAP	21250 AC
EXISTING ZONING	7.85 AC
RTS AREA	
BL + BLU	
FROM FLOOR AREA	66238 S.F.
BASE	5000 S.F.
RESTAURANT	4288 S.F.
PARKING REQUIRED	3414 S.F.
RETAIL - \$10000 SF	
RETAIL - \$10000 SF	8.0 P.S.
RESTAURANT - \$10000 SF	78.4 P.S.
RETAIL - \$10000 SF	421 P.S.
PARKING PROVIDED	441 F.S.
HANDICAPPED SPACES REQUIRED	
HANDICAPPED SPACES PROVIDED	
FLOOR AREA RATIO	0.33
REQUIRED	0.22
(PROPOSED (BL + BLU)	
MINIMUM OPEN SPACE	5000 SF
REQUIRED	5000 SF
PROPOSED BLDG HEIGHT - GROCERY CANOPY	38 FT MAX
RETAIL - PARAPET WALL	22 FT MAX
SHOPPING CENTER	
RETAIL - \$10000 TO \$10000 SF - 710000 SF	4817 A/D
RESTAURANT - \$71000 SF	476 A/D
RETAIL - \$10000 SF	1050 A/D

General Notes

[illegible]

BELAIR

EARTH BERM

FOUNTAIN GRASSES

SEASONAL FLOWERS

Ex. Walk

Prop. Walk

STREET TREES

SERBIAN SPRUCE

MAGNOLIA

SMALL FLOWERING TREES

40'

20'

PROP. LARGE ORNAMENTAL STONE FEATURE

PROP. PYLON SIGN SEE DETAIL THIS SHEET

SEASONAL FLOWERS

3 HOLLIES

FORSYTHIA GOLD TIDE

MAGNOLIA

ROAD

EARTH BERM

R/W WIDENING LINE

Ex. Walk

Prop. Walk

STREET TREES

3 HOLLIES

FOUNTAIN GRASSES

STREET TREE

SEASONAL FLOWERS

PROP. LARGE ORNAMENTAL STONE FEATURE

FORSYTHIA GOLD TIDE

260

262

264

Scale: 1" = 20'

ELECTION DISTRICT
COLUMBIAN DISTRICT
CENSUS TRACT
WATERSHED
SUBSEWERKSHED
TAX MAPS
EXISTING ZONING
SITE AREA
PUB
PROP. FLOOR AREA
RETAIL
RESTAURANT
TOTAL
PARKING REQUIRED:
RETAIL @ 50000 SF
RESTAURANT @ 200000 SF
PARKING SECURED
PARKING PROVIDED
HANDICAPPED SPACES REQUIRED
PARKING SPACES PROVIDED
FLOOR AREA RATIO
PROPOSED
PROPOSED (BL + BUR)
AMENITY OPEN SPACE
REQUIRED
PROPOSED
PROPOSED BLOG HEIGHT - GROCERY CAN
RETAIL PARKING WALL
ADT
SHOPPING CENTER
50,000 TO 100,000 SF - 700000 SF
RESTAURANT @ 970000 SF
TOTAL ADT

1. THE AREAS BETWEEN THE SIGHT LINES AND THE CURB LINE MUST BE CLEARER, GRASSY AND FREE OF ANY OBSTRUCTIONS.
2. TO THE BEST OF YOUR KNOWLEDGE THERE ARE NO OTHER CRITICAL AREAS, HAZARDOUS MATERIALS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR OTHER SPECIAL CONCERNS.
3. EDGE OF THE PROPOSED DEVELOPMENT IS ANTICIPATED TO BE THE LIMITS OF DISTURBANCE.
4. DRAIN WATER QUALITY AND QUANTITY MANAGEMENT WILL BE PROVIDED.
5. AN ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PLAN, AS REQUIRED BY THE DEPT. OF ENVIRONMENTAL PROTECTION, SHALL BE SUBMITTED.
6. EXISTING ON SITE IMPROVEMENTS SHALL BE REMOVED WITHIN LIMITS OF PROPOSED IMPROVEMENTS.
7. TO THE BEST OF YOUR KNOWLEDGE, THERE ARE NO EXISTING WELLS, SEPTIC, SITE SPLITS WITH CISTERNS OR UNDERGROUND STORAGE TANKS ON SITE.
8. THERE ARE NO UNDESIRABLE ADJACENT LANDS OR COUNTY LANDSCAPE MANAGER CONCERNS. ANY DISTURBED AREAS SHALL BE REHABILITATED AFTER CONSTRUCTION.
9. PROPOSED ON SITE LIGHTING SHALL BE 400 WATT METAL HALIDE LAMPS ON 30' POLES. ANY FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO NOT ILLUMINATE ADJACENT AREAS.
10. THERE SHALL BE NO ARRANGEMENTS TO ILLUMINATE ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS. IN THE BLK ZONE, WITHIN THE ADJACENT RESIDENTIAL ZONE, ADJOURNING RESIDENTIAL ZONED PROPERTY, POLES SHALL BE 20' TALL MAXIMUM.
11. THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY DEC. 7-101 KNOWN TO EXIST ON THIS PROJECT.
12. RTA IS NOT APPLICABLE TO THIS SITE.
13. THE REQUIREMENTS OF BCZR SECTION 408.8.2 (a)-(e) HAVE BEEN MET FOR THE FOLLOWING:
 - a. THE PROPOSED PARKING FACILITY WILL ADJOIN A COMMERCIAL USE.
 - b. THE PROPOSED PARKING FACILITY WILL BE UTILIZED ONLY BY PASSENGER VEHICLES.
 - c. NO LOADING, SERVICE OR OTHER USE OTHER THAN PARKING WILL BE PERMITTED WITHIN THE PROPOSED PARKING FACILITY.
 - d. LIGHTING IN THE PROPOSED PARKING FACILITY WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE AND INTENSITY AS REQUIRED.
 - e. A PLAN SHOWING PARKING ARRANGEMENTS AND VEHICULAR ACCESS HAS BEEN PROVIDED.
14. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF OPERATION SHALL BE SPECIFIED AND REGULATED AS REQUIRED.
15. INDIVIDUAL BUILDING CONNECTIONS TO WATER, SEWER, GAS AND ELECTRICITY ARE DETERMINED AT APPLICATION FOR BUILDING PERMIT.
16. ALL LOADING AND SERVICE AREAS SHALL PROVIDE POWER OUTLETS FOR TRUCK REFRIGERATION UNITS.
17. HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, 28 C.F.R. 37.163, PREPARED, CONTAINED IN THE CODE OF MARYLAND AND REGULATIONS 05.0107.
18. SIGNS WILL COMPLY WITH SECTION 4.04 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
19. ALL PROPOSED PAVING SHALL BE MACADAM, UNLESS OTHERWISE NOTED.
20. A HYDROGRAPHIC AND TOPOGRAPHIC SURVEY DATA PREPARED BY G.W. STEINER, INC. SHALL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS.
21. CONSTRUCTION ASSOCIATED WITH THIS DEVELOPMENT SHALL BE PERMITTED IN THE 10 YEAR FIVE YEAR PERIOD OF THE APPROVAL OF ALL APPLICABLE REGULATORY FEDERAL, STATE, AND LOCAL AGENCIES.
22. PROPOSED DEVELOPMENT CONFORMS TO THE BALTIMORE COUNTY MASTER PLAN.
23. A COMMUNITY INPUT MEETING WAS HELD FOR THIS PROJECT ON JUNE 3, 1999. ALL REQUESTED COMMENTS FROM THE CIVIL MINUTES HAVE BEEN IDENTIFIED IN FOM FILE #18-041 AVAILABLE AT BALTO CO OFFICE BLDG. IN W. CHESEAPEAKE AVENUE, TOWNSON.
24. THERE ARE NO COMMENTS FROM THE BALTIMORE COUNTY HEARING WILL BE FILED FOR THIS PROJECT.

EXISTING CONDITIONS

DA = 16.9 ac
RCL = 76
Tc = 0.30 hr
2 YR FLOW = 23.15 cfs
10 YR FLOW = 53.7 cfs
100 YR FLOW = 26.7 cfs

PROPOSED CONDITIONS - ROUTED

DA = 12.2 ac
RCL = 66
Tc = 0.10 hr
2 YR FLOW = 34.55 cfs
10 YR FLOW = 64.5 cfs
100 YR FLOW = 96.0 cfs

PROPOSED CONDITIONS - BY A65

DA = 7.5 ac
RCL = 69
Tc = 0.24 hr
2 YR FLOW = 6.2 cfs
10 YR FLOW = 16.0 cfs
100 YR FLOW = 32.5 cfs

ALLOWABLE LEAKAGE RATE - (2 yr) = 16.0 cfs
ALLOWABLE LEAKAGE RATE - (10 yr) = 34.0 cfs
ALLOWABLE LEAKAGE RATE - (100 yr) = 50.00 cfs
STORAGE PROVIDED = 62,300 cu ft

Scale: 1" = 20'

Scale: 1" = 20'

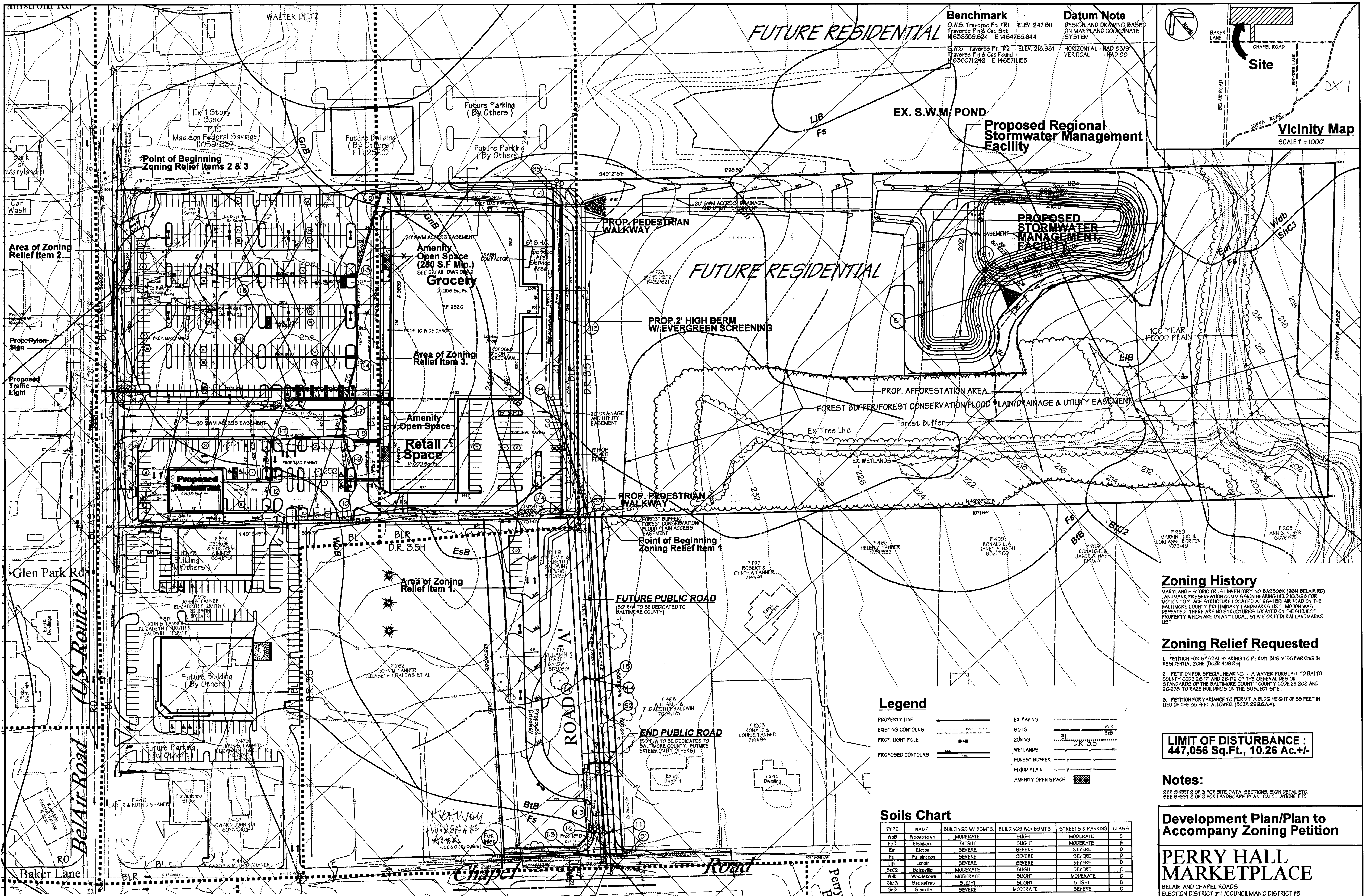
Scale: 1" = 20'

NOT TO SCALE

BELAIR AND CHAPEL ROADS
ELECTION DISTRICT #11 / COUNCILMANIC DISTRICT #5
BALTIMORE COUNTY, MARYLAND
PDM FILE #11-831

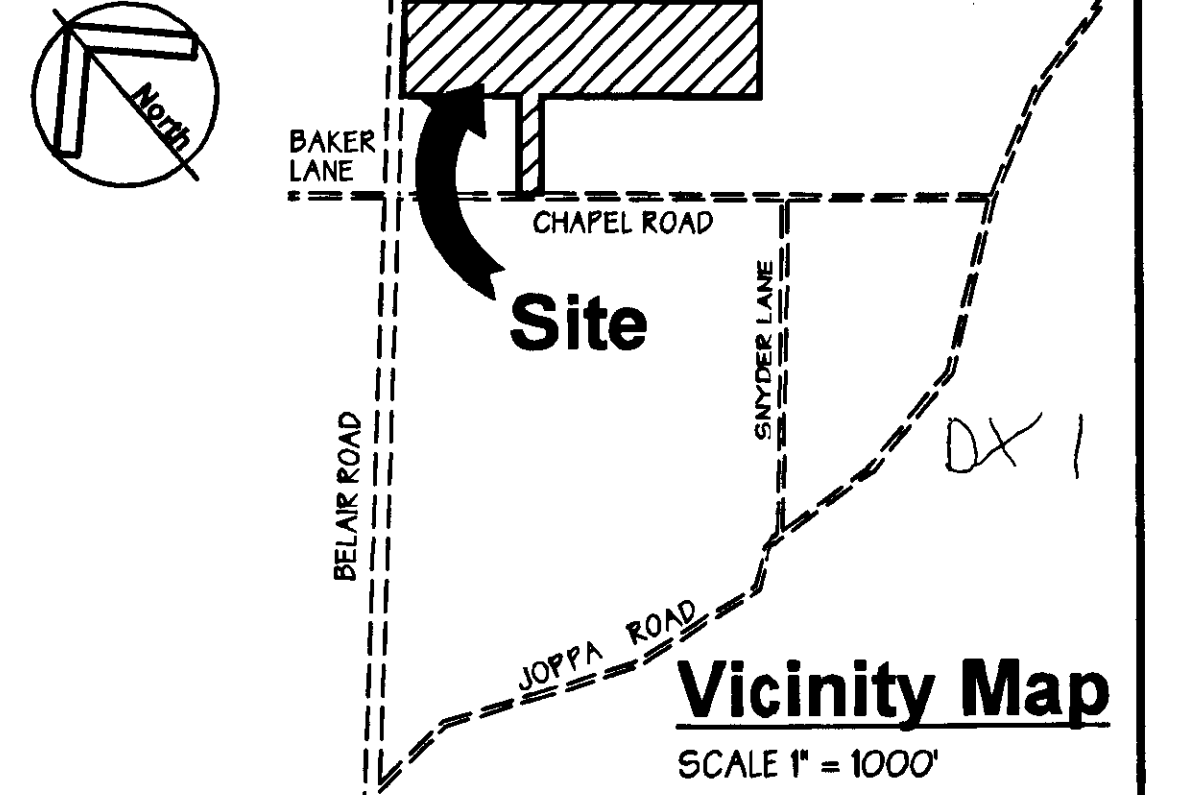
7:20-80	REAR ELEVATION	ENT	SCALE:	AS SHOWN
7:20-90	REAR ELEVATION SIGN DETAIL NOTES	TNW	DATE:	11-04-89
8:00-90	NOTES, SITE DATA	TNW	JOB NO.	6000
9:00-90	ADD RESIDENTIAL VIEW	ENT	CHECKED:	TNW
			DRAWN:	ENT/EAB
			CHECKED:	TNW
			FILE:	6000A.dwg \cpl\ent\mch22\
			DRAWING NUMBER:	DEV-2
NO.	DATE	REVISIONS	BY	SWIFT

EM



Benchmark
G.W.S. Traverse Pt. TR1 ELEV. 247.811
Traverse Pin & Cap Set
N636559.624 E 1464765.644

Datum Note
DESIGN AND DRAWING BASED
ON MARYLAND COORDINATE
SYSTEM
G.W.S. Traverse PCTR2 ELEV. 219.981
Traverse Pin & Cap Found
N636071.242 E 1463711.155
HORIZONTAL - NAD 83/91
VERTICAL - NAD 86



Zoning History
MARYLAND HISTORIC TRUST INVENTORY NO. B22308K (1941 BELAIR RD)
LANDMARK PRESERVATION COMMISSION HEARING HELD 10/8/98 FOR
MOTION TO PLACE STRUCTURE LOCATED AT 8841 BELAIR ROAD ON THE
BALTIMORE COUNTY PRELIMINARY LANDMARKS LIST. MOTION WAS
DEFEATED. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT
PROPERTY WHICH ARE ON ANY LOCAL, STATE OR FEDERAL LANDMARKS
LIST.

- Zoning Relief Requested**
- PETITION FOR SPECIAL HEARING TO PERMIT BUSINESS PARKING IN
RESIDENTIAL ZONE (BCZR 409.BB).
 - PETITION FOR SPECIAL HEARING - A WAIVER PURSUANT TO BALTO
COUNTY CODE 26-171 AND 26-172 OF THE GENERAL DESIGN
STANDARDS OF THE BALTIMORE COUNTY COUNTY CODE 26-203 AND
26-272, TO RAISE BUILDINGS ON THE SUBJECT SITE.
 - PETITION FOR VARIANCE TO PERMIT A BLDG HEIGHT OF 36 FEET IN
LIEU OF THE 35 FEET ALLOWED. (BCZR 229.G.A.4).

LIMIT OF DISTURBANCE :
447,056 Sq.Ft., 10.26 Ac.+/-

Notes:
SEE SHEET 2 OF 3 FOR SITE DATA, SECTIONS, SIGN DETAIL ETC.
SEE SHEET 3 OF 3 FOR LANDSCAPE PLAN, CALCULATIONS, ETC.

**Development Plan/Plan to
Accompany Zoning Petition**

**PERRY HALL
MARKETPLACE**

BELAIR AND CHAPEL ROADS
ELECTION DISTRICT #11 (COUNCILMANIC DISTRICT #5
BALTIMORE COUNTY, MARYLAND
PDM FILE #11-031

NO.	DATE	REVISIONS	BY	SHEET	1 OF 3
1	6/19/99	PARKING, GROCERY	EAS	SCALE	1" = 50'
2	7/29/99	SWIM LANDSCAPING UTILITIES	TNW	DATE	5/14/99
3	8/24/99	PLAN TO ACCOMPANY ZONING PETITION	TNW	JOB NO.	8263
4	9/19/99	ZONING PETITION ISSUES	TNW	DESIGNED	TNW
5	10/27/99	RELINE PER COUNTY COMMENTS	TNW	DRAWN	EMT/EAS
			CHECKED	TNW	
			FILE	8263/99/09/09/09/09	
			DRAWING NUMBER		

Legend

PROPERTY LINE	---	EX. PAVING	---	BLR
EXISTING CONTOURS	---	SOILS	---	DR 35
PROP. LIGHT POLE	---	ZONING	---	---
PROPOSED CONTOURS	---	WETLANDS	---	---
		FOREST BUFFER	---	---
		FLOOD PLAIN	---	---
		AMENITY OPEN SPACE	---	---

Soils Chart

TYPE	NAME	BUILDINGS W/ BSMTS	BUILDINGS W/O BSMTS	STREETS & PARKING	CLASS
Wb	Woodsboro	MODERATE	SLIGHT	MODERATE	C
EsB	Elkboro	SLIGHT	SLIGHT	MODERATE	C
Em	Ekson	SEVERE	SEVERE	SEVERE	D
Fs	Fallington	SEVERE	SEVERE	SEVERE	D
Lb	Lenoir	SEVERE	SEVERE	SEVERE	D
ShC2	Belleville	MODERATE	SLIGHT	SEVERE	C
Wb	Woodsboro	MODERATE	SLIGHT	MODERATE	C
ShC3	Sassafras	SLIGHT	SLIGHT	SLIGHT	B
GnB	Glenville	SEVERE	MODERATE	SEVERE	C

**Certificate As to
Delinquent Accounts**
I, **W. GEORGE BROWN**, CERTIFY UNDER OATH THAT THERE ARE NO
DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT FOR THE FOLLOWING:
THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR
ANY PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED
DEVELOPMENT.
W. George Brown 10-27-99
DATE

Note:
FUTURE RESIDENTIAL DEVELOPMENT MUST GO
THRU FULL BALTO CO. DEVELOPMENT PROCESS

Owners
WILLIAM H. & ELIZABETH T. BALDWIN
P. 723
TAX ACCT. NO. 1620002062
9627 BELAIR ROAD

Developer
Quintessence Perry Hall Assoc., Ltd.
2100 WHITMAN STREET, SUITE 100
PITTSBURGH, PA 15205

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROWWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

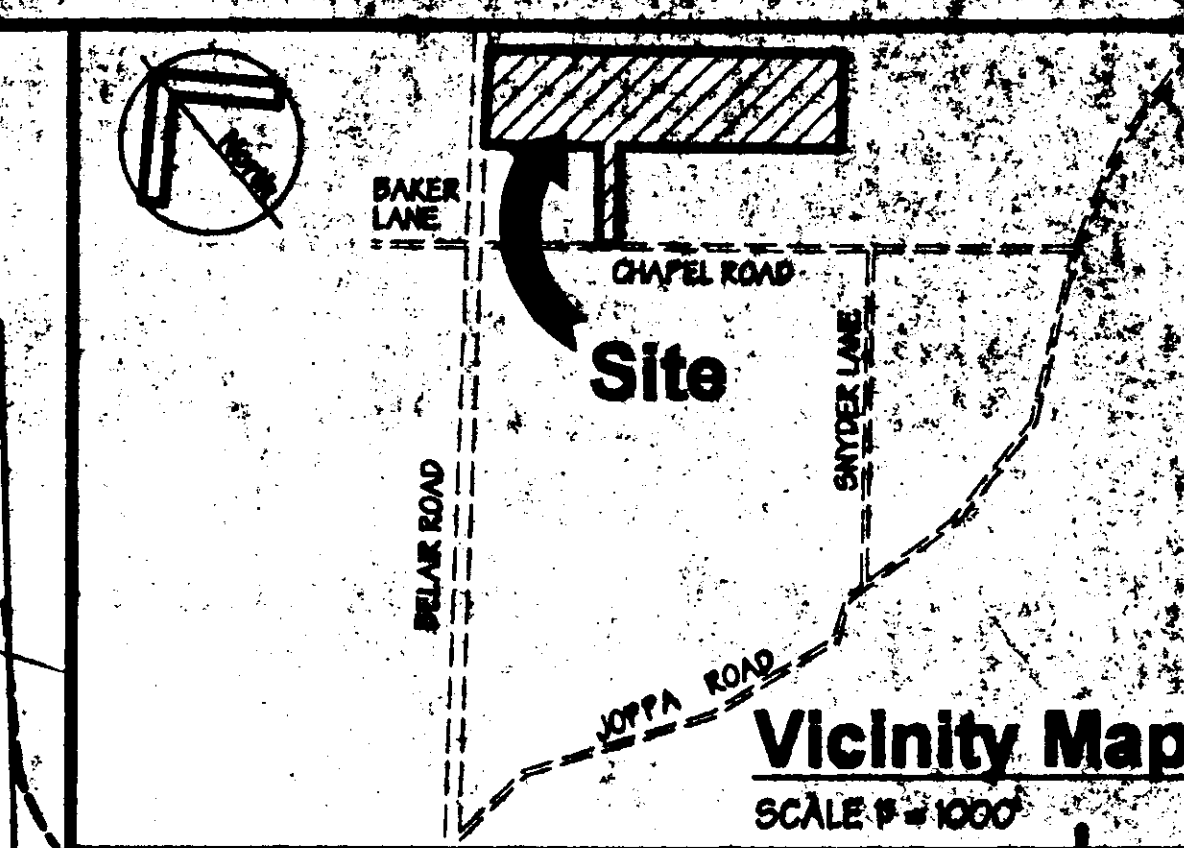
STATE OF MARYLAND
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 664
EXPIRATION DATE 12/31/01

Soils Chart

TYPE	NAME	BUILDINGS W/ SOILS	BUILDINGS W/ SOILS	STREETS & PARKING	CLASS
W-1	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-2	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-3	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-4	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-5	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-6	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-7	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-8	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-9	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-10	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-11	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-12	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-13	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-14	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-15	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-16	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-17	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-18	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-19	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-20	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-21	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-22	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-23	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-24	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-25	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-26	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-27	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-28	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-29	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-30	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-31	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-32	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-33	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-34	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-35	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-36	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-37	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-38	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-39	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-40	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-41	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-42	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-43	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-44	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-45	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-46	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-47	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-48	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-49	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-50	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-51	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-52	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-53	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-54	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-55	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-56	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-57	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-58	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-59	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-60	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-61	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-62	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-63	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-64	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-65	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-66	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-67	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-68	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-69	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-70	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-71	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-72	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-73	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-74	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-75	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-76	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-77	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-78	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-79	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-80	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-81	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-82	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-83	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-84	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-85	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-86	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-87	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-88	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-89	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-90	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-91	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-92	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-93	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-94	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-95	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-96	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-97	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-98	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-99	Washburn	SLIGHT	SLIGHT	MODERATE	C
W-100	Washburn	SLIGHT	SLIGHT	MODERATE	C

Notes:

- SEE SHEETS 2 & 3 FOR SECTIONS, BIRM DETAIL, ETC.
- A FINAL LANDSCAPE PLAN HAS BEEN APPROVED BY AVERY HARDEN. ANY MODIFICATIONS TO SITE LAYOUT SHOWN WILL REQUIRE APPROVAL OF MODIFIED FINAL LANDSCAPE PLAN.
- FUTURE RESIDENTIAL DEVELOPMENT MUST GO THRU FULL BALTIMORE COUNTY DEVELOPMENT PROCESS.



Belair Road (U.S. Route 1)

Baker Lane

Chapel Road

Perry Hall Blvd.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
10809 O'DONNELL BRIDGE ROAD
TOWSON, MARYLAND 21286-5586
(410) 528-1100

Certificate As to Delinquent Accounts
I, George William Stephens, Jr., President of George William Stephens, Jr. and Associates, Inc., do hereby certify that there are no delinquent accounts for any other development project shown on this plan for the following: [List of names and addresses]
[Signature]
[Date]

Owner/Developer
Quintessence Perry Hall Assoc., Ltd.
800 BROADWAY TOWERS
PITTSBURGH, PA 15220
724.402.1000, 1000.000000, 1000.000000, 1000.000000
DEED REF. 14386270, 14386270, 14386270

Legend

PROPERTY LINE	---	EX. PAVING	---
EXISTING CONTOURS	---	SOILS	---
PROP. LIGHT POLE	---	ZONING	---
PROPOSED CONTOURS	---	WETLANDS	---
		FOREST BUFFER	---
		FLOOD PLAIN	---
		AMENITY OPEN SPACE	---

LIMIT OF DISTURBANCE:
447,056 Sq.Ft., 10.26 Ac. +/-

Non Disturbance Notes:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST SUPERCONSERVATION EASEMENT, EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCES MANAGEMENT.

Zoning History

MARYLAND HISTORIC TRUST INVENTORY NO. 840000 (8401 BELAIR RD.) LANDMARK PRESERVATION COMMISSION HAS REVIEWED EVIDENCE FOR MOTION TO PLACE STRUCTURE LOCATED AT 8401 BELAIR ROAD ON THE BALTIMORE COUNTY PRELIMINARY LANDMARKS LIST. MOTION WAS DENIED. THERE ARE NO STRUCTURES LOCATED ON SUBJECT PROPERTY WHICH ARE ON ANY LOCAL, STATE OR FEDERAL LANDMARKS LIST.

Zoning Relief Requested

1. PETITION FOR SPECIAL HEARING TO PERMIT BUSINESS PARKING IN RESIDENTIAL ZONE (BZC) 400-200.
2. PETITION FOR SPECIAL HEARING - A VARIANCE PURSUANT TO BALTO COUNTY CODE 28-71 AND 28-72 OF THE GENERAL DESIGN STANDARDS OF THE BALTIMORE COUNTY CODE 28-303 AND 28-47A, TO RAISE BUILDINGS ON THE SUBJECT SITE.
3. PETITION FOR VARIANCE TO PERMIT A BLDG HEIGHT OF 36 FEET IN LIEU OF THE 30 FEET ALLOWED. (BZC 228.6.4.1)

REASON FOR SECOND AMENDMENT
To Provide Drive-Thru for Bank Tenants

Second Amended Development and Schematic Landscape Plan

PERRY HALL MARKETPLACE
BELAIR AND CHAPEL ROADS
ELECTION DISTRICT #11 (COUNCILMANIC DISTRICT #5)
BALTIMORE COUNTY, MARYLAND
PDM FILE #11-031

NO.	DATE	REVISION	BY	CHKD	APP'D
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

DEV-1