

IN RE: PETITION FOR VARIANCE

E/S York Road, 48 +/- N of
centerline Galloway Drive
8th Election District
4th Councilmanic District
(9901 York Road)

Dayton Hudson Corporation
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-330-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Dayton Hudson Corporation, by and through their attorney, David K. Gildea. The variance request is for property located at 9901 York Road, which property is zoned B.R. Specifically, the Petitioner is requesting a variance from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 260 sq. ft. wall mounted enterprise sign in lieu of the required 150 sq. ft. that is permitted.

Appearing at the hearing on behalf of the variance request were David Gildea, attorney with Whiteford, Taylor and Preston, representing the Petitioner and Dean Hoover, professional engineer appearing on behalf of BL Companies.

Testimony and evidence indicated that the property, which is the subject of this variance request is the site of the new Target Store currently being constructed on the east side of York Road at its intersection with Galloway Drive. The Petitioners are proposing to install signage on the façade of the Target Store as shown on the site plan submitted, marked as Petitioner's Exhibit No. 1. The signs in question are the typical Target sign that one sees on other Target Stores in and around the Baltimore area. The entire sign package for the subject property has been reviewed by the Planning Office, as well as the surrounding community associations, all of

ORDER RECEIVED FOR FILING
Date 3/21/2000
By J. P. Johnson

whom support the Petitioner in their request for variance. After considering the testimony and evidence offered at the hearing, I find that the variance request should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

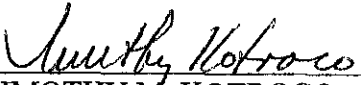
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

COPIES RECEIVED FOR FILING
3/21/2000
R. J. [Signature]

THEREFORE, IT IS ORDERED this 21st day of March, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 260 sq. ft. wall mounted enterprise sign in lieu of the required 150 sq. ft. that is permitted, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 3/21/2000
By J. J. Ganeason



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9901 York Road

which is presently zoned BR

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 Variance from Section(s)

450 - *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)

~~see attached~~ *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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner: G. Scott Barhight,
David K. Gildea & Whiteford Taylor
& Preston

Name - Type or Print

Signature

Company

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

Address

Telephone No.

Towson, MD 21204

State

Zip Code

Case No. 00-330A

REV 9/15/98

Legal Owner(s):

Dayton Hudson Corporation

Name - Type or Print

Signature By: *Forrest E. Russell*
Forrest E. Russell

SR. SITE DEV. MGR.

Name - Type or Print

Signature

1000 Nicollet Mall, NM1-12E

Address

Telephone No.

Minneapolis, MN 55403

City

State

Zip Code

Representative to be Contacted:

G. Scott Barhight, David K. Gildea
and Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Ave., 4th

Address

Telephone No.

Towson, MD 21204 (410)832-2000

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By *gum* Date 2-10-00

ORDER RECEIVED FOR FILING

Date 3/21/2000

By *[Signature]*

ATTACHMENT TO VARIANCE APPLICATION

1. BCZR Section 450 - To permit a 260 square foot wall-mounted enterprise sign in lieu of the required 150 square foot wall-mounted enterprise sign for sign number one ("Target") fronting Galloway Avenue.

188229



ZONING DESCRIPTION - TARGET STORE

Beginning at a point on the east right-of-way line of York Road (Maryland Route 45) which is 80 feet wide at the distance of 47.3 feet north of the centerline of Galloway Drive which is 60 feet wide. Hence the following courses and distances.

1. North 18 degrees 38 minutes 34 seconds west, 741.77 feet to intersect the southerly right-of-way line of Alms House Road (future 40 feet wide).

Thence running the following five (5) courses and distances, viz:

2. North 88 degrees 14 minutes 28 seconds east, 642.45 feet.
3. Southeasterly by a tangential curve to the right having a radius of 1486.30 feet, an arc length for 216.69 feet, the chord of said arc bearing south 87 degrees 34 minutes 56 seconds east, 216.50 feet.
4. South 83 degrees 24 minutes 20 seconds east, 218.34.
5. Southeasterly by a tangential curve to the right having a radius of 80.22 feet, an arc length of 52.89 feet, the chord of said arc bearing south 64 degrees 30 minutes 58 seconds east, 51.94 feet.
6. South 14 degrees 13 minutes 56 seconds west, 31.54 feet to intersect the northwesterly right-of-way line of Galloway Avenue (60 feet wide).
7. Southwesterly by a non-tangential curve to the left having a radius of 535.55 feet, an arc length of 232.21 feet, the chord of said arc bearing south 51 degrees 07 minutes 32 second west, 230.40 feet.
8. South 38 degrees 42 minutes 14 seconds west, 206.86 feet.
9. Southwesterly by a tangential curve to the right having a radius of 924.93 feet, an arc length of 518.18 feet, the chord of said arc bearing south 54 degrees 45 minutes 13 seconds west, 511.43 feet.
10. South 70 degrees 48 minutes 11 seconds west, 136.9 feet.
11. North 63 degrees 38 minutes 32 seconds west, 24.20 feet to the point of beginning.

Containing an area of 11.2050 acres of land, more or less. Also known as #9901 York Road (#107 Alms House Road) and located in the Eighth Election District – Baltimore County, Maryland.

(This Zoning Description is to accompany a Petition for Zoning Variance. It may not be utilized for the transfer of land.)

330



00-330-A

**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: #00-330-A
9901 York Road
E/S York Road, 48' +/- N of centerline Galloway Drive
8th Election District
4th Councilmanic District
Legal Owner(s):
Dayton Hudson Corporation
Variance: to permit a 260-square foot wall-mounted enterprise sign in lieu of the allowed 150 square feet.
Hearing: Monday, March 20, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
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 Review Office at (410) 887-3391.
3/014 March 2 C373299

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/2, 2000

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 3/2, 2000.

S. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING

Opening 2000

ZONING NOTICE

Case # 100-330-A

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

PLACE: 9901 York Road, E/S York Road, 48' +/- N of centerline Galloway Drive, 8th Election District, 4th Councilmanic District

TIME & DATE: 10:00 a.m. Monday, March 20, 2000

Variance to permit a 260 square foot wall-mounted enterprise sign in lieu of the allowed 150 square feet

POSTPROMPTLY DATE TO REVEAL ON OTHER CERTIFICATES ARE EMPLOYED
RECEIVED TO COMPLAIN DEPARTS
CALL THE ZONING REVIEW OFFICE
IF YOU HAVE THE FILED BY THE ZONING REVIEW OFFICE
HEARINGS ARE HANDICAPPED ACCESSIBLE

Corner of Galloway Drive & York Road

No. 078680

AMOUNT \$ 780.00

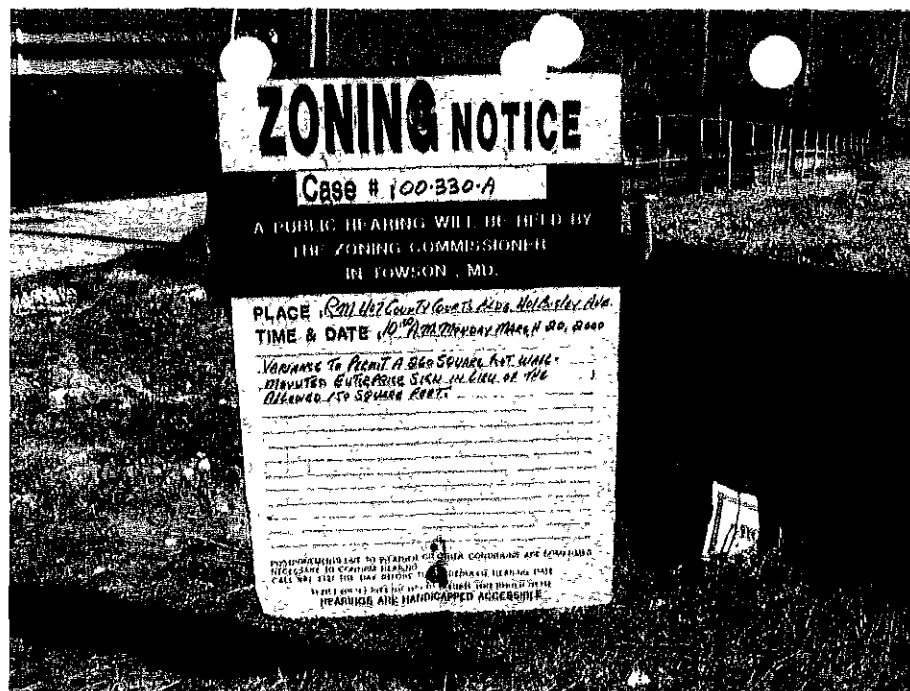
FOR: _____

CASHIER'S VALIDATION

PAID RECEIPT

ISSUED	RECEIVED	DATE
7/11/2009	7/10/2009	15:11:58
REC NO. 00000000000000000000000000000000	00000000000000000000000000000000	1
DEPT 5	520 700000 VERB 000000	
Report #	131309	06/11
CR NO. 576600		
Receipt To		59.00
590.00 TR		00.00 CR
Baltimore County, Maryland		

00-330-A



Corner of Alms House & York Roads

CERTIFICATE OF POSTING

**RE: CASE # 00-330-A
PETITIONER/DEVELOPER
(Dayton Hudson Corp.)
DATE OF Hearing
(3-20-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

9901 York Road Baltimore, Maryland 21030_____

THE SIGN(S) WERE POSTED ON_____ 3-3-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 330
Petitioner: Dayton-Hudson Corporation
Address or Location: 9901 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Felder c/o Whitefish, Taylor + Preston
Address: 210 W. Penn. Ave
Burton, MD. 21204
Telephone Number: (410) 832-2000

Revised 2/20/98 - SCJ

00-330-A

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 2, 2000 Issue – Jeffersonian

Please forward billing to:

David Gildea
C/o Whiteford, Taylor & Preston
210 W. Penn. Ave.
Towson, MD 21204

410-832-2000

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: 00-330-A

9901 York Road

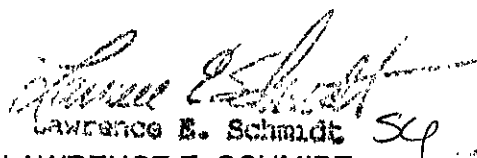
E/S York Road, 48' +/- N of centerline Galloway Drive

8th Election District – 4th Councilmanic District

Legal Owner: Dayton Hudson Corporation

Variance to permit a 260-square foot wall-mounted enterprise sign in lieu of the allowed 150 square feet.

HEARING: Monday, March 20, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

February 22, 2000

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: 00-330-A
9901 York Road
E/S York Road, 48' +/- N of centerline Galloway Drive
8th Election District – 4th Councilmanic District
Legal Owner: Dayton Hudson Corporation

Variance to permit a 260-square foot wall-mounted enterprise sign in lieu of the allowed 150 square feet.

HEARING: Monday, March 20, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: G. Scott Barhight & David Gildea, Esquires, Whiteford, Taylor & Preston,
210 W. Pennsylvania Avenue, Towson, MD 21204
Forrest Russell, Dayton Hudson Corporation, 1000 Nicollet Mall, NM1-12E,
Minneapolis, MN 55403

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 5, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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.





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

March 16, 2000

Mr. David Gildea
210 Pennsylvania Avenue
Towson, MD 21204

Dear Mr. Gildea:

RE: Case Number 00-330-A , 9901 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 02/10/00.

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, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Dayton Hudson Corporation



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Item Nos. 321, 323, 324, 325, 327, 328,
329, 330, 331, 332,

and

Case #99-488-SPHA
1823 York Road

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

RWB:HJO:jrb

cc: File

ZAC-2-28-28-2000-NOC



Baltimore County
Fire Department

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

February 22, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 22, 2000

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.

7. The Fire Marshal's Office has no comments at this time.

325, 327, 328, (330) 331, 332,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
323	9013 Liberty Road
324	9704 William Parks Road
325	609 Sunspot Road
327	314 Garrison Forest Road
328	122 Grist Shore Way
330	9901 York Road
331	4017 Black Rock Road
303	500-512 Eastern Boulevard
488	1823 York Road
321	408 Delaware Avenue
322	Melrose Avenue/Egges Lane

Jim
3/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: March 8, 2000

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

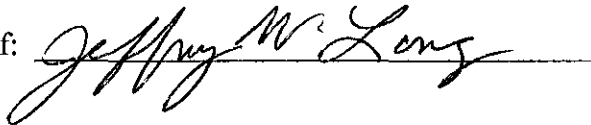
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 330, 336, 342, and 351

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 2.24.00

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

RE: Baltimore County
Item No. 330 JCM

RECEIVED MAR 03 2000

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, 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

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

RE: PETITION FOR VARIANCE
9901 York Road, E/S York Rd,
48' +/- N of c/l Galloway Dr
8th Election District, 4th Councilmanic

Legal Owner: Dayton Hudson Corp.
Petitioner(s)

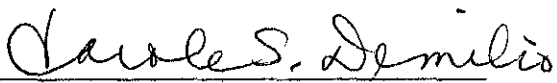
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-330-A

* * * * *

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 or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 1st day of March, 2000 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

DEAD Hoover

ADDRESS

BL COMPANIES
849 INTERNATIONAL DR
Linthicum MD 21090

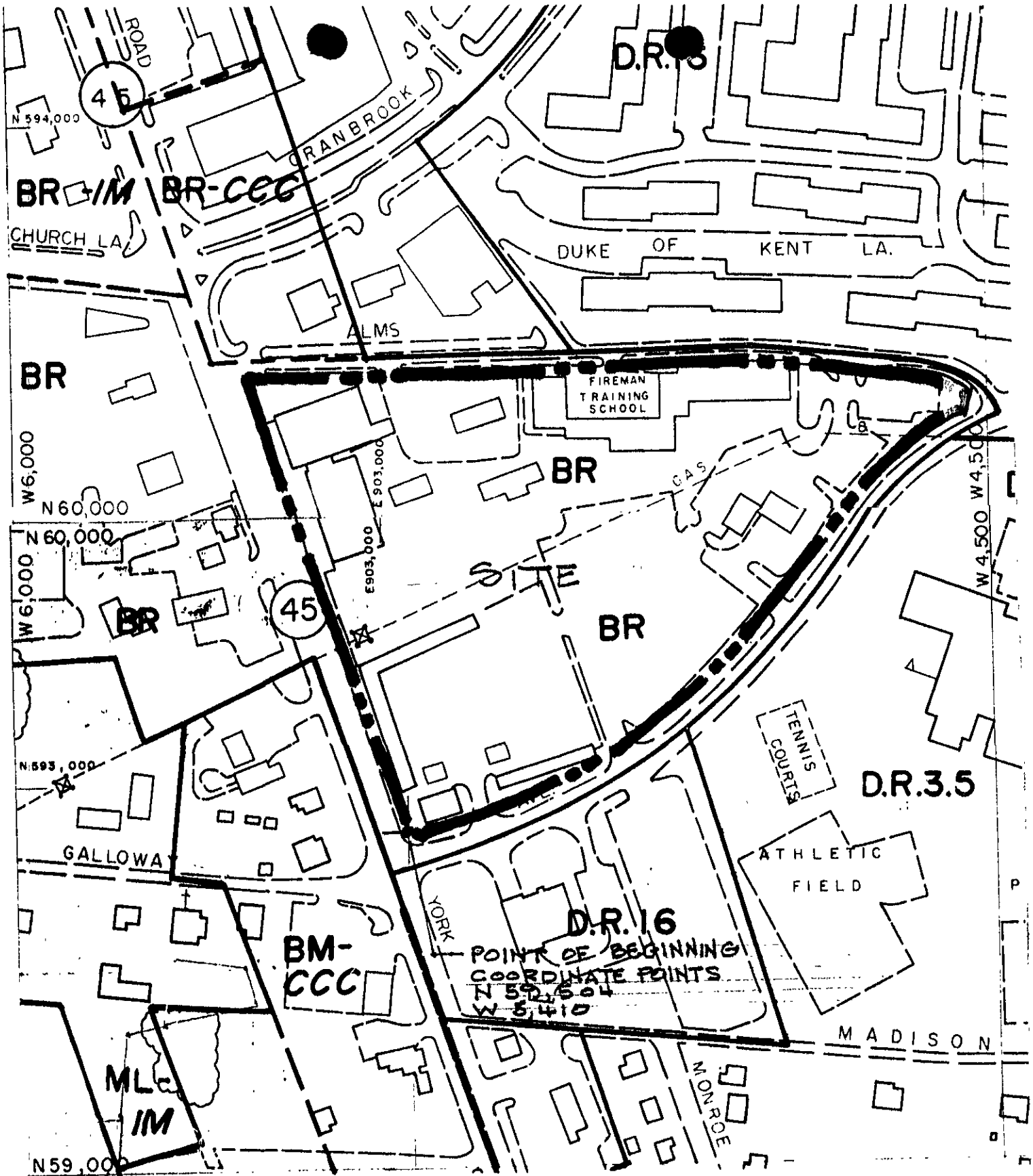
David Gilden

WTP

210 W. Penn. Ave.

Towson, MD. 21204





LOCATION

PADONIA

SHEET

N.W.

15-A

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

TEXAS

330

SHEET

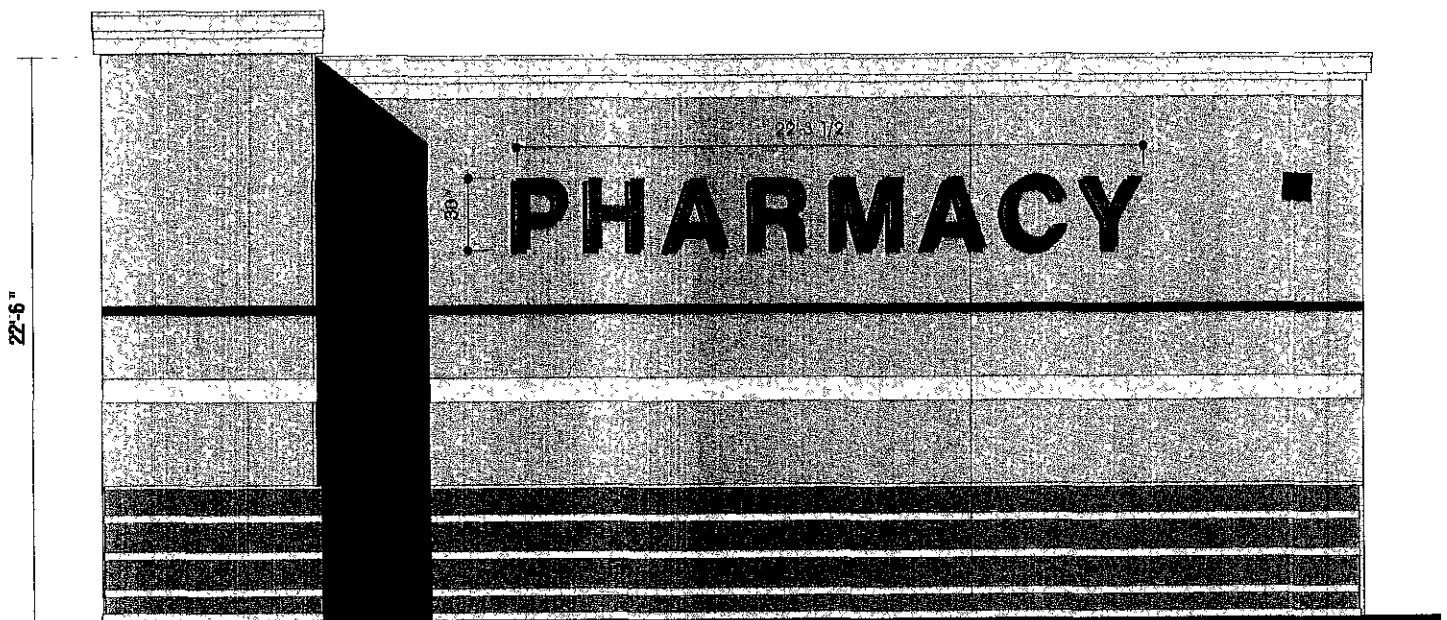
N.W.

16-A

00-330-A

BUILDING IDENTIFICATION 30" PHARMACY LETTERS

TARGET stores include a Pharmacy, and it is identified with a set of internally illuminated channel letters. The preferred location for the letters is centered on the facade near the entrance as shown. However, an alternative location for the letters may be considered in cases of unusual visibility requirements. Consistency of image is critical to TARGET'S success, therefore, any variation must be approved by TARGET.



PARTIAL ELEVATION

SIGN SPECIFICATIONS

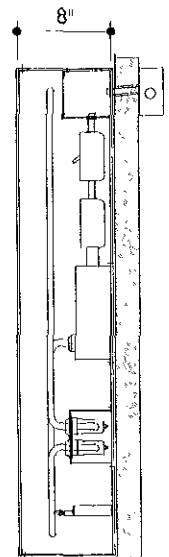
SIGN AREA :
23.15 sq. ft.

CONSTRUCTION :
ALUMINUM RETURNS & BACKS
FLAT 3/16" THICK ACRYLIC FACES
1" TRIMCAP RETAINERS

COLORS :
FACES - ROHM & HAAS #2283 RED
RETURNS - PAINT TO MATCH FACES
TRIMCAP - PAINT TO MATCH FACES

ILLUMINATION :
15mm CLEAR RED NEON
NOTE : Transformers are located
inside letters. (see detail)

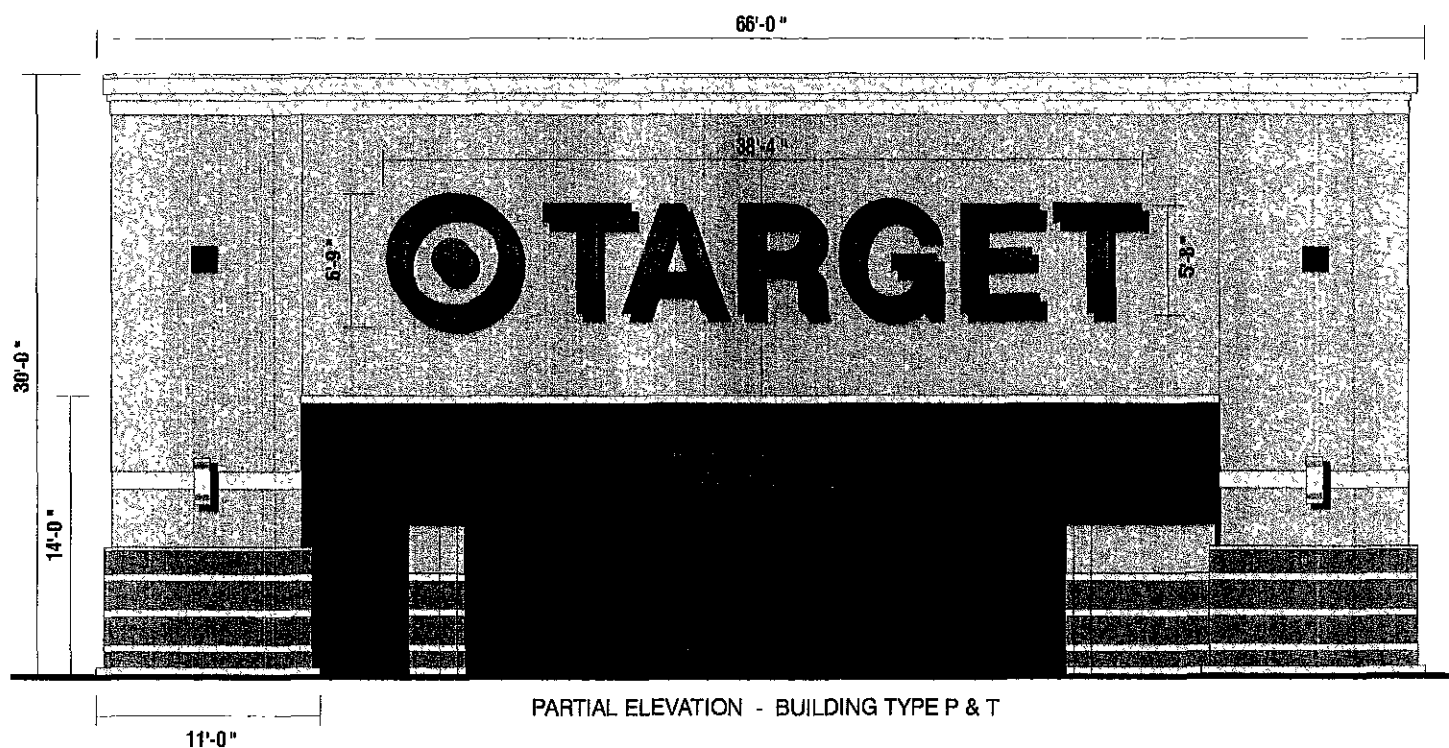
ELECTRICAL : 120V



LETTER DETAIL

BUILDING IDENTIFICATION 6'-9" BULLSEYE 5'-8" LETTERS

The standard identification package for the P & T type stores is an interior illuminated channel letter display at the main entrance as shown, which consists of a 6'-9" bullseye combined with a set of 5'-8" TARGET letters. An alternative location for the display may be considered in cases of unusual visibility requirements. Consistency of image is critical to TARGET'S success, therefore, any variation must be approved by TARGET.



SIGN SPECIFICATIONS

SIGN AREA :

TARGET LETTERS - 79.7 sq. ft.

BULLSEYE - 22.4 sq. ft.

TOTAL - 102.1 sq. ft.

CONSTRUCTION :

ALUMINUM RETURNS & BACKS

FLAT 3/16" THICK ACRYLIC FACES

ALUMINUM MOULDINGS

NOTE : Bullseye is comprised of two pieces; outer ring and inner dot.

COLORS :

FACES - ROHM & HAAS #2283 RED

RETURNS - PAINT TO MATCH FACES

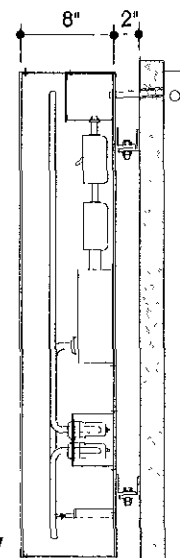
MOULDINGS - PAINT TO MATCH FACES

ILLUMINATION :

15mm CLEAR RED NEON

NOTE : Transformers are located inside letters. (see detail)

ELECTRICAL : 120V



LETTER DETAIL

BUILDING IDENTIFICATION 5'-0" BULLSEYE 4'-2" LETTERS



SIGN SPECIFICATIONS

SIGN AREA :

TARGET LETTERS - 43.7 sq. ft.

BULLSEYE - 12.3 sq. ft.

TOTAL - 56.0 sq. ft.

CONSTRUCTION :

ALUMINUM RETURNS & BACKS

FLAT 3/16" THICK ACRYLIC FACES

ALUMINUM MOLDINGS

NOTE : Bullseye is comprised of two pieces; outer ring and inner dot.

COLORS :

FACES - ROHM & HAAS #2283 RED

RETURNS - PAINT TO MATCH FACES

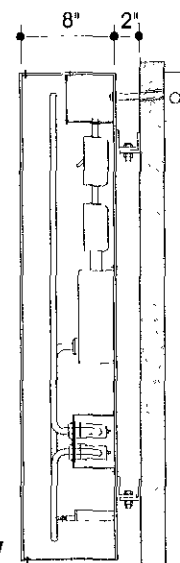
MOULDINGS - PAINT TO MATCH FACES

ILLUMINATION :

15mm CLEAR RED NEON

NOTE : Transformers are located inside letters. (see detail)

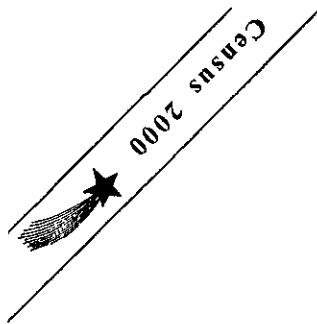
ELECTRICAL : 120V



LETTER DETAIL

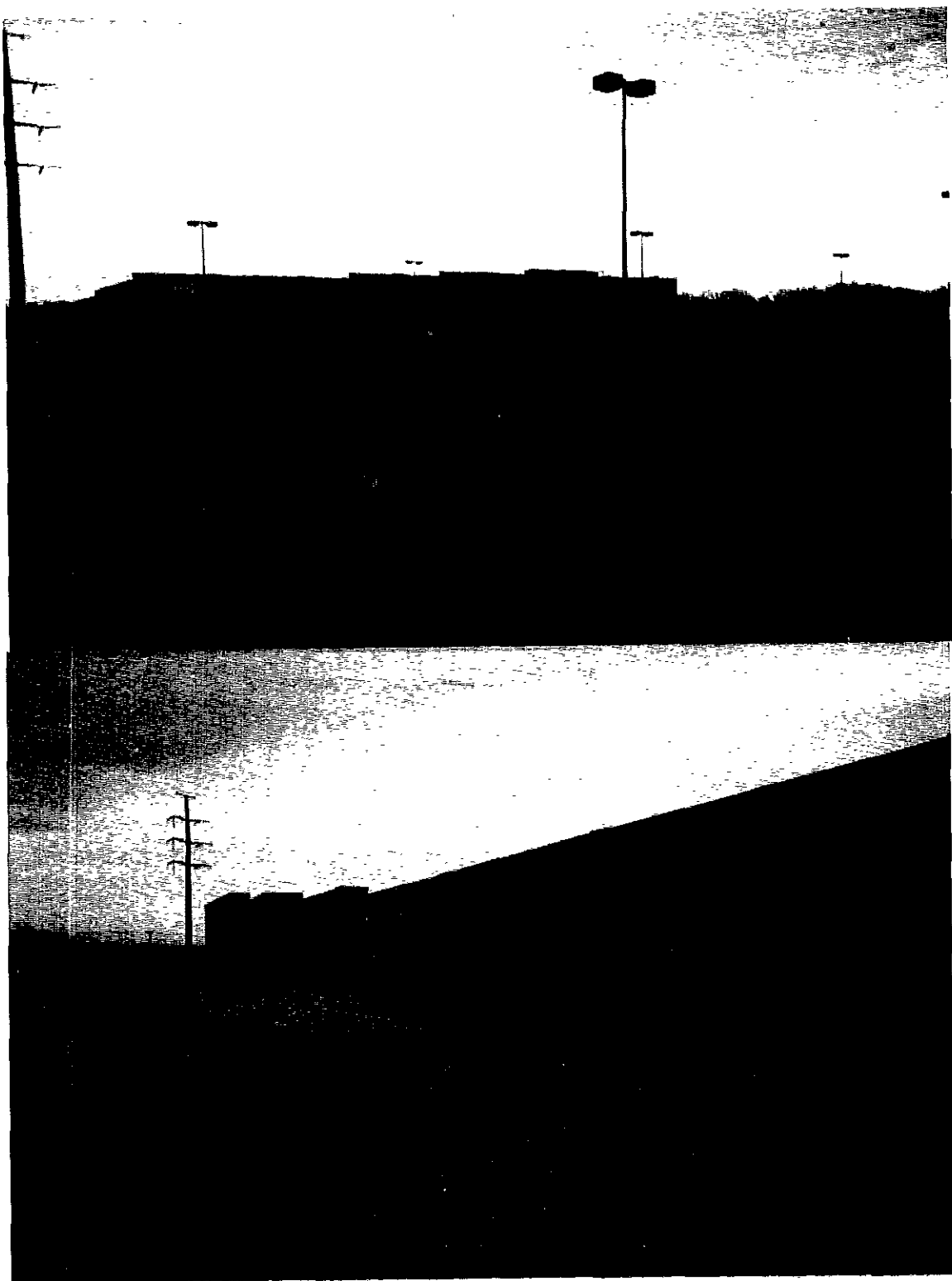


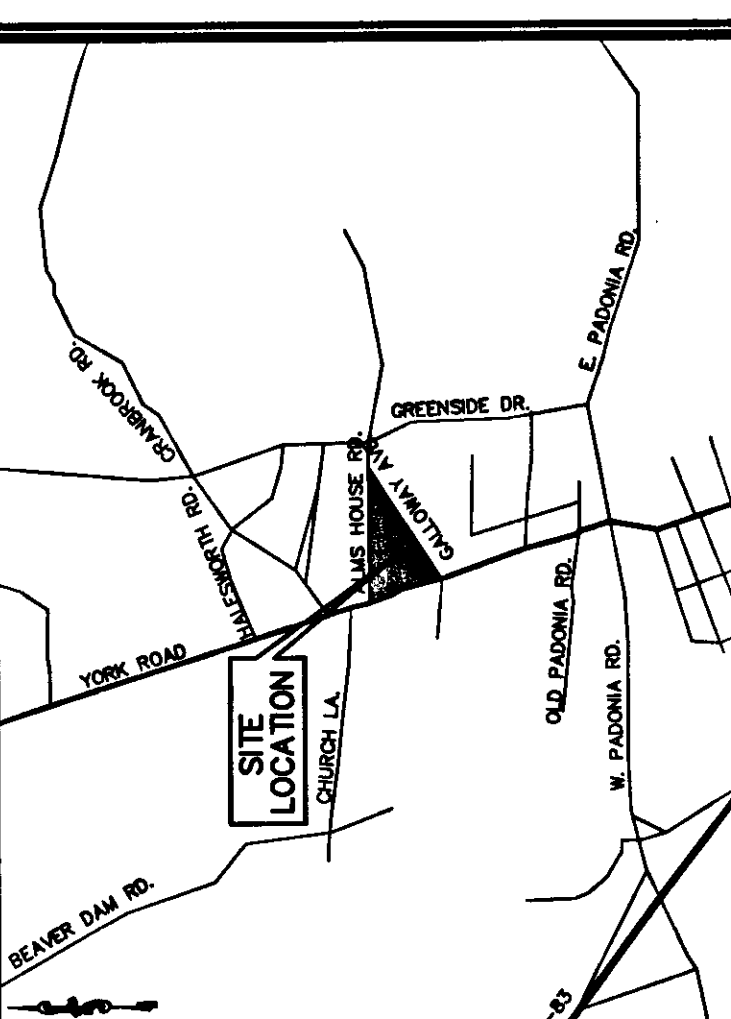
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204



Photographs
#00-330-A







VICINITY MAP
SCALE: 1" = 1000'
BM# 15806 ELEV. 364.89
LOCATED ALONG YORK ROAD NORTH 426.14 FEET FROM
INTERSECTION OF YORK ROAD AND GALLOWAY AVENUE.

GENERAL NOTES

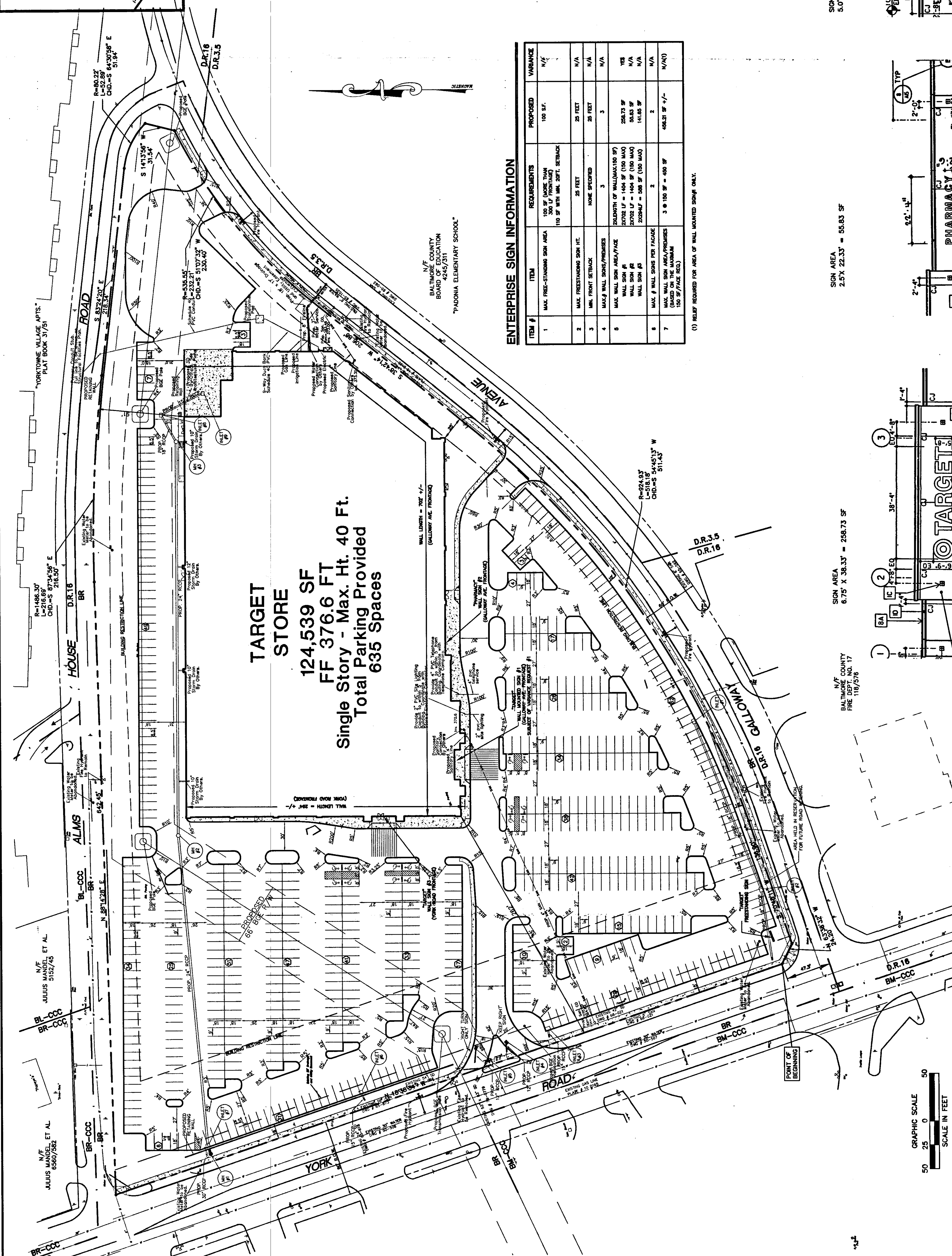
1. Gross Site Area: 13.1 ac ±
2. Net Site Area: 11.2 ac ±
3. Elevation: 364.89
4. Elevation District: 4085.03
5. Contour Interval: 1.0
6. Wetland: 1.1
7. Wetland: 1.1
8. Wetland: 1.1
9. Wetland: 1.1
10. Wetland: 1.1
11. Wetland: 1.1
12. Wetland: 1.1
13. Wetland: 1.1
14. Wetland: 1.1
15. Wetland: 1.1
16. Wetland: 1.1
17. Wetland: 1.1
18. Wetland: 1.1
19. Wetland: 1.1
20. Wetland: 1.1
21. Wetland: 1.1
22. Wetland: 1.1

ZONING NOTES

1. Zoning: BR (Business Residential)
2. Maximum Floor Area Ratio = 2.0
3. Maximum Floor Area Ratio = 2.0
4. Maximum Floor Area Ratio = 2.0
5. Maximum Floor Area Ratio = 2.0
6. Maximum Floor Area Ratio = 2.0
7. Maximum Floor Area Ratio = 2.0
8. Maximum Floor Area Ratio = 2.0
9. Maximum Floor Area Ratio = 2.0
10. Maximum Floor Area Ratio = 2.0
11. Maximum Floor Area Ratio = 2.0
12. Maximum Floor Area Ratio = 2.0
13. Maximum Floor Area Ratio = 2.0
14. Maximum Floor Area Ratio = 2.0
15. Maximum Floor Area Ratio = 2.0
16. Maximum Floor Area Ratio = 2.0
17. Maximum Floor Area Ratio = 2.0
18. Maximum Floor Area Ratio = 2.0
19. Maximum Floor Area Ratio = 2.0
20. Maximum Floor Area Ratio = 2.0
21. Maximum Floor Area Ratio = 2.0
22. Maximum Floor Area Ratio = 2.0

ENTERPRISE SIGN INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAX. FREE-STANDING SIGN AREA	100 SF	100 SF	N/A
2	MAX. PRESTANDING SIGN HT.	25 FEET	25 FEET	N/A
3	MAX. PRESTANDING SIGN HT.	25 FEET	25 FEET	N/A
4	MAX. WALL SIGN AREA/FAÇADE	2500 SF	2500 SF	N/A
5	MAX. WALL SIGN AREA/FAÇADE	2500 SF	2500 SF	N/A
6	MAX. WALL SIGN AREA/FAÇADE	2500 SF	2500 SF	N/A
7	MAX. WALL SIGN AREA/FAÇADE	2500 SF	2500 SF	N/A



TARGET STORE
124,539 SF
FF 376.6 FT
Single Story - Max. Ht. 40 Ft.
Total Parking Spaces Provided
635 Spaces

WALL LENGTH = 700' ±

WALL LENGTH = 240' ±

WALL LENGTH = 240' ±

WALL LENGTH = 240' ±

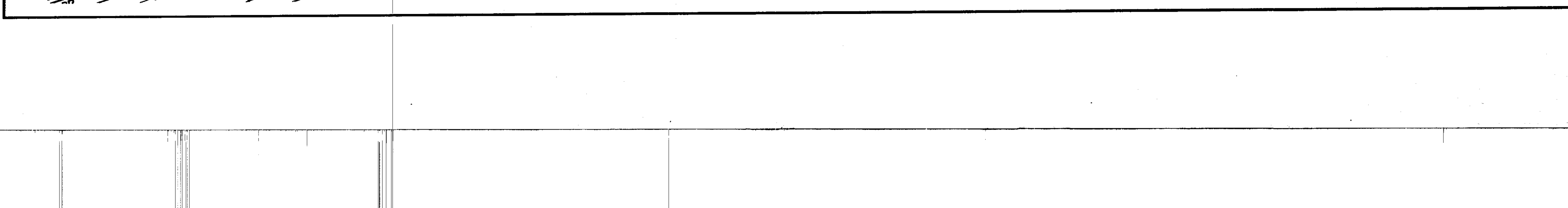
WALL LENGTH = 240' ±

WALL LENGTH = 240' ±

WALL LENGTH = 240' ±

WALL LENGTH = 240' ±

WALL LENGTH = 240' ±



VARIANCE REQUEST
B.C.Z.R. Section 450 - To permit a 200 square foot wall-mounted enterprise sign in lieu of the required 200 square foot wall-mounted enterprise sign for sign number one (Target) facing Galloway Avenue.

OWNER
DAYTON HUDSON CORPORATION
1000 NICOLET MALL, N11-12E
MINNEAPOLIS, MN 55403

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

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

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

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



Baltimore County
Zoning Commissioner

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

March 21, 2000

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

Re: Petition for Variance
Case No. 00-330-A
Property: 9901 York Road

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Dayton Hudson Corporation
c/o Forrest E. Russell, Sr. Site Dev. Mgr.
1000 Nicollet Mall, NM1-12E
Minneapolis, Minnesota 55403

BL Companies
c/o Dean Hoover
849 International Drive
Linthicum, Maryland 21090

Census 2000

For You, For Baltimore County

Census 2000



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