

IN RE: PETITION FOR VARIANCE
SEC North Rolling Road and
Security Boulevard
(Security Square Shopping Center)
1st Election District
1st Councilmanic District
(1811 N. Rolling Road and
7005 Security Boulevard)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

Abington Center Associates, L.P.
c/o LCP Group, Legal Owner
and
Security Center, LLC
Contract Purchaser/Lessee
Petitioners

* CASE NO. 00-440-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 owners of the subject property, Abington Center Associates, L.P. and the contract purchaser, Security Center, LLC. The variance request is for property located at the intersection of North Rolling Road and Security Boulevard, in the Woodlawn area of Baltimore County. The subject property is zoned BN-CT. The variance request is from Section 450.4 Class 7(b)(IX) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit nine display lines of tenants or occupants in lieu of the required five lines for a joint identification freestanding sign.

Appearing at the hearing on behalf of the variance request were Tom Simmons, on behalf of the purchaser of the property, Bob Green, appearing on behalf of Daft, McCune & Walker and David K. Gildea, attorney at law, representing the Petitioners. There were no protestants in attendance.

CACER RECEIVED FOR FILING

Date

By

6/16/00
H. P. Jamison

Testimony and evidence indicated that the property, which is the subject of this variance request, is the former site of the Hechinger's Home Improvement Store which recently went out of business. The store is vacant at this time. In an effort to revitalize the abandoned building, the Petitioners are proposing to renovate the building and locate a Super Fresh Super Store therein. In addition, they propose two small pad sites for other commercial businesses, as well as a small strip retail center. The signage proposed for the property would allow each prospective tenant to have their name displayed on the signs along Rolling Road and Security Boulevard. The Petitioners believe it is important to display the names of the tenants on this signage, given that the improvements to the property sit lower in elevation than Rolling Road and Security Boulevard, and visibility is difficult. Therefore, in an effort to revitalize the property, they would like the opportunity for those tenants names to be displayed on the identification signage.

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

CASES RECEIVED FOR FILING
Date 6/18/00
By R. J. Jameson

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 Petitioners seek 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.

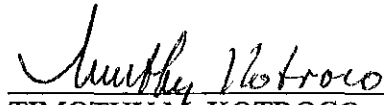
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 8th day of June, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 450.4 Class 7(b)(IX) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit nine display lines of tenants or occupants in lieu of the required five lines for a joint identification freestanding sign, be and is hereby GRANTED, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The design and construction of the proposed sign shall be as depicted on the sign detail prepared by Capitol City Signs which was submitted into evidence as Petitioners' Exhibit 2A and 2B.

ORDER RECEIVED FOR FILING
DATE 6/15/00
BY R. J. JENNIFER

3. The location of the proposed sign shall be in accordance with the site plan submitted in to evidence as Petitioners' Exhibit No. 1, which plan shows the location of one of the signs in the southern corner of the site along Rolling Road.
4. The Petitioners should be required to submit elevation drawings to the Office of Planning for their review of the new façade treatment of the shopping center.
5. The Petitioners shall be required to submit a landscape plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for review and approval.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
6/18/00
Avery Harden



Baltimore County
Zoning Commissioner

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

June 8, 2000

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

Re: Petition for Variance
Case No. 00-440-A
Property: 1811 N. Rolling Road
and 7005 Security Boulevard

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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Copies to:

Mr. Robert Albert
Abington Center Associates, L.P.
c/o LCP Group
711 W. Chester Avenue
White Plains, NY 20604

Mr. Tom Simmons
Security Center, LLC
170 W. Ridgely Road, Suite 300
Lutherville, MD 21093

Mr. Bob Green
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1811 N. Rolling Road
7005 Security Blvd.

which is presently zoned RM-CF

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)

.4 Class 7(b)(IX)

BCZR Section 450 -- to permit nine display lines of tenants or occupants in lieu of the required five lines for a joint identification freestanding sign.

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:

Security Center LLC

Name - Type or Print

Signature

170 W. Ridgely Rd., Suite 300 684-2000

Address

Telephone No.

Lutherville, MD 21093

City

State

Zip Code

Attorney For Petitioner:

David K. Gildea

Name - Type or Print

Signature

Whiteford, Taylor & Preston LLP

Company

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

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Abington Center Associates, L.P.

c/o LCP Group

Name - Type or Print

Signature

Robert Albert

Name - Type or Print

Signature

711 W. Chester Ave. (914)289-0059

Address

Telephone No.

White Plains, NY 20604

City

State

Zip Code

Representative to be Contacted:

David K. Gildea

Name

210 W. Pennsylvania Ave. 832-2000

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 4-20-00

Case No. 00-440A

RS 9/15/98

COPIES RECEIVED FOR FILING

6/8/00

**Description
to Accompany Petition for Variance**

6.494 Acre Parcel

**Southeast Corner of Security Boulevard and Rolling Road
First Election District, Baltimore County, Maryland**



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the following two courses and distances measured from the intersection of the centerline of Security Boulevard with the centerline of Rolling Road, viz: (1) South 16 degrees 08 minutes 33 seconds East 205 feet more or less, and thence, (2) North 73 degrees 51 minutes 00 seconds East 45 feet, more or less, thence leaving said point of beginning and running along the fillet connecting the east side of Rolling Road and the south side of Security Boulevard, (1) North 44 degrees 51 minutes 38 seconds East 107.91 feet, thence binding along the south side of Security Boulevard, (2) Southeasterly by a line curving to the left having a radius of 2356.83 feet for a distance of 577.72 feet, (the arc of said curve being subtended by a chord bearing South 83 degrees 50 minutes 26 seconds East 576.27 feet), thence leaving said side of Security Boulevard and binding on the west side Access Road No. 2 for Security Square Shopping Center, the four following courses and distances, viz: (3) Southeasterly by a line curving to the right having a radius of 45.00 feet for a distance of 38.66 feet, (the arc of said curve being subtended by chord bearing South 26 degrees 58 minutes 09 seconds East 37.48 feet), thence (4) South 02 degrees 21 minutes 39 seconds East 102.94 feet, thence (5) Southeasterly by a line curving to the left having a radius of 221.00 feet for a distance of 98.89 feet, (the arc of said curve being subtended by a

00.440.A

chord bearing South 15 degrees 10 minutes 49 seconds East 98.07 feet), and thence (6) South 28 degrees 00 minutes 00 seconds East 89.49 feet, thence leaving said west side of Access Road No. 2, (7) South 62 degrees 00 minutes 00 seconds West 633.12 feet to the east side of Rolling Road, thence binding on said east side Rolling Road, the two following courses and distances, viz: (8) Northwesterly by a line curving to the right having a radius of 2235.83 feet for a distance of 179.51 feet (the arc of said curve being subtended by a chord bearing North 18 degrees 26 minutes 33 seconds West 179.47 feet), and thence (9) North 16 degrees 08 minutes 33 seconds West 127.16 feet, thence leaving said east side of Rolling Road and running the three following courses and distances, viz: (10) North 76 degrees 27 minutes 40 seconds East 174.11 feet, thence (11) North 13 degrees 32 minutes 20 seconds West 150.00 feet, and thence (12) South 76 degrees 27 minutes 40 seconds West 180.93 feet to the aforementioned eastern side of Rolling Road, thence binding on said east side of Rolling Road, (13) North 16 degrees 08 minutes 33 seconds West 162.26 feet to the point of beginning; containing 6.494 acres of land, more or less.

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

April 19, 2000

Project No. 00006 (L00006)

440



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080869

DATE 4-20-00 ACCOUNT F-1-6150
AMOUNT \$ 250.00

RECEIVED FROM: Seaside Co. Inc. 7005 Seaside
FOR: (070) UAL.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/20/2000 4/20/2000 10:11:43
P. 1015 CASHIER ASSESSOR BOARD
B. 01 5 EES BOARD VERIFICATION
RECEIPT 1 MODAL 15.14
CR. NO. 080869
PAID TO: 250.00
550.00 TR 100.00
BALANCE FUND 100.00

00-440-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE #00-440-A
PETITIONER/DEVELOPER
(Security Center LLC)
DATE OF Hearing
(6-7-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

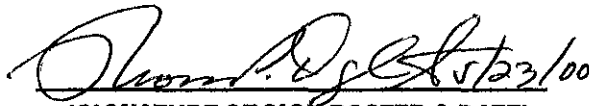
LADIES AND GENTLEMEN:

**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**

Security Square Shopping Center Baltimore, Maryland 21244_____

THE SIGN(S) WERE POSTED ON _____ 5-23-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

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: #00-440-A
SEC North Rolling Road and
Security Boulevard (Security Square Shopping Center)
1st Election District — 1st Councilmanic District
Legal Owner(s): Abington Center Associates, L.P.
Contract Purchaser: Security Center, LLC
Variance: to permit 9 display lines of tenants or occupants
in lieu of the permitted 5 lines for a joint identification, free-
standing sign.
Hearing: **Wednesday, June 7, 2000 at 11:00 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.
JT/5/732 May 23 C393415

CERTIFICATE OF PUBLICATION

TOWSON, MD, 5/26/, 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 5/23/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING


RE: PETITION FOR VARIANCE
1811 N. Rolling Road and 7005 Security Blvd.,
NE corner Security Blvd and Rolling Rd
1st Election District, 1st Councilmanic

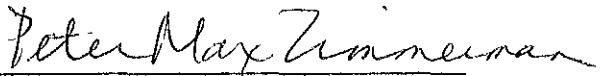
Legal Owner: Abington Center Associates L.P.
Contract Purchaser: Security Center LLC
Petitioner(s)

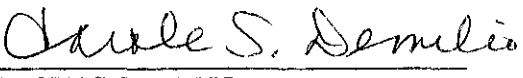
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-440-A

* * * * *

ENTRY OF APPEARANCE

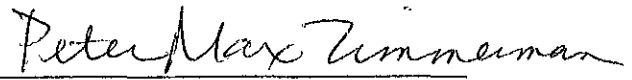
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

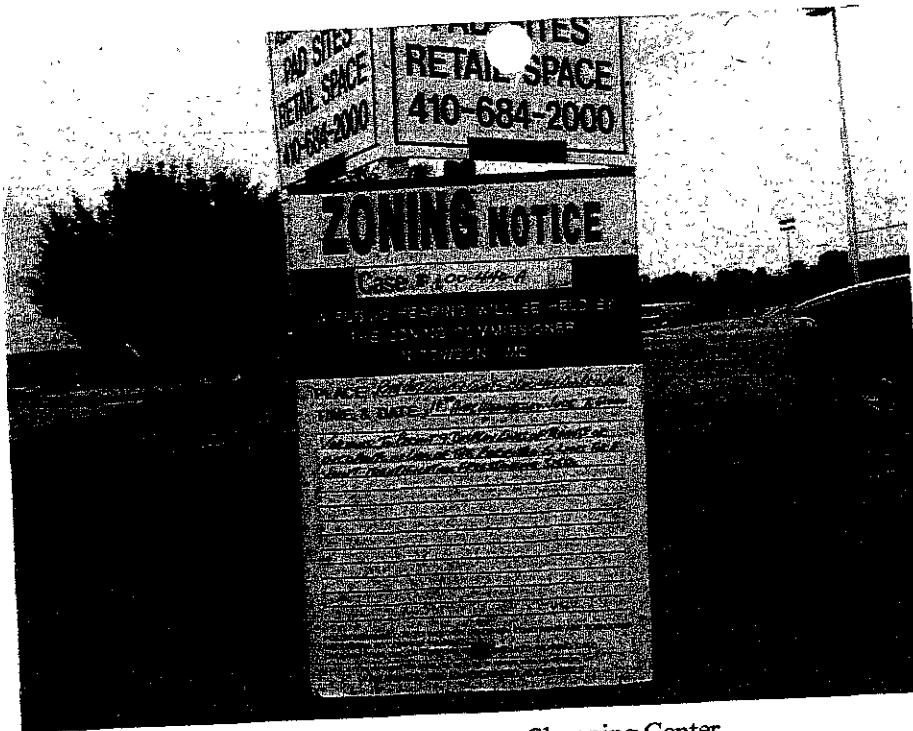

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 27th day of April, 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



Posted at Securty Square Shopping Center



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

May 15, 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: 00-440-A

SEC North Rolling Road and Security Boulevard (Security Square Shopping Center)

1st Election District – 1st Councilmanic District

Legal Owner: Abington Center Associates, L.P.

Contract Purchaser: Security Center, LLC

Variance to permit 9 display lines of tenants or occupants in lieu of the permitted 5 lines for a joint identification freestanding sign.

HEARING: Wednesday, June 7, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a stylized "sq" or similar mark at the bottom right.

Arnold Jablon
Director

C: David Gildea, Esquire, 210 W. Pennsylvania Avenue, Towson 21204
Abington Center Associates, L.P., c/o LCP Group, Robert Albert, 711 W. Chester Avenue, White Plains, NY 20604
Security Center, LLC, 170 W. Ridgely Road, Suite 300, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 23, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 23, 2000 Issue – Jeffersonian

Please forward billing to:

Jennifer Busse 410-832-2077
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204

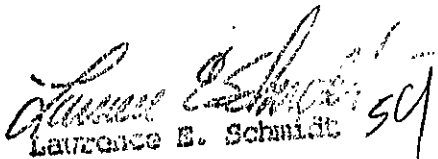
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-440-A
SEC North Rolling Road and Security Boulevard (Security Square Shopping Center)
1st Election District – 1st Councilmanic District
Legal Owner: Abington Center Associates, L.P.
Contract Purchaser: Security Center, LLC

Variance to permit 9 display lines of tenants or occupants in lieu of the permitted 5 lines for a joint identification freestanding sign.

HEARING: Wednesday, June 7, 2000 at 11:00 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.

**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: 440
Petitioner: Security Center
Address or Location: 7005 Security Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Basse, Whiteford, Taylor & Preston
Address: 210 W. Pennsylvania Ave., 4th Floor
Towson, MD 21204
Telephone Number: 410.832.2077

Revised 2/20/98 - SCJ

00-440-A



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

June 2, 2000

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

Dear Attorney Gildea:

RE: Case Number 00-440-A , 1811 N. Rolling Road and 7005 Security Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 20, 2000.

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, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Baltimore County
Fire Department

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

May 1, 2000

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 17, 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.

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

433, 434, 435, 436, 437, 439, 440

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

cc: File



Jim
6/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 5, 2000

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

SUBJECT: Security Square Shopping Center.

INFORMATION:

JUN - 5

Item Number: 440

Petitioner: Security Center L.L.C.

Zoning: BM-CT

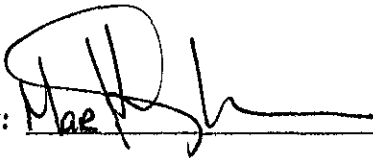
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

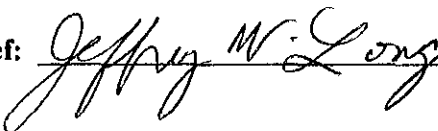
The Office of Planning supports the variance as requested provided the following conditions are met:

1. The design and construction of the proposed signs should be as depicted on the sign detail prepared by Capitol City Signs dated 5/30/00.
2. The location of the proposed signs should be in accordance with the plan prepared by Daft McCune and Walker dated 4/19/00.
3. Elevation drawings should be submitted to the Office of Planning showing the new façade treatment of the shopping center.
4. The petitioner should submit a landscape plan to Avery Harden, Baltimore County Landscape Architect for review and approval prior to the issuance of any building permits.

Prepared by:



Section Chief:



AFK:MAC:

COPIES RECEIVED FOR FILING
Date 6/8/00
By: J. P. Jannasch



**Maryland Department of Transportation
State Highway Administration**

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

Date: **5.1.00**

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

RE: Baltimore County
Item No. **440**

JCM

RECEIVED MAY 05 2000

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

David K. Gildea

210 W. Penn. Ave

Towson, Md. 21204

BOB GREEN

DMW 200 EAST PENNA. AVE

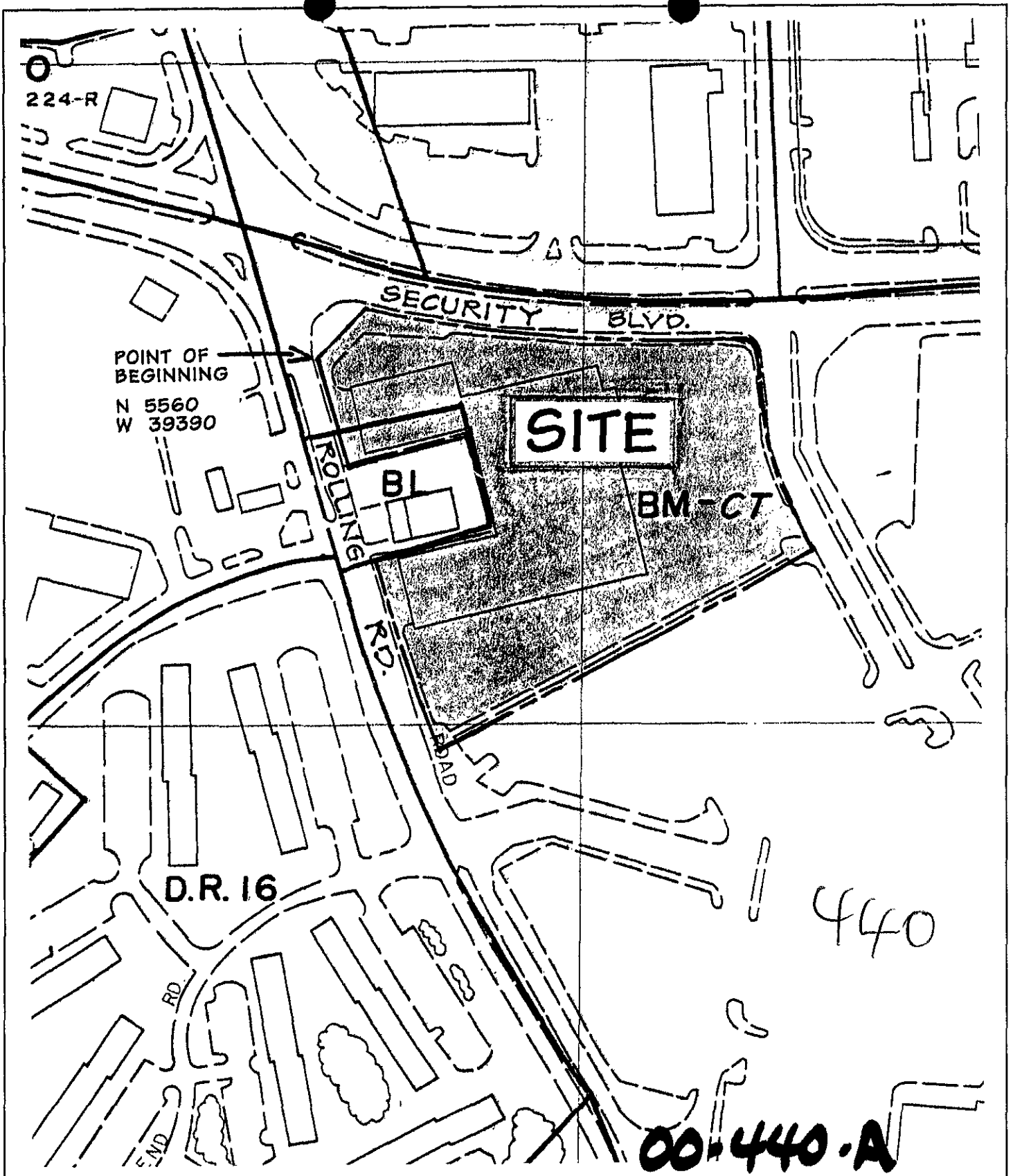
TOWSON MD. 21286

Tom Simmons

170. W. Ridgely Rd

S-300 Lutherville, MD 21093

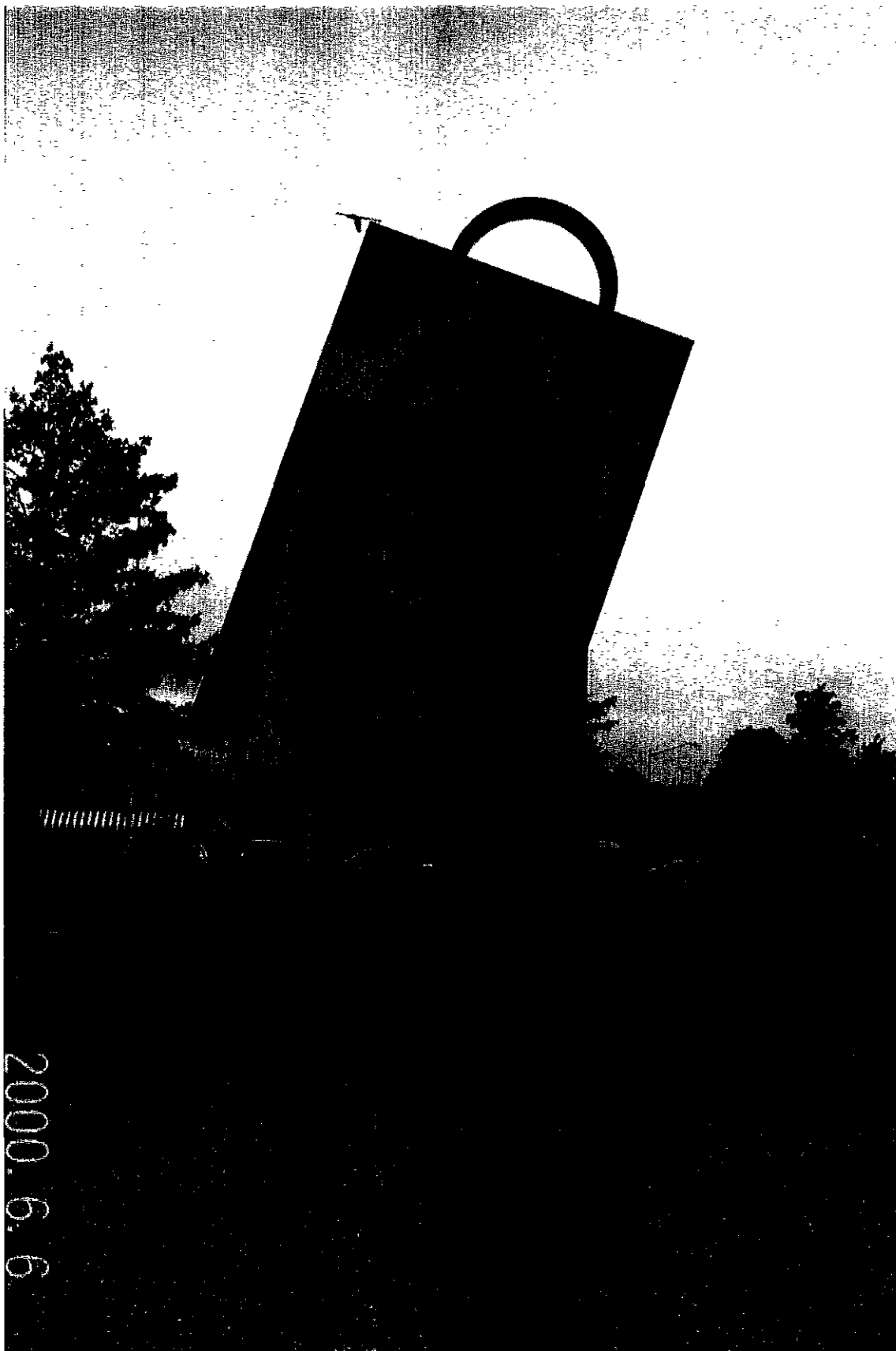




FROM BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING
OFFICIAL ZONING MAP No. NW 2-G
SCALE: 1"=200'

DMW
Daft · McCune · Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296-4705
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals





2000.6.6



2000.6.6







2000. 6. 6



2000. 6. 6

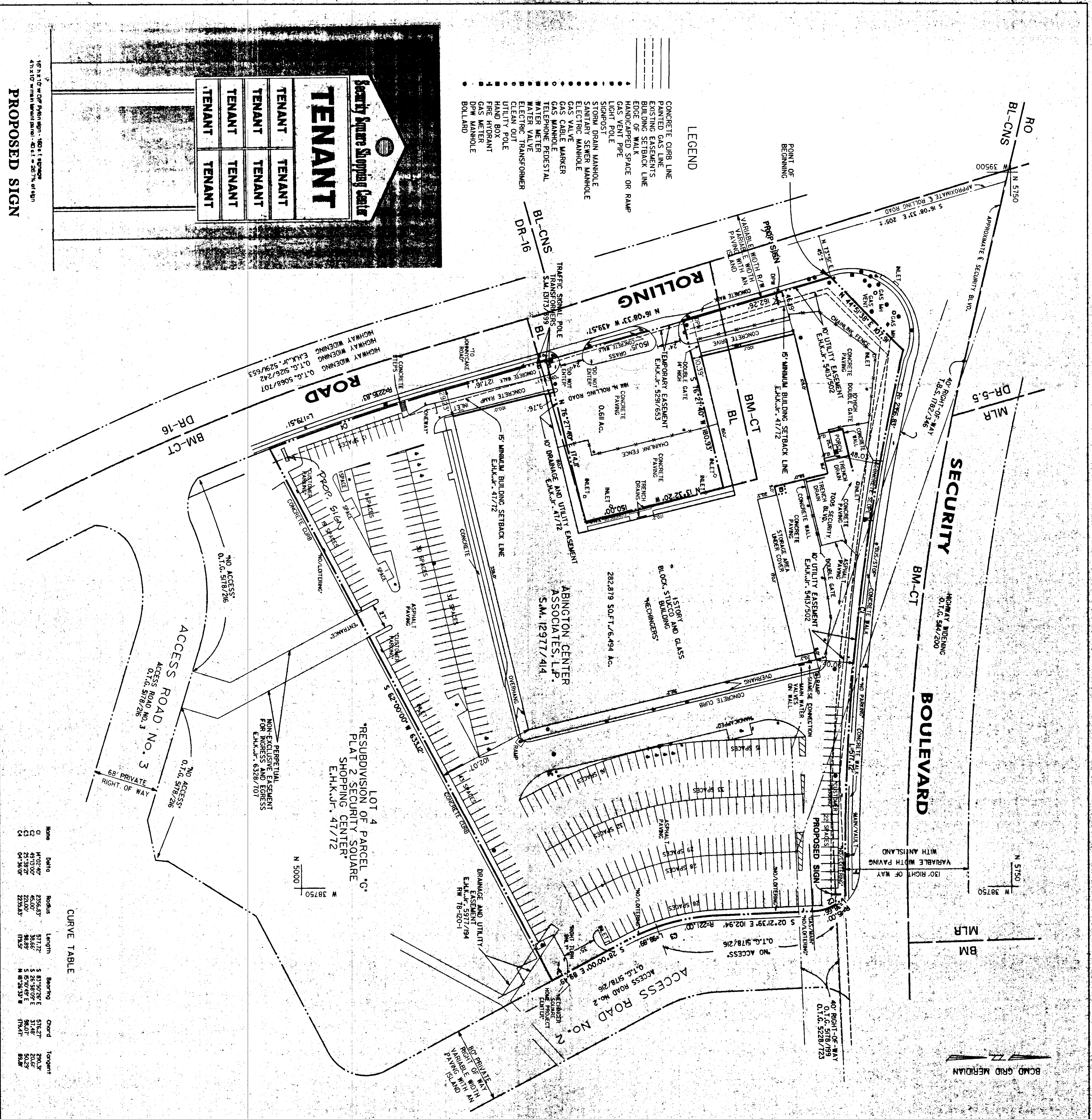




2000. 6. 6



2000. 6. 6



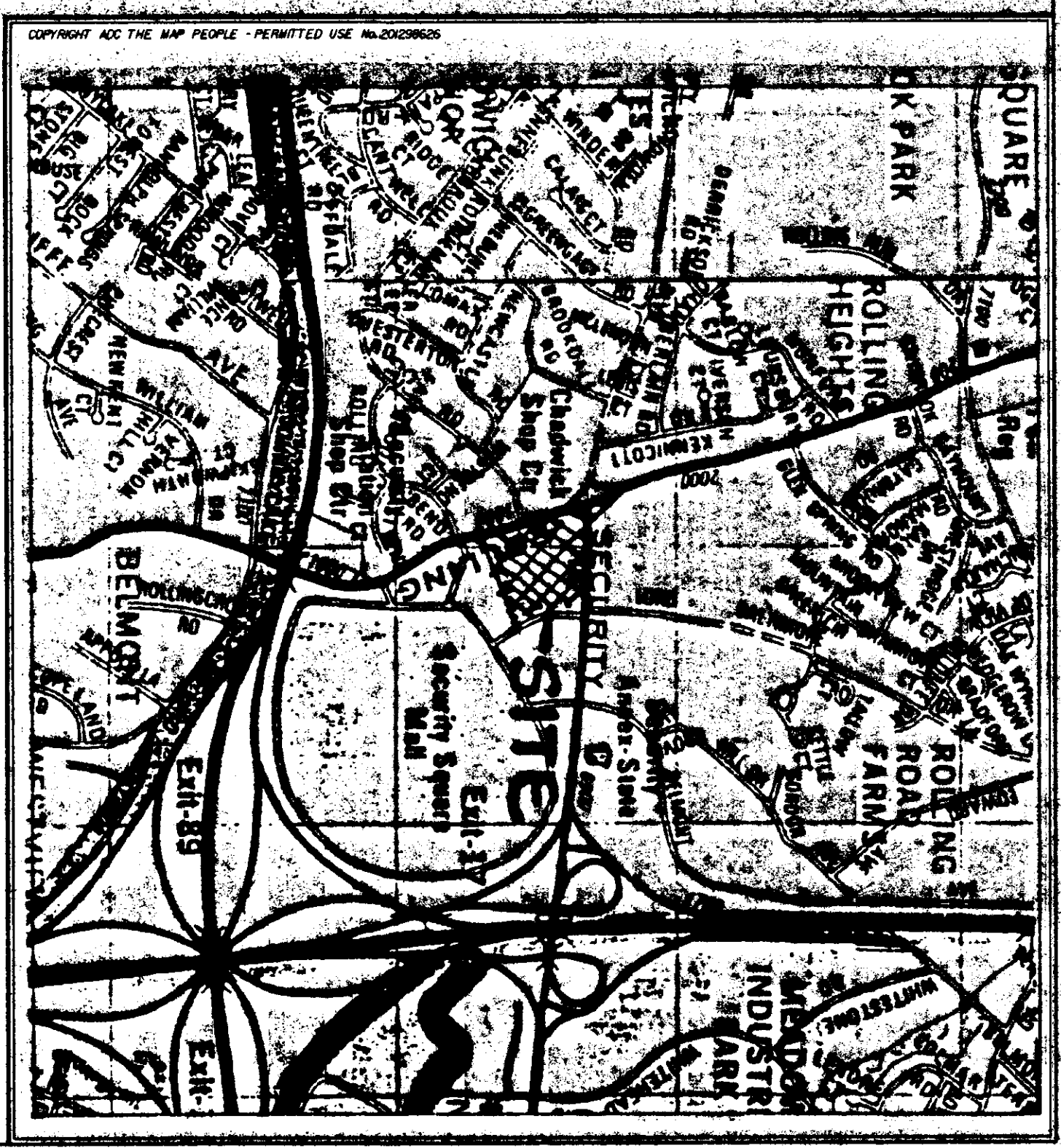
Security Square Shopping Center

TENANT	
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TENANT	TENANT

PROPOSED SIGN

VICINITY MAP

SCALE: 1" = 1000'



1. ZONING CASE NO. 1920 PROVIDED FOR A RECLASSIFICATION FROM R-6 TO B-1 IN 1965, WITH NO CONDITIONS.

2. ZONING CASE NO. 1920 PROVIDED FOR A RECLASSIFICATION FROM R-6 TO B-1 IN 1965, WITH NO CONDITIONS.

3. ZONING CASE NO. 1923-34 WAS A PETITION FOR RECLASSIFICATION AND REPEATING THE SAME AND WAS DENIED BY THE BOARD OF ZONING AND PLANNING ON 11/17/75. THE BOARD OF ZONING AND PLANNING ORDERED DECLASSIFICATION FROM BOARD OF APPEALS 7/17/75.

4. THE BOARD OF ZONING AND PLANNING ORDERED DECLASSIFICATION FROM BOARD OF APPEALS 7/17/75.

5. NO OTHER EVIDENCE OF ZONING VIOLATIONS AND THIS SITE WAS FOUND IN THE ZONING FILE.

6. ZONING VIOLATIONS AND THIS SITE WAS NOTICED ABOVE AS OBTAINED FROM A RECORD OF COUNTY ZONING FILED TO THE BEST OF OUR KNOWLEDGE. THERE IS NO SHARED ZONING HISTORY BETWEEN THIS SITE AND VIOLATING SQUARE SHOPPING CENTER.

Box #1

DMW

Dan's Mac-O-Mat Wildlife, Inc.
300 East Philadelphia Avenue
Thomson, Maryland 21086
(410) 286-4433
Fax 286-4706

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

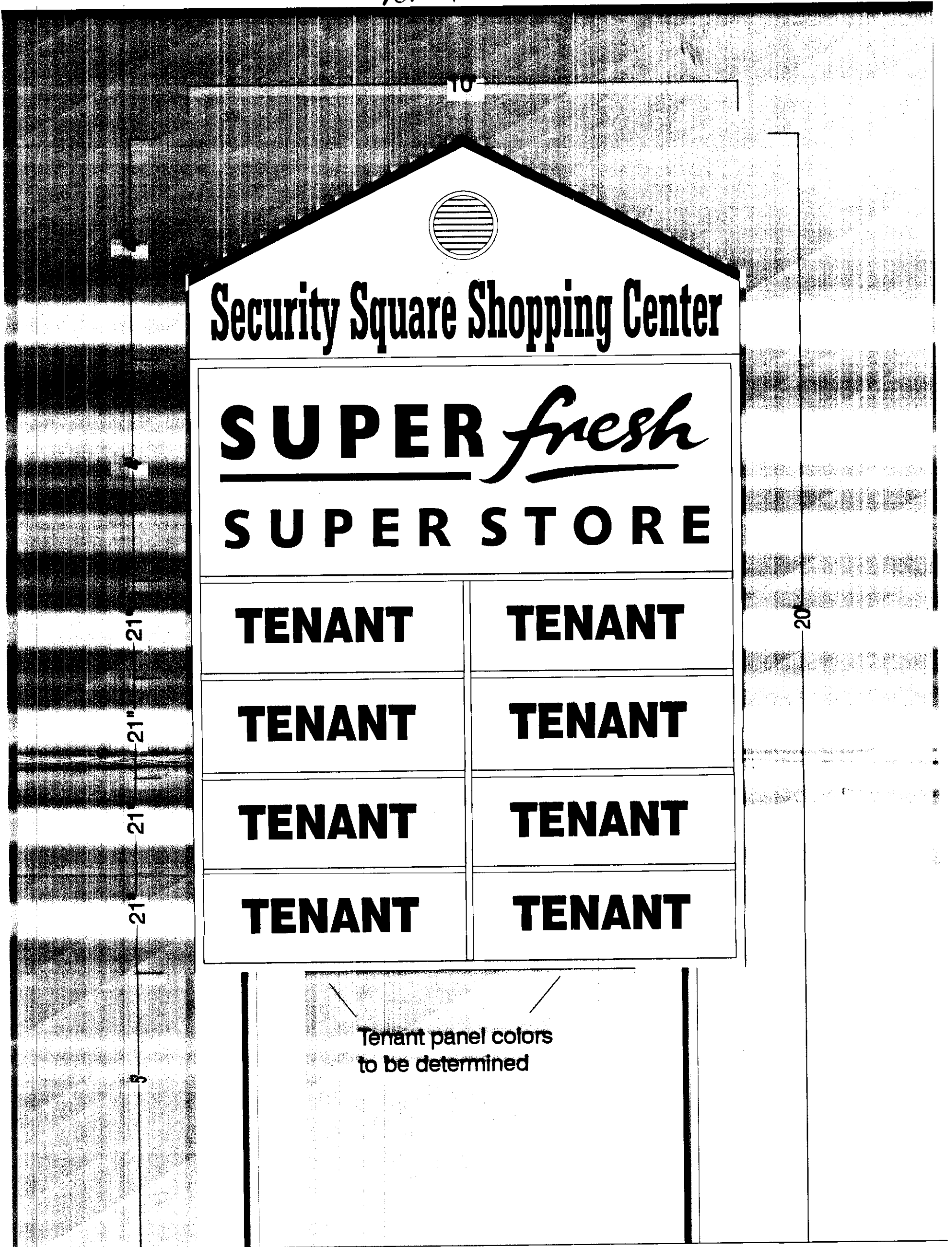
PLAT TO ACCOMPANY PETITION FOR VARIANCE
ABINGTON CENTER
ASSOCIATES, L.P.

1st ELECTION DISTRICT	BALTIMORE COUNTY, MARYLAND
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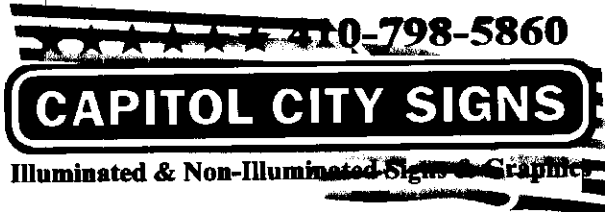
[illegible]

ISSUE DATES	BASE:
REVIEW: 4/9/00	PAS
BID: _____	DRAWN: MSS
PERMIT: _____	DESIGNED: _____
CONSTRUCTION: _____	CHECKED BY: _____
SCALE: 1" = 50'	DATE CHECKED: _____
DRAWING: _____	

Ref ex 2A



15' h x 10' w D/F Pylon sign - 150 s.f. signage
4' h x 10' w main tenant panel - 40 s.f. = 26.7% of sign

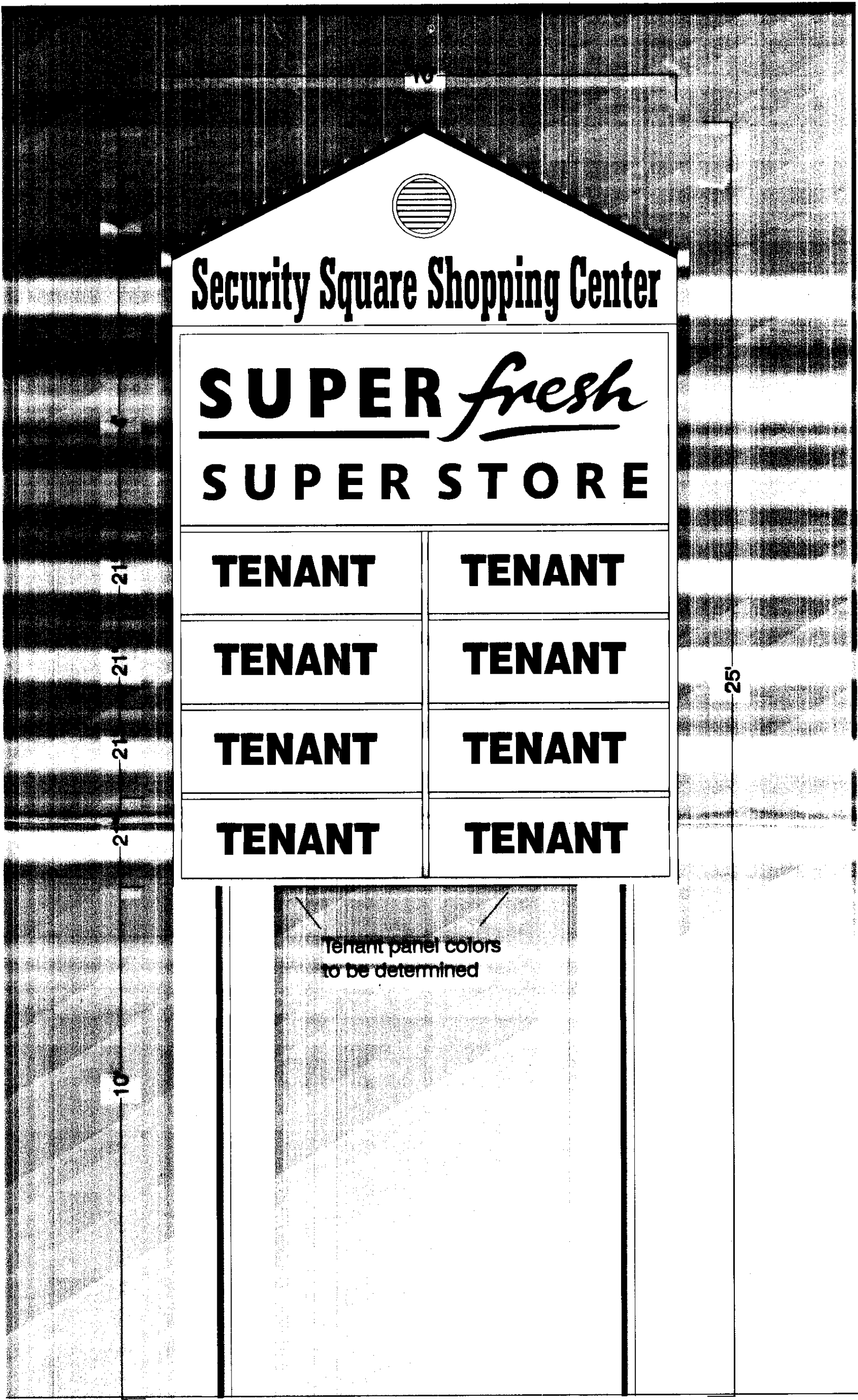


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5/22/00

Approved by _____ Date _____

JB



15' h x 10' w D/F Pylon sign - 150 s.f. signage
4' h x 10' w main tenant panel - 40 s.f. = 26.7% of sign

10-798-5860

CAPITOL CITY SIGNS

Illuminated & Non-Illuminated Signs & Graphics

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4/3/00

Approved by _____ Date _____