IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – SW/S Reisterstown Rd., 652' NW of the c/l Greenspring Valley Rd. (9616 Reisterstown Road)
3rd Election District
2nd Council District

Greenspring Assoc. L.P. and Valley Centre, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-118-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Greenspring Associates L.P. and Valley Centre, Inc., Partner, by William J. Wolfe, President, through their attorney Benjamin Bronstein, Esquire. The Petitioners request a special hearing to approve the storage of new automobiles on the subject property for an adjacent car dealer, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Section 450.4.7(b) to permit three (3) joint identification signs on a frontage in lieu of the one (1) allowed, and to permit a sign area of 165 sq.ft. in lieu of the maximum allowed 100 sq.ft. for the first sign, and 50 sq.ft. each for the second and third signs in lieu of 0 sq.ft.; 2) from Section 450.4. E.1.b.V to permit a changeable copy sign accessory to the theater of 165 sq.ft. of face area in lieu of the maximum permitted 150 sq.ft.; 3) from Section 450.4.I.7.b.IX to permit eight (8) tenant display lines in lieu of the maximum allowed five (5); 4) from Section 450.7 to permit a tenant directory sign having occupant names and locations lettering signs of 4 ½ inches in lieu of the permitted 2 inches; 5) from Section 450.4.G.4.VII to permit a directory sign of 15'2" in lieu of the maximum allowed 6'; 6) from Section 406.6.A.2 to permit 1,422 parking spaces in lieu of the required 1,686 spaces; 7) from Section 450.5.B.4 to permit three (3) freestanding signs as close as 30 feet from one another

in lieu of the required 100 feet; and 8) an amendment to the previously approved site plan in Case No. 95-344-A in accordance with the relief sought herein. The subject property and requested relief are more particularly described on the site plan(s) submitted and accepted into evidence as Petitioner's Exhibits 1 and 1A.

Appearing at the requisite public hearing in support of the request were Chris Nowalk, who appeared on behalf of the Valley Centre, Inc., a General Partner of the Greenspring Associates Limited Partnership, owners of the subject property; David Martin, Landscape Architect with George W. Stephens, Jr. and Associates, Inc., the engineering firm which prepared the site plan for this property, and Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property consists of a gross area of 34.60 acres, more or less, split zoned B.M., B.R.-I.M., and B.M.-I.M, and is improved with a shopping center known as the Valley Centre. The property is located with frontage on Reisterstown Road in Owings Mills. This stretch of Reisterstown Road features a variety of retail uses including shopping centers, automobile dealerships, etc. The subject property has been utilized as a shopping center for many years. At the onset of the hearing, Counsel for the Petitioners withdrew its request for special hearing relief and the variances identified as Nos. 6 and 8 on the Petition. It was indicated that the Petitioners no longer wish to allow the storage of automobiles from an adjacent car dealership on their property. Thus, the Petition for Special Hearing is withdrawn, as is the parking variance and request to amend the site plan.

The remaining proposal relates to the proposed upgrade of business signs on the site. Photographs submitted at the hearing show the existing sign package, which is unattractive and outdated. The shopping center is unique in that the majority of the property does not directly front

Reisterstown Road. As shown on the plan, one gains access to the stores within the center by driving down an access road to a parking field and the retail buildings. Four (4) new signs are proposed as shown on the plan. First, there will be two monument signs which will frame the access road on Reisterstown Road. These are low-level signs which identify the Valley Centre property. They will be attractive and consistent with the architecture of the other proposed signs and the existing buildings. The third sign is a joint identification sign located in the front of the property. This will replace the existing sign located in the median which divides the in- and out-bound lanes of the access center. The new sign will advertise featured movies at the Lowe's Theater on the property, and several other major retail tenants. Variances numbered 1, 2 and 3 are requested for this sign.

The fourth sign at issue is a tenant identification sign located within the interior of the site at the end of the access drive. A detail of that sign was submitted which shows that it will direct motorists to either side of the property and particular retail stores and locations. Variances Nos. 4 and 5 are requested to permit that sign as shown. The final Variance No. 7 is for the three signs to be clustered at the front of the property (i.e., the two monument signs and the joint identification sign).

Based on the testimony and evidence offered, I am persuaded to grant the relief requested. I agree with the assessment offered in the Zoning Advisory Committee (ZAC) comment supplied by the Office of Planning which states, "...it would appear that the sign package as depicted in the sign detail on the plat accompanying the request represents an attractive and consolidated proposal that should enhance the appearance of the Valley Centre." It is to be particularly noted that the proposed sign package is designed to unify the architecture of the existing buildings ad present a uniform and attractive appearance. In this regard, the size and

heights of the proposed signs require variance relief so that architectural features can be provided. These include columns which will attach to the major signs consistent with the buildings in the center, and the detail along the top of the signs which will enhance its appearance.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested in the special hearing and variance requests Nos. 6 and 8 shall be dismissed, and the remaining variance relief granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of November, 2000 that the Petition for Special Hearing to approve the storage of new automobiles on the subject property for an adjacent car dealer, and the Petition for Variance, Requests Nos. 6 and 8, seeking relief from Section 406.6.A.2 to permit 1,422 parking spaces in lieu of the required 1,686 spaces, and an amendment to the previously approved site plan in Case No. 95-344-A in accordance with the relief sought herein, be and are hereby DISMISSED AS WITHDRAWN; and,

IT IS FURTHER that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit as follows: 1) From Section 450.4.7(b) to permit three (3) joint identification signs on a frontage in lieu of the one (1) allowed, and to permit a sign area of 165 sq.ft. in lieu of the maximum allowed 100 sq.ft. for the first sign, and 50 sq.ft. each for the second and third signs in lieu of 0 sq.ft.; 2) from Section 450.4. E.1.b.V to permit a changeable copy sign accessory to the theater with 165 sq.ft. of face area in lieu of the maximum permitted 150 sq.ft.; 3) from Section 450.4.I.7.b.IX to permit eight (8) tenant display lines in lieu of the maximum allowed five (5); 4) from Section 450.7 to permit a tenant directory sign having occupant names and locations lettering signs of 4 ½ inches in lieu of the permitted 2 inches; 5) from Section 450.4.G.4.VII to permit a directory sign of 15'2" in lieu of the maximum allowed 6';

and, 7) from Section 450.5.B.4 to permit three (3) freestanding signs as close as 30 feet from one another in lieu of the required 100 feet, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/6/06
By

Baltimore County
Zoning Commissioner

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

November 3, 2000

Benjamin Bronstein, Esquire
29 West Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SW/S Reisterstown Road, 652' NW of the c/l Greenspring Valley Road
(9616 Reisterstown Road)
3rd Election District – 2nd Councilmanic District
Greenspring Associates L.P. and Valley Centre, Inc., G.P. - Petitioners
Case No. 01-118-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing and the Petition for Variance, Requests Nos. 6 and 8, have been dismissed, and the remaining requests within the Petition for Variance, have been 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. William J. Wolfe, President, and Chris Nowalk
Valley Centre, Inc., 4350 East-West Highway, Suite 400, Bethesda, Md. 20814
Mr. David Martin, G.W.Stephens & Assoc., 1020 Cromwell Bridge Rd., Towson, Md. 21286
People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9616 Reisterstown Road

which is presently zoned BM, BR-IM, BM-IM

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

A special hearing to permit storage of new automobiles for an adjacent car dealer.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Greenspring Associates Limited Partnership
Valley Centre, Inc., General Partner
Name - Type or Print

William J. Wolfe
Signature

William J. Wolfe, President
Name - Type or Print

Signature

4350 East-West Highway, Suite 400 — 301-907-7800
Address — Telephone No.

Bethesda — Maryland — 20814
City — State — Zip Code

Attorney For Petitioner:

Benjamin Bronstein
Name - Type or Print

Signature

George & Bronstein, LLP
Company

29 West Susquehanna Avenue, Suite 205 — 410-296-0200
Address — Telephone No.

Towson — Maryland — 21204
City — State — Zip Code

Representative to be Contacted:

Frederick Chadsey, P.E. — G.W. Stephens & Associates
Name

1020 Cromwell Bridge Road — 410-825-8120
Address — Telephone No.

Towson — Maryland — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 9-11-00

Case No. 01-118-SPHA

ORDER RECEIVED FOR FILING
Date 11/6/00
By

REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9616 Reisterstown Road

which is presently zoned BM, BR-IM, BM-IM

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)

See Schedule A attached

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

1. Configuration of the property
2. Topography of the property
3. And for such other reasons as may be demonstrated at the time of 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:

Benjamin Bronstein
Name - Type or Print

Signature

George & Bronstein, LLP
Company

29 West Susquehanna Avenue, Suite 205 — 410-296-0200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Legal Owner(s):

Greenspring Associates Limited Partnership
Valley Centre, Inc., General Partner
Name - Type or Print

William J. Wolfe
Signature

William J. Wolfe, President
Name - Type or Print

Signature

4350 East-West Highway, Suite 400 — 301-907-7800
Address — Telephone No.

Bethesda — Maryland — 20814
City — State — Zip Code

Representative to be Contacted:

Frederick Chadsey, P.E. — G.W. Stephens & Associates
Name

1020 Cromwell Bridge Road — 410-825-8120
Address — Telephone No.

Towson — Maryland — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRP Date 9-11-00

Case No. 01-118-SPHA

ORDER RECEIVED FOR FILING
Date 9/15/98
By RBV

SCHEDULE A
TO PETITION FOR VARIANCE

1. § 450.4.7.(b) BCZR to permit 3 joint identification signs on a frontage in lieu of 1 per frontage and to permit 165 sq. ft. of sign area in lieu of the permitted 100 sq. ft. for the first sign and 50 sq. ft. each for the second and third signs in lieu of the permitted 0 sq. ft.

2. § 450.4.E.1.b.V to permit a changeable copy sign accessory to a theater of 165 sq. ft. of face area in lieu of the maximum permitted 150 sq. ft.

3. § 450.4.I.7.b.IX to permit 8 tenant display lines in lieu of the permitted 5.

4. § 450.7 to permit a tenant directory sign having occupant names and locations lettering signs of 4 ½ in. in lieu of the permitted 2 in.

5. § 450.4.G.4.VII to permit a directory sign of 15 ft. 2 in. in height in lieu of the permitted 6 ft.

6. § 406.6.A.2 to permit 1422 parking spaces in lieu of the required 1686 spaces.

7. § 450.5.B.4 to permit 3 free standing signs as close as 30 ft of another in lieu of the minimum 100 ft.

8. To amend the site plan in Case # 95-344-A.

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

Zoning Description
August 3, 2000

Valley Centre
9616 Reisterstown Road
Owings Mills, Maryland
Baltimore County
Election District 3, Councilmanic District 2

Beginning at the centerline intersection of Reisterstown Road, 100' wide and Greenspring Valley Road, 60' wide thence N51 degrees 41 minutes 03 seconds W, 652.00 feet more or less to a Point of Beginning, thence the following courses:

S 41 degrees 02 minutes 52 seconds W, 173.00 feet, thence S 62 degrees 31 minutes 52 seconds W, 48.30 feet, thence S 84 degrees 58 minutes 52 seconds W, 100.00 feet, thence S 85 degrees 31 minutes 08 seconds W, 115.00 feet, thence S 08 degrees 28 minutes 52 seconds W, 312.63 feet, thence S 74 degrees 00 minutes 52 seconds W, 419.84 feet, thence S 78 degrees 11 minutes 52 seconds W, 363.00 feet, thence S 81 degrees 58 minutes 43 seconds W, 262.71 feet, thence S 79 degrees 36 minutes 25 seconds W, 306.26 feet, thence N 47 degrees 32 minutes 08 seconds W, 28.96 feet, thence N 06 degrees 46 minutes 08 seconds W, 622.70 feet, thence N 83 degrees 13 minutes 36 seconds E, 42.49 feet, thence N 06 degrees 46 minutes 08 seconds W, 319.64 feet, thence N 52 degrees 19 minutes 50 seconds E, 570.94 feet, thence Radius 1910.08 feet and Length 471.62 feet, thence S 48 degrees 57 minutes 08 seconds E, 524.00 feet, thence N 74 degrees 00 minutes 52 seconds E, 51.05 feet, thence N 40 degrees 42 minutes 52 seconds E, 269.40 feet, thence S 48 degrees 57 minutes 08 seconds E, 190.83 feet, thence S 40 degrees 42 minutes 51 seconds W, 17.00 feet, thence S 48 degrees 53 minutes 07 seconds E, 234.48 feet back to the Point of Beginning.

Containing 34.60 acres (1,507,176.00 square feet) of land more or less and as described in Liber 62 Page 9 and Liber 66 Page 56 in the Land Records of Baltimore County.

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

STATE OF MARYLAND
DAVID LLOYD MARTIN
LANDSCAPE ARCHITECT

01-118-SPHA

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26843

DATE 9/11/00 ACCOUNT R-001-6150

AMOUNT $ 500.00

RECEIVED FROM: Law Offices of Bernstein LLC

FOR: 9616 Reisterstown Rd. ITEM # 114
Zoning Var. & CRG SPH Taken by: JRF
DROP OFF PETITION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT DRAWER TIME
9/12/2000 4-11-2000 11:55:2
SCG 2005 WASHER MORE HRS DRAWER 9
Dept 5 FOR ZONING VERIFICATION
Receipt # 175171 CSH
CA NO. 16695
Rcpt Tot 500.00
500.00 CK .00 CA
Baltimore County, Maryland

01-118-SPHA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 01-118-SPHA
PETITIONER/DEVELOPER
(Greenspring Assoc. Ltm. Ptr.)
DATE OF Hearing
(11-2-00)

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

9616 Reisterstown Road Baltimore, Maryland 21117_____

_____

THE SIGN(S) WERE POSTED ON_____ 10-16-00 _____
(MONTH, DAY,YEAR)

SINCERELY,

Thomas P. Ogle 10/16/00
(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: #01-118-SPHA
9616 Reisterstown Road
SW/S Reisterstown Road, 652-feet NW of Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owner(s): Greenspring Associates Limited Partnership & Valley Center, Inc.

Special Hearing: to permit storage of new automobiles for an adjacent car dealer and to amend the site plan in case number 95-344-A. **Variance:** to permit 3 joint identification signs on a frontage in lieu of 1 per frontage; to permit 165 square feet of sign area in lieu of the permitted 100 square feet for the first sign and 50 square feet for the second sign and third sign in lieu of the permitted zero square feet; to permit a changeable copy sign accessory to a theater of 165 square feet of face area in lieu of the maximum 150-square feet; to permit 8 tenant display lines in lieu of the permitted 5; to permit a tenant directory sign having occupant names and locations signs of 4-1/2 inches in lieu of the permitted 2 inches; to permit a directory sign of 15 feet, 2 inches in height in lieu of the permitted 6 feet; to permit 1,422 parking spaces in lieu of the required 1686 spaces; and to permit 3 free-standing signs as close as 30 feet of another in lieu of the minimum 100 feet.

Hearing: Thursday, November 2, 2000 at 9:00 a.m. in Rm 407, County Courts Building, 401 Bosley Avenue.

ENCE E. SCHMIDT
Commissioner for Baltimore County

(1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

For information concerning the File and/or Hearing, Please Contact Zoning Review Office at (410) 887-3391.

10/17 C427495

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/19, 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 10/17, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE	*	BEFORE THE
9616 Reisterstown Road, SW/S Reisterstown Rd, 652' NW of Greenspring Valley Rd	*	ZONING COMMISSIONER
3rd Election District, 2nd Councilmanic	*	FOR
Legal Owner: Greenspring Associates L.P. / Valley Centre, Inc.	*	BALTIMORE COUNTY
Petitioner(s)	*	Case No. 01-118-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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

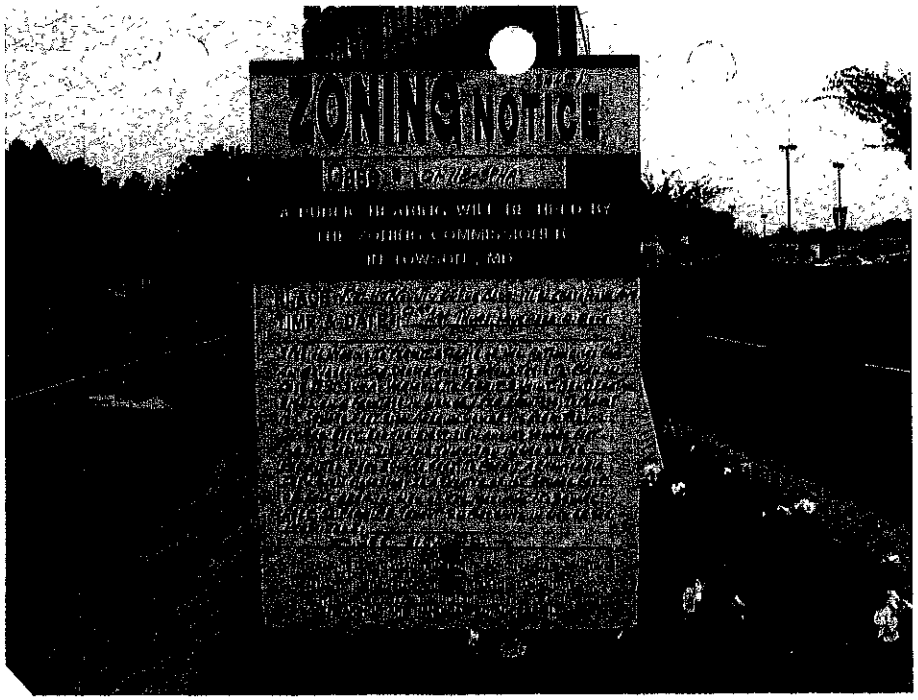
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

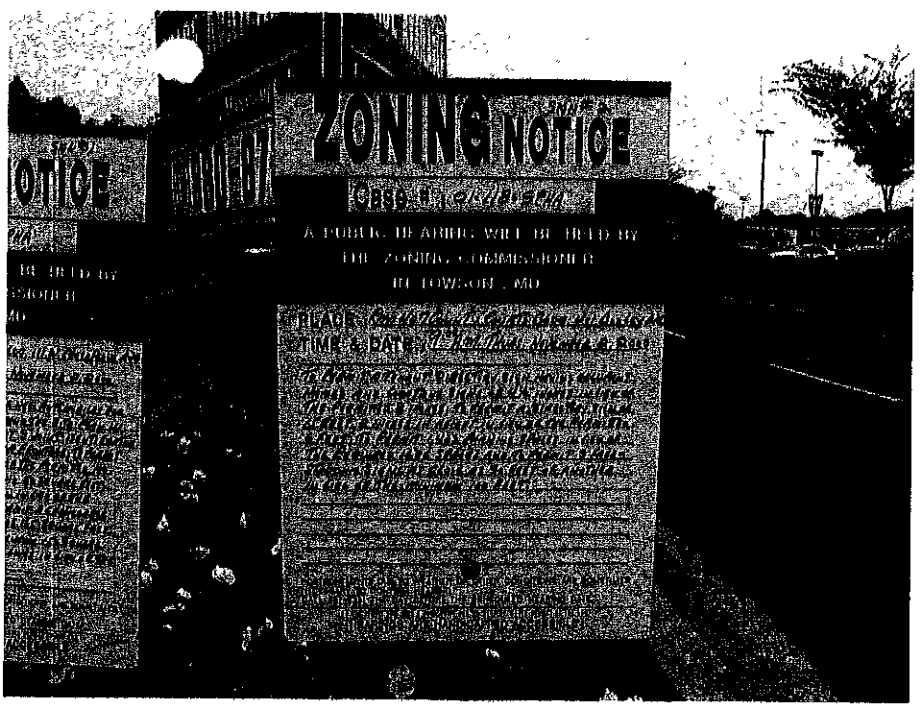
I HEREBY CERTIFY that on this 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



9616 Reisterstown Road(Sign #1)



9616 Reisterstown Road(Sign #2)

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 6, 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: 01-118-SPHA
9616 Reisterstown Road
SW/S Reisterstown Road, 652-feet NW of Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Greenspring Associates Limited Partnership & Valley Center, Inc.

Special Hearing to permit storage of new automobiles for an adjacent car dealer and to amend the site plan in case number 95-344-A. Variance to permit 3 joint identification signs on a frontage in lieu of 1 per frontage; to permit 165 square feet of sign area in lieu of the permitted 100 square feet for the first sign and 50 square feet for the second sign and third sign in lieu of the permitted zero square feet; to permit a changeable copy sign accessory to a theater of 165 square feet of face area in lieu of the maximum 150 square feet; to permit 8 tenant display lines in lieu of the permitted 5; to permit a tenant directory sign having occupant names and locations signs of 4-1/2 inches in lieu of the permitted 2 inches; to permit a directory sign of 15 feet, 2 inches in height in lieu of the permitted 6 feet; to permit 1,422 parking spaces in lieu of the required 1686 spaces; and to permit 3 free-standing signs as close as 30 feet of another in lieu of the minimum 100 feet.

HEARING: Thursday, November 2, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Benjamin Bronstein, George & Bronstein LLP, 29 W. Susquehanna Ave., Ste 205, Towson 21204
Greenspring Assoc. LTD Partnshp, Valley Ctr Inc., Gen. Partner, William J. Wolfe, President, 4350 East-West Hwy, Ste 400, Bethesda 20814
Frederick Chadsey PE, G.W. Stephens & Assoc., 1020 Cromwell Bridge Rd, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 16, 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, October 17, 2000 Issue – Jeffersonian

Please forward billing to:
Benjamin Bronstein
29 W. Susquehanna Ave., Suite 205
Towson, MD 21204

410-296-0200

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: 01-118-SPHA
9616 Reisterstown Road
SW/S Reisterstown Road, 652-feet NW of Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Greenspring Associates Limited Partnership & Valley Center, Inc.

Special Hearing to permit storage of new automobiles for an adjacent car dealer and to amend the site plan in case number 95-344-A. Variance to permit 3 joint identification signs on a frontage in lieu of 1 per frontage; to permit 165 square feet of sign area in lieu of the permitted 100 square feet for the first sign and 50 square feet for the second sign and third sign in lieu of the permitted zero square feet; to permit a changeable copy sign accessory to a theater of 165 square feet of face area in lieu of the maximum 150 square feet; to permit 8 tenant display lines in lieu of the permitted 5; to permit a tenant directory sign having occupant names and locations signs of 4-1/2 inches in lieu of the permitted 2 inches; to permit a directory sign of 15 feet, 2 inches in height in lieu of the permitted 6 feet; to permit 1,422 parking spaces in lieu of the required 1686 spaces; and to permit 3 free-standing signs as close as 30 feet of another in lieu of the minimum 100 feet.

HEARING: Thursday, November 2, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
GDZ

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: 01-118-SPHA

Petitioner: William J. Wolfe

Address or Location: 9616 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Benjamin Bronstein

Address: 29 West Susquehanna Ave. Suite 205
Towson, MD 21204

Telephone Number: 410-296-0200

Revised 2/20/98 - SCJ

01-118-SPHA

Baltimore County
Department of Permits and
Development Management

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

October 27, 2000

Benjamin Bronstein
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 01-118-SPHA, 9616 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Greenspring Associates Limited Partnership Valley Centre, Inc., General Partner
William J. Wolfe, President, 4350 East-West Highway, Suite 400, Bethesda 20814
Frederick Chadsey, P.E., G.W. Stephens & Associates,
1020 Cromwell Bridge Road, Towson 21286
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 9, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2000
Item Nos. 118, 136, 137, 138, 140, 141,
142, 143, 144, and 145

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

RWB:HJO:jrb

cc: File

ZAC-10-06-2000-NO COMMENT ITEMS.doc

Baltimore County
Fire Department

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

October 3, 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:

Location: DISTRIBUTION MEETING OF September 25, 2000

Item No.: 118

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.

BEING HELD- TECHNICAL PROBLEMS

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

cc: File

Baltimore County
Fire Department

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

October 12, 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 OCTOBER 10, 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:

118, 137, 140, 141, 142, 144, 145, 146, 147,

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 RBS

DATE: October 19, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 10, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
118	9616 Reisterstown Road
136	1501 Francke Avenue
137	7659 Old Battle Grove Road
138	6300 Baltimore National Pike
139	8335 Philadelphia Road
140	1401 Broadway Road
141	15 Bright Sky Court
142	14400 Green Road
144	8204 Anita Road
145	404 Kauffman Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

26

SUBJECT: 9616 Reisterstown Road

INFORMATION:

Item Number: 01-118

Petitioner: Valley Center, Inc., Gardner Partnership

Zoning: BM, BR-IM, BM-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the applicant's requested variances provided the height of the directory sign is reduced to 10 feet. Based upon the information provided and analysis conducted, it would appear that the sign package–as depicted in the sign detail on the plat accompanying the request–represents an attractive and consolidated proposal that should enhance the appearance of the Valley Center.

Prepared by: Mark A Cunfer

Section Chief: Jeffrey W Long

AFK:MAC:

W:\DEVREV\ZAC\01-118.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.11.00

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

RE: Baltimore County
Item No. 118 JRF

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~~ 140 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,

L. G. Gredlein

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
Jen Frontsteni	24 W Susquehanna Ave 21204
Chris Nowalk	4350 East West Hwy Bethesda md 20814
DAVID MARTIN	1020 CROMWELL ~~BRIDGE~~ RD. TOWSON 21286

NO TIME FOR
DROP OFF CTR
CALLED BRONSTEIN
8/24/00

LAW OFFICES

GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
georgbron@aol.com

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

August 24, 2000

Mr. John Lewis
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: **9616 Reisterstown Road**

Dear Mr. Lewis:

In reference to the above-entitled subdivision I am enclosing the following:

1. Petition for Variance in triplicate;

2. Petition for Special Hearing in triplicate;

2. Twelve (12) copies of the Plat to Accompany Petition for Sign Variances and Special Hearing to Amend Parking Variance;

3. Three copies of the description under seal;

4. Copy of the 200 Scale Zoning Map; and

5. My check to cover costs.

Please docket this case and kindly set this matter in for hearing.

Very truly yours,

GEORGE & BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh
Enclosures

01-118-SPHA

JLL ?

LAW OFFICES

GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
georgbron@aol.com

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

August 24, 2000

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

RE: **9616 Reisterstown Road**

Dear Sir or Madam:

The above-captioned property was reviewed by John Lewis and has no violations on the site.

Very truly yours,

GEORGE & BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh

01-118-SPHA

LAW OFFICES

GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
georgbron@aol.com

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

September 11, 2000

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

RE: **Variance and Special Hearing Request**
Valley Shopping Center

Dear Mr. Jablon:

In reference to the above-entitled subdivision I am enclosing the following:

1. Petition for Variance in triplicate;

2. Petition for Special Hearing in triplicate;

2. Twelve (12) copies of the Plat to Accompany Petition for Sign Variances and Special Hearing to Amend Parking Variance;

3. Three copies of the description under seal;

4. Copy of the 200 Scale Zoning Map; and

5. My check to cover costs.

The property has no violations.

If at all possible, would you kindly schedule this case on or before October 18 since I will be out of the country beginning October 20th through November 1st.

01-118-SPHA

Thank you for your kind consideration.

Very truly yours,

GEORGE & BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh
Enclosures

01-118-SPHA

JRF
Intake Planner

9/5/00
Date Assigned

Valley Center

DROP-OFF PETITIONS PROCESSING CHECK-OFF

☐ **Two Questions Answered on Cover Sheet:**
Any previous reviews in the zoning office? By John Lewis
Any current building or zoning violations on site? NO

RECEIVED
JRF 9-6-00

☐ **Petition Form Matches Plat in these areas:**
Address ✓
Zoning ✓
Legal Owner(s) ✓
Contract Purchaser(s) ✗
Request (if listed on plat)

Ben P/U 9/7/00 for corrections

☐ **Petition Form (must be current PDM form) is Complete:**
Request:
✓ Section Numbers + Sec. 450.5.B.4.a
✓ Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.
✓ Hardship/Practical Difficulty Reasons
Legal Owner/Contract Purchaser:
Signatures (originals)
Printed/Typed Name and Title (if company)
Attorney (if incorporated)
Signature/Address/Telephone Number of Attorney

RECEIVED
JRF 9-11-00

Called Ben 9/19/00
Need a letter that there are no conflict on all previous hearings

✓ ☒ **Correct Number of Petition Forms, Descriptions and Plats**

☑ **200 Scale Zoning Map**

☑ **Check:** Amount Correct? Signed?

☐ **ZAC Plat Information:**
Location (by Carl) 9616 Reisterstown Rd. SW/S 652' NW Greenspring Valley Rd.
Zoning: BM, BR-IM, BM-IM Acreage: 34.6 Ac.
Election District 3 Councilmanic District 2
Check to See if the Subject Site or Request is:
✗ CBCA
✗ Floodplain
Elderly
✗ Historical
Pawn Shop
Helicopter
*If Yes, Print Special Handling Category Here
*If No, Print No

Previous Hearing Listed With Decision
Case # 95-344-A ? where are rest?
89-59-A-
R-87-255-No (Micro cas
2355-S

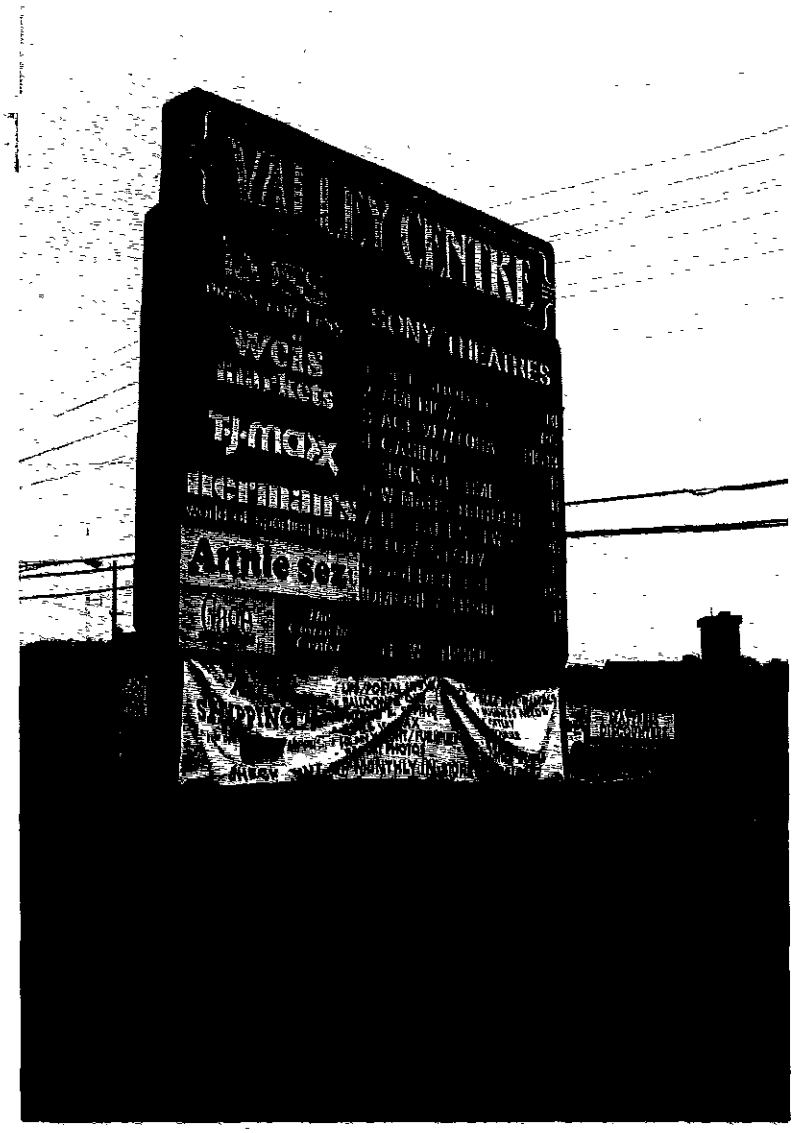
NO

118
Item Number Assigned

9-11-00
Date Accepted for Filing

01-118-SPHA

WCR/SCJ – 9/5/00


SONY THEATRES
T-max
Arnie sez

Zoning Data

IN THE MATTER OF THE APPLICATION OF GREENSPRING ASSOCIATED LTD PARTNERSHIP FOR ZONING RECLASSIFICATION FROM M.L. AND M.L.-I.M. TO B.R.-I.M. ON PROPERTY LOCATED ON THE NORTH SIDE OF TOBIN LANE AT THE NORTHEAST RIGHT- OF-WAY OF I-795 3rd ELECTION DISTRICT	BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. R-87-255

AMENDED OPINION

THIS MATTER COMES BEFORE THIS BOARD ON REQUEST FROM THE PETITIONER TO AMEND THE SITE PLAN IN CASE NO. R-87-255, ENTERED ON THE RECORD AS PETITIONER'S EXHIBIT #1. THIS PETITION WAS APPROVED ON A DOCUMENTED SITE PLAN FOR THIS PROPERTY.

PETITIONER PRESENTED THIS BOARD WITH AN AMENDED SITE PLAN CONSISTING OF TWO ENGINEERING DRAWINGS WHICH THIS BOARD WILL DESIGNATE AS PETITIONER'S AMENDED EXHIBIT #1A AND #1B. A CAREFUL CONSIDERATION OF THE PROPOSED AMENDMENTS INDICATE THAT THE PROPOSED CHANGES DO NOT AFFECT THE OVERALL SCOPE OF THE PROPOSAL AND ARE RELATIVELY MINOR. IN CONSIDERATION OF THESE MINOR CHANGES TO THE DOCUMENTED SITE PLAN, THE BOARD IS OF THE OPINION THAT THE SPIRIT AND INTENT OF THE PROPOSAL WOULD BE IN NO WAY AFFECTED AND IS THEREFORE OF THE OPINION THAT THE AMENDMENTS SHOULD BE GRANTED AND WILL SO ORDER.

ORDER

FOR THE REASONS SET FORTH IN THE AFOREGOING OPINION, IT IS THIS THE 20th DAY OF MAY, 1988, BY THE COUNTY BOARD OF APPEALS, ORDERED THAT THE AMENDMENTS SHOWN ON PETITIONER'S AMENDED EXHIBIT #1A, DESIGNATED AS NOTE #3, NOTE #4, NOTE #5 AND NOTE #9 SHALL BE THE CONTROLLING FACTORS IN THE DEVELOPMENT OF THIS SITE AND OVERRIDING THOSE SAME NOTES AS SHOWN ON PETITIONER'S EXHIBIT #1.

THE BOARD WILL NOTE IN REFERENCE TO THE NOW PROPOSED DOCUMENTED SITE PLAN, THAT THE PLANNING BOARD NOW RECOMMENDS THE RECLASSIFICATION, SAID CORRESPONDENCE BEING ENTERED AS PETITIONER'S EXHIBIT NO. 12. THIS CONCLUDED TESTIMONY IN THIS CASE.

FROM ALL THE TESTIMONY AND EVIDENCE RECEIVED, THE BOARD IS OF THE OPINION THAT THE RECLASSIFICATION SHOULD BE GRANTED. SINCE 1984, THE SHOPPING CENTER AND PARKING AREAS HAVE BEEN COMPLETED. THE REQUESTED REZONING PERMITS A REASONABLE USE OF THE LAND SUITABLE FOR DEVELOPMENT, I.E., A MOVIE THEATER COMPLEX, AND PROTECTS THE HYDRIC SOILS AND STORM WATER MANAGEMENT AREA FROM ANY DEVELOPMENT. THE MOVIE COMPLEX WILL GENERATE NO NOISE, NO FUMES, NO TRUCK TRAFFIC, NOR PRESENT ANY ENVIRONMENTAL PROBLEMS. AFTER CONSIDERATION OF ALL THE TESTIMONY AND EVIDENCE AND ALL THE FACTORS BEFORE US, THE BOARD IS OF THE OPINION THAT THE M.L.-I.M. CLASSIFICATION IS IN FACT IN ERROR AND THAT THE B.R.-I.M. IS A PROPER ONE. THE BOARD ALSO WILL NOTE THAT THE GRANTING OF THE B.R.-I.M. CLASSIFICATION FOR THIS 6.16 PARCEL AS SHOWN ON PETITIONER'S EXHIBIT #1 IS CONTINGENT UPON STRICT COMPLIANCE WITH THE DOCUMENTED SITE PLAN SO SUBMITTED.

IN RE: PETITION FOR VARIANCE S/S Reisterstown Road. 625' W of the c/l of Greenspring Valley Road (9616 Reisterstown Road) 3rd Election District 2nd Councilmanic District Greenspring Assoc. Ltd. Part. and Valley Centre, Inc. - Petitioners	* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 95-344-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of May, 1995 that the Petition for Variance seeking relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1,389 parking spaces in lieu of the required 1,384 for three small proposed additions to the existing building, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building 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 relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Zoning, Waiver & Subdivision History

CASES:

1. 89-59A: GREENSPRING ASSOC. LTD. PARTNERSHIP (PETITIONER); VARIANCE TO PERMIT SIGN OF 375 SQUARE FEET IN LIEU OF PERMITTED 150 SQUARE FEET; SOUTHWEST SIDE OF REISTERSTOWN ROAD, 115' NORTHWEST OF CENTERLINE OF MONTROSE AVENUE; GRANTED, JANUARY 30, 1989;
2. R-87-255: GREENSPRING ASSOC. LTD. PARTNERSHIP (PETITIONER); RECLASSIFICATION FROM ML AND ML-IM TO BR IM (6.16 ACRES); GRANTED JANUARY 14, 1988, AMENDED ORDER (AMENDED SITE PLAN) MAY 20, 1988;
3. 2355-S: DELANO J. FITZGERALD, ET AL (PETITIONER); PETITION FOR DRIVE-IN MOVIE AND RECLASSIFICATION FROM A-R ZONING TO E COMMERCIAL ZONE; DRIVE-IN MOVIE, SOUTHEAST SIDE BEGINNING 180' SOUTHEAST OF NORTHERN CENTRAL RAILROAD, RECLASSIFICATION ON SOUTHWEST SIDE OF REISTERSTOWN ROAD, 850' SOUTHEAST OF RAILROAD; DENIED NOVEMBER 8, 1952.
4. 95-344-A ; PARKING VARIANCE ; GRANTED 5/3/95

CRG APPROVALS AND WAIVERS

1. ORIGINAL CRG PLAN; APPROVED MAY 16, 1985;
2. AMENDED CRG PLAN; APPROVED APRIL 16, 1986;
3. W-86-235; WAIVER OF CRG PLAN; APPROVED NOVEMBER 20, 1986;
4. W-87-296; WAIVER OF CRG PLAN AND MEETING; APPROVED OCTOBER 15, 1987;
5. W-88-180; WAIVER OF CRG MEETING ON SECOND AMENDMENT OF PLAN; APPROVED JULY 21, 1988; PLAN APPROVED DECEMBER 21, 1988;
6. W-89-208; WAIVER OF CRG MEETING ON RESUBDIVISION OF LOT 2; APPROVED SEPTEMBER 21, 1989; NO REVISED PLAN FILED
7. DRC 7193G, WAIVER OF CRG MEETING ON THIRD AMENDMENT OF PLAN; PLAN APPROVED DECEMBER 2, 1993
8. DRC 0320K5, PLAN REFINEMENT APPROVED, MARCH 20, 1995.

ZONING

1. 1971 MAP: BL-CNS (FRONT); BR-IM (MID-SECTION); ML-IM (BACK)
2. 1976 MAP: SAME AS 1971
3. 1980 MAP: ML-IM (FRONT); BR-IM (MID-SECTION); ML-IM (BACK)
4. 1984 MAP: BM (FRONT); BR-IM (MID-SECTION); ML-IM (BACK, WITH SMALL PORTION IN ML);
5. 1988 MAP: BM (FRONT); BR-IM (MID-SECTION); BM-IM (BACK) (SEE OPINION THIS SHEET)

MAP ISSUES

1. 1988; ISSUE 3-012; NORTH SIDE OF TOBIN LANE, NORTHEAST OF I-795, SOUTHWEST OF REISTERSTOWN ROAD; 16.27 ACRES (.05 ACRES IN ML, 16.22 ACRES IN ML-IM); REQUESTED ZONING: BR-IM; COUNTY COUNCIL DECISION: BM-IM. (SEE OPINION THIS SHEET)

Site Data

ADDRESS: 3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT CENSUS TRACT 403702		9616 REISTERSTOWN ROAD
GROSS AREA OF TRACT		34.60 AC+/-
NET AREA OF TRACT		34.12 AC+/-
EXISTING BUILDING AREA -		230,201 SF
EXISTING THEATER BUILDING AREA -		31,910 SF
EXISTING BANK BUILDING AREA -		5,000 SF
EXISTING RESTAURANT AREA		6,830 SF
TOTAL FLOOR AREA		273,941 SF
FLOOR AREA RATIO	273,941 / 34.6 AC	0.18
EXISTING ZONING BALTIMORE CO ZONING MAP		BM/BR-IM/BM-IM E-1 AND E-2
EXISTING USE OF SITE		SHOPPING CENTER/CINEMA
PROPOSED USE OF SITE		SHOPPING CENTER/CINEMA
HOURS OF PROPOSED OPERATIONS:		DAILY, FROM 10 AM TO 2 AM

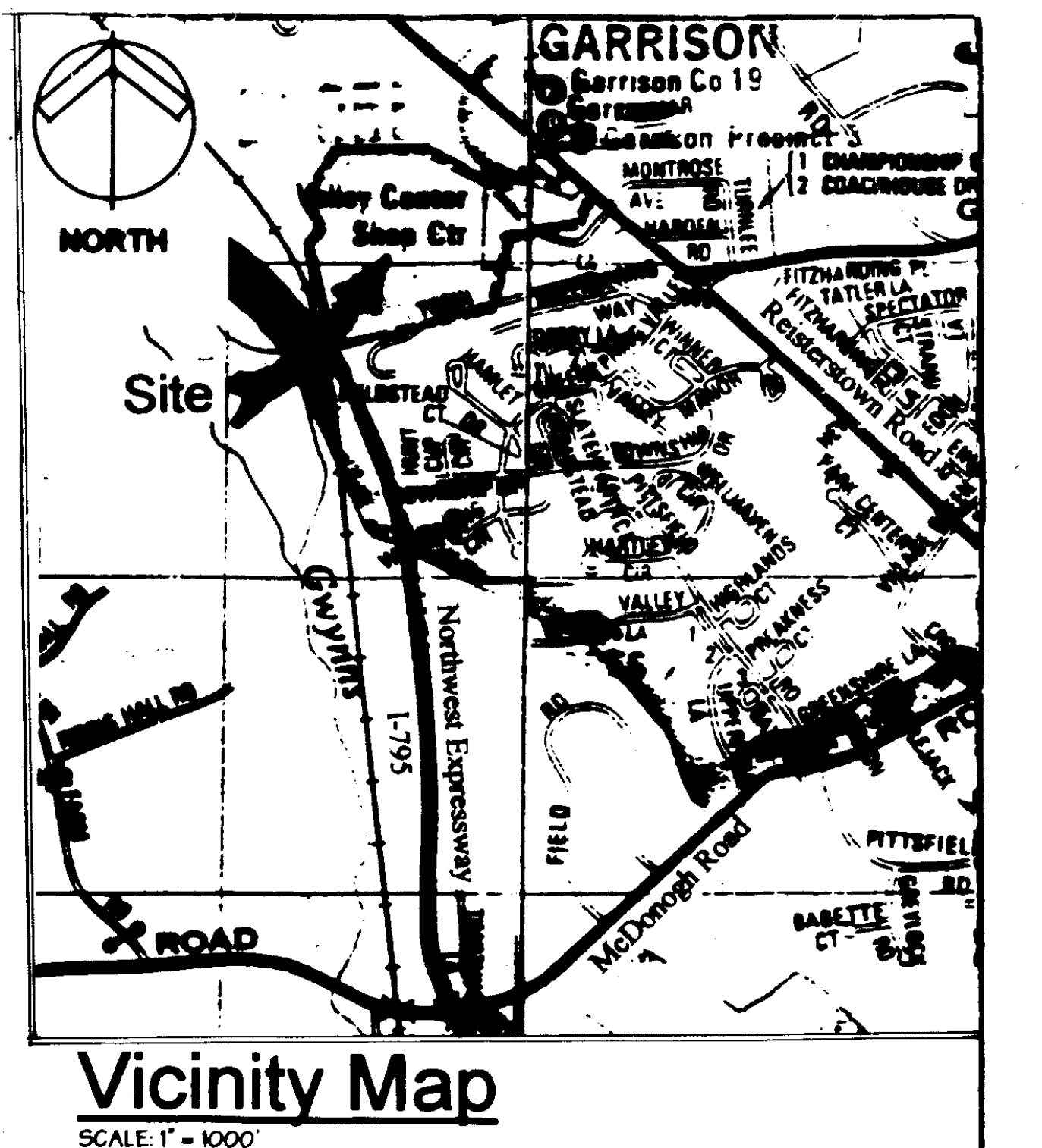
STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE SITE OF PROPOSED IMPROVEMENTS IS INCLUDED IN EXISTING SWM FACILITY AS IMPERVIOUS AREA.

PARKING REQUIREMENTS:

- SHOPPING CENTER - PARKING REQUIRED AT 5 SPACES/1000 SF:
  - 5/1000 x 242,031 — 1211 SPACES REQUIRED
- CINEMA - PARKING REQUIRED AT ONE SPACE/4 SEATS:
  - 1900 SEATS/ 4 — 475 SPACES REQUIRED
  - TOTAL REQUIRED — 1686 SPACES
- PARKING PROPOSED — 1422 SPACES * (1443 TOTAL)

PARKING SPACE SIZE — 8.5' X 18'

NOTE: EXISTING PARKING AREAS WILL BE RESTRIPED TO MATCH NUMBER OF SPACES SHOWN ON PLAN.



Vicinity Map
SCALE: 1" = 1000'

NOTES:

LIGHTING TYPES

- A ⊙ = 400 WATT, HPS, 20' POLE
- B ⊙ = 1000 WATT, HPS, 40' POLE
- C ⊙ = 1000 WATT, HPS, 50' POLE
- D ⊙ = STUB FOR FUTURE SIGN LIGHTING

FOR DETAILS SEE SHEET Nº 6

SIGNAGE TABULATION

No.	PERMITTED S.F.	PROPOSED S.F	
A	100±	165	JOINT IDENTIFICATION SIGN
B	0	50	JOINT IDENTIFICATION SIGN - NORTH
C	0	50	JOINT IDENTIFICATION SIGN - SOUTH
E	150	165.5	CHANGEABLE COPY-ACCESSORY TO A THEATER

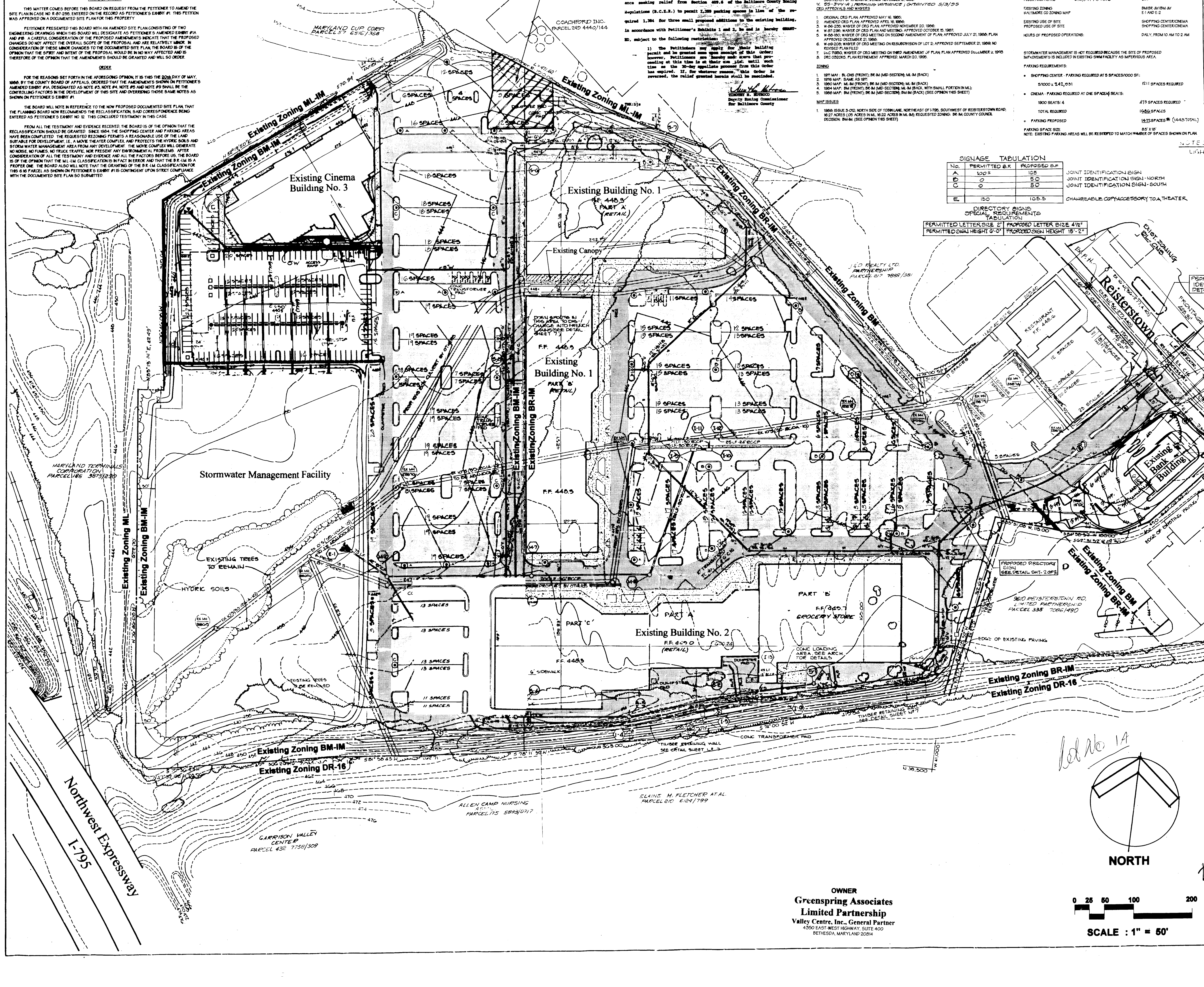
DIRECTORY SIGNS SPECIAL REQUIREMENTS TABULATION

PERMITTED LETTER SIZE 2"	PROPOSED LETTER SIZE 4½"
PERMITTED SIGN HEIGHT 6'-0"	PROPOSED SIGN HEIGHT 15'-2"

LEGEND

- ☐ HEAVY DUTY PAVING
- ☐ LIGHT DUTY PAVING

SEE SHEET 7 OF 7 FOR DETAIL



Lot No 14

NORTH

0 25 50 100 200

SCALE : 1" = 50'

OWNER
Greenspring Associates
Limited Partnership
Valley Centre, Inc., General Partner
4350 EAST-WEST HIGHWAY, SUITE 400
BETHESDA, MARYLAND 20814

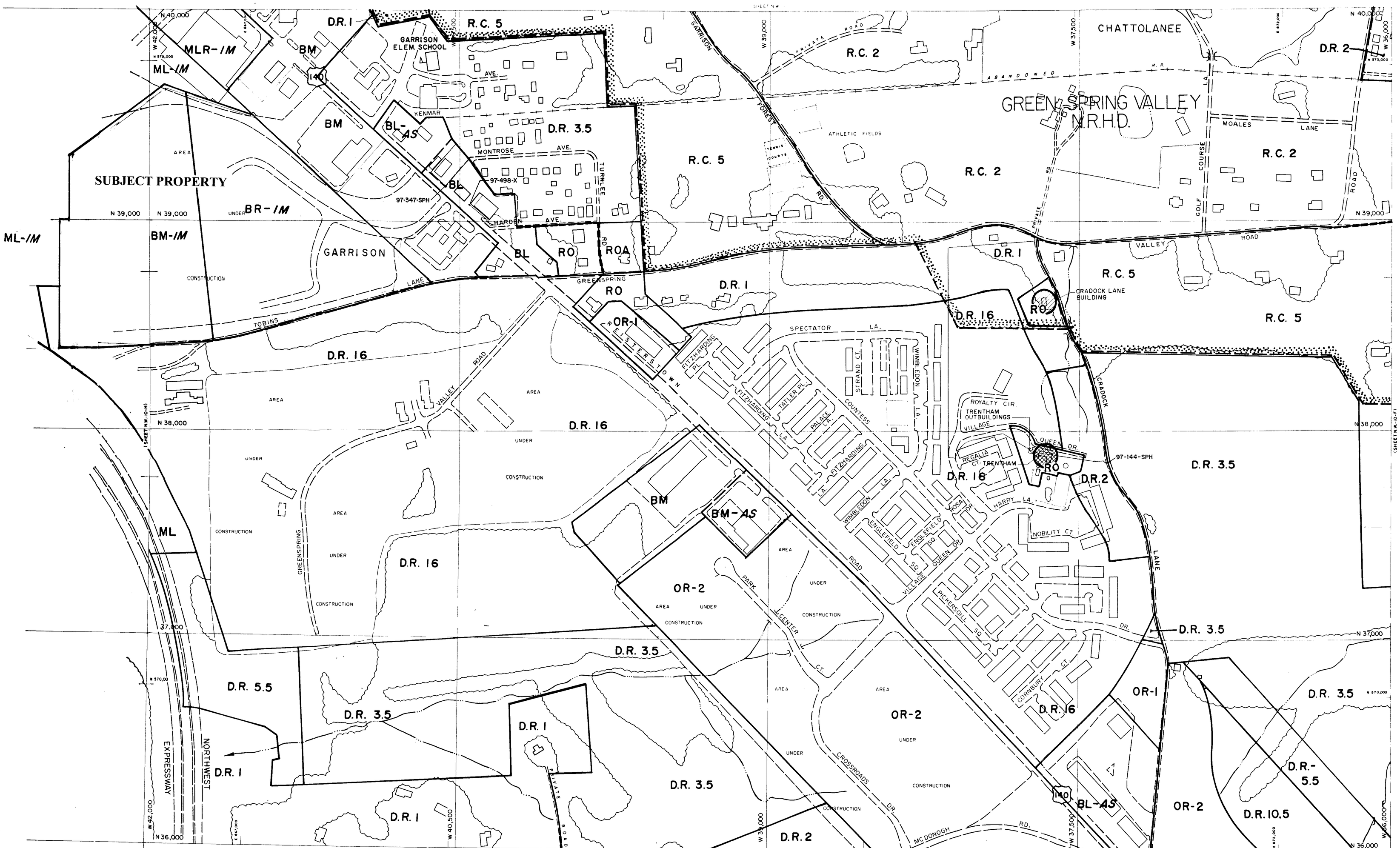
PLAT TO ACCOMPANY PETITION
FOR VARIANCES
AND
SPECIAL HEARING

Valley Centre
REISTERSTOWN ROAD
OWINGS MILLS, BALTIMORE CO., MD

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

ZONING PLAT ONLY

NO.	DATE	REVISIONS:	BY	
1	5/7/96	WEIS ADDITION	TNW	SCALE: 1" = 50'
2	5/23/96	WEIS ADDITION -	TNW	DATE: 5-17-00
		INCR. SQUARE FOOTAGE &		JOB NO.: 7838-1
		PARKING SPACES		DESIGNED: RWS
3	5/15/00	REV. PARKING SPACES & SHOW		DRAWN: T.W
		SIGN LOCATIONS		CHECKED: F.N.C.
4	9/07/00	SIGN LOCATION DIMENSIONS	JN	FILE:
		SITE TABULATION PARKING TABULATION		DRAWING NUMBER:
		TITLE REASION CHANGE		
				SHEET 1 OF 2



P-NE

T-SE

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

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

Kevin Kamenetz
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

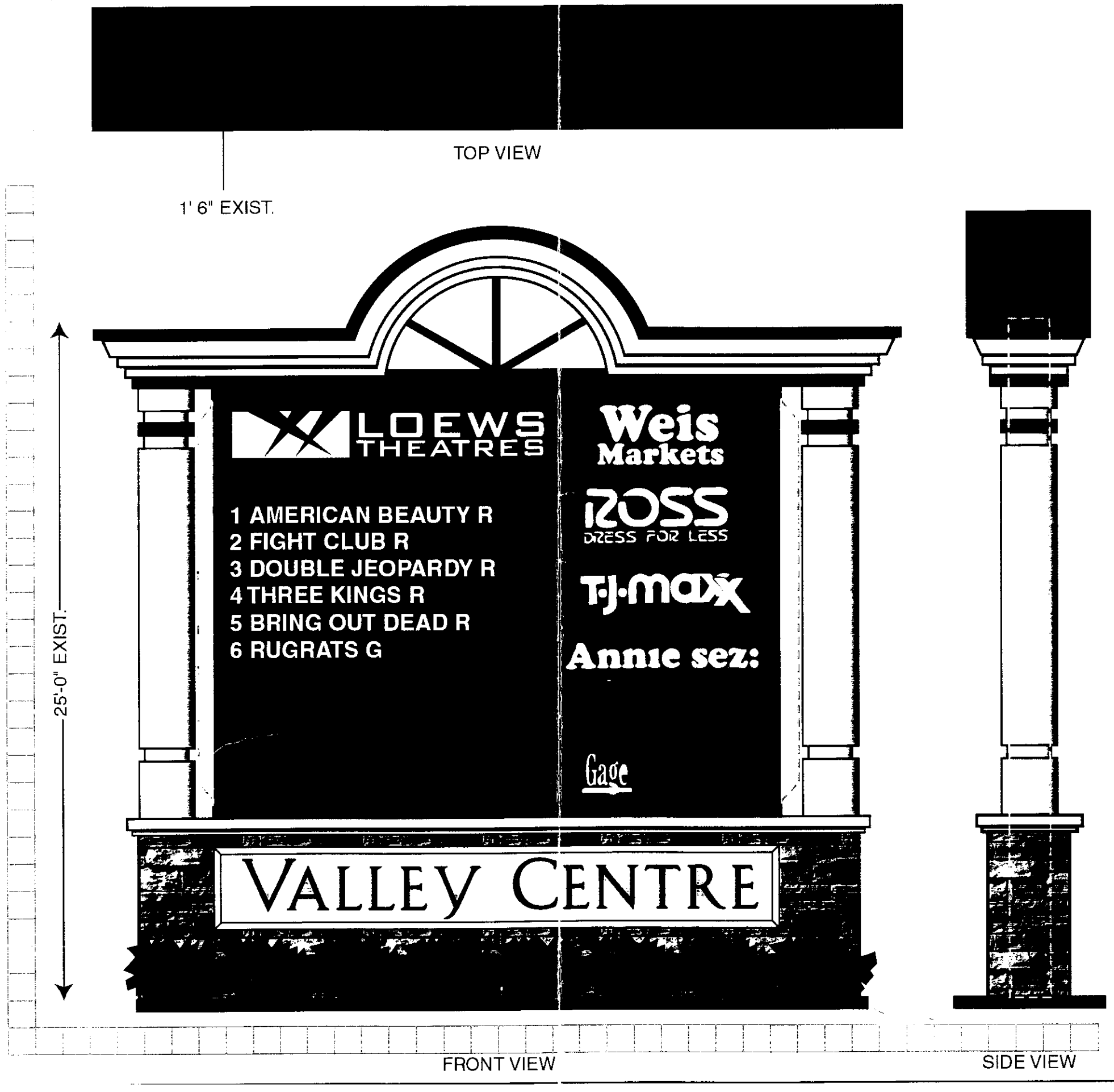
SCALE	LOCATION	SHEET
1" = 200'±	GARRISON	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	CHATTOLANEE	10-G

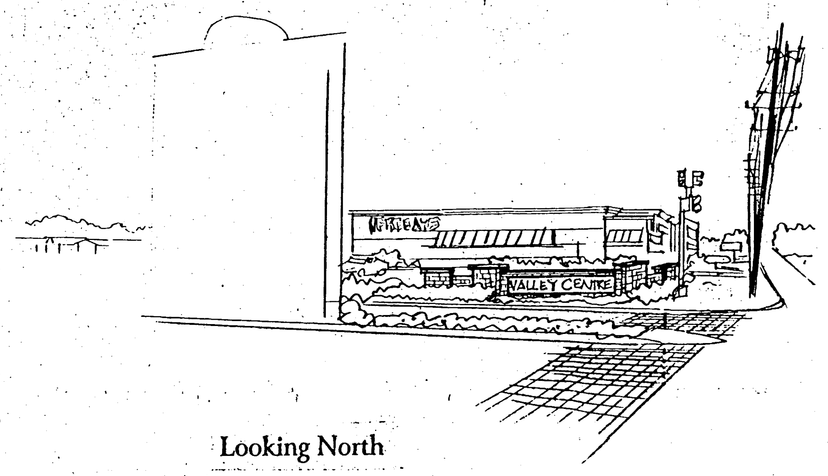
#118

NW 10-H

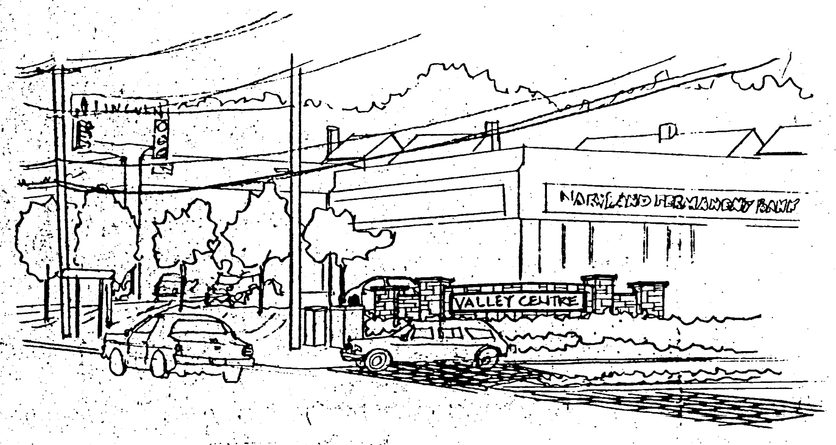
01-118-SPHA

VALLEY CENTRE PYLON SIGN
SCALE: 1/4"=1'

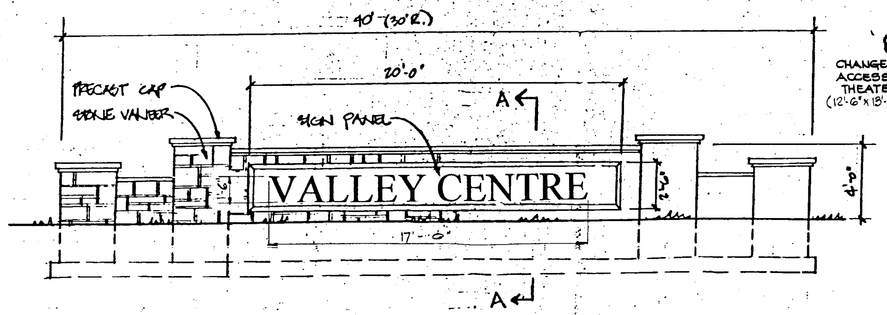




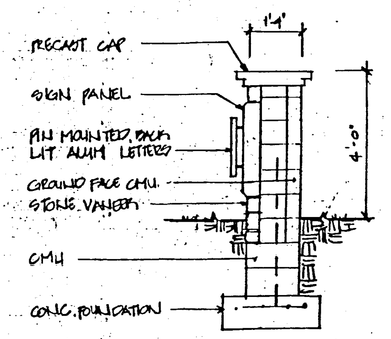
Looking North



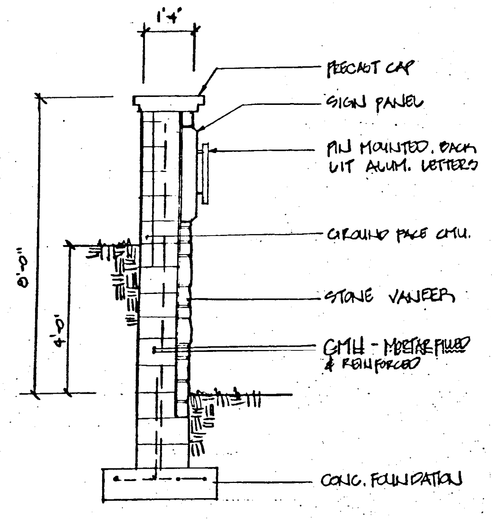
Looking South



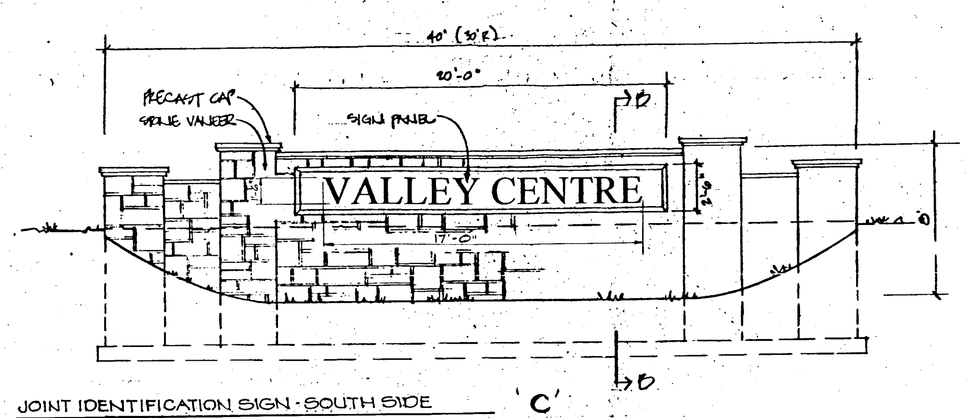
JOINT IDENTIFICATION SIGN - NORTH SIDE
Scale 1/4"=1'
'B'



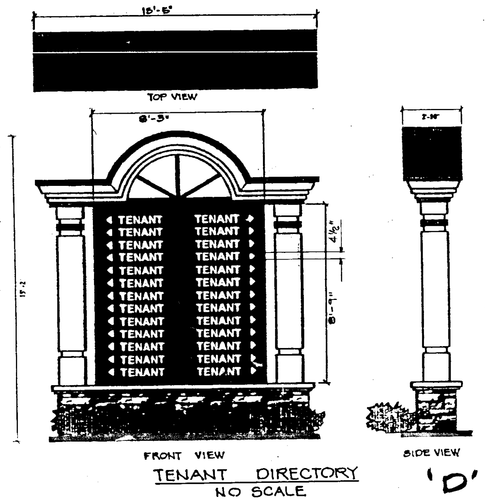
Section A-A
Scale 1/2"=1'



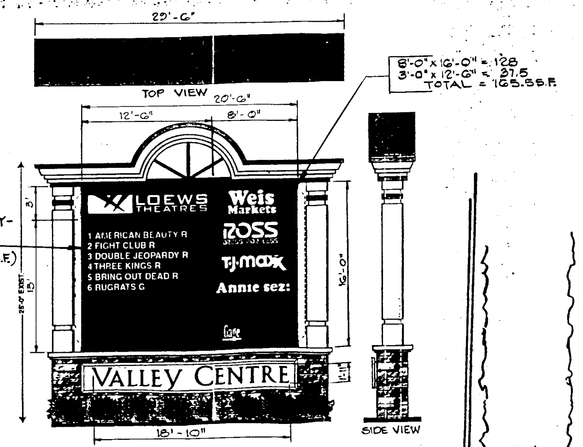
Section B-B
Scale 1/2"=1'



JOINT IDENTIFICATION SIGN - SOUTH SIDE
Scale 1/4"=1'
'C'

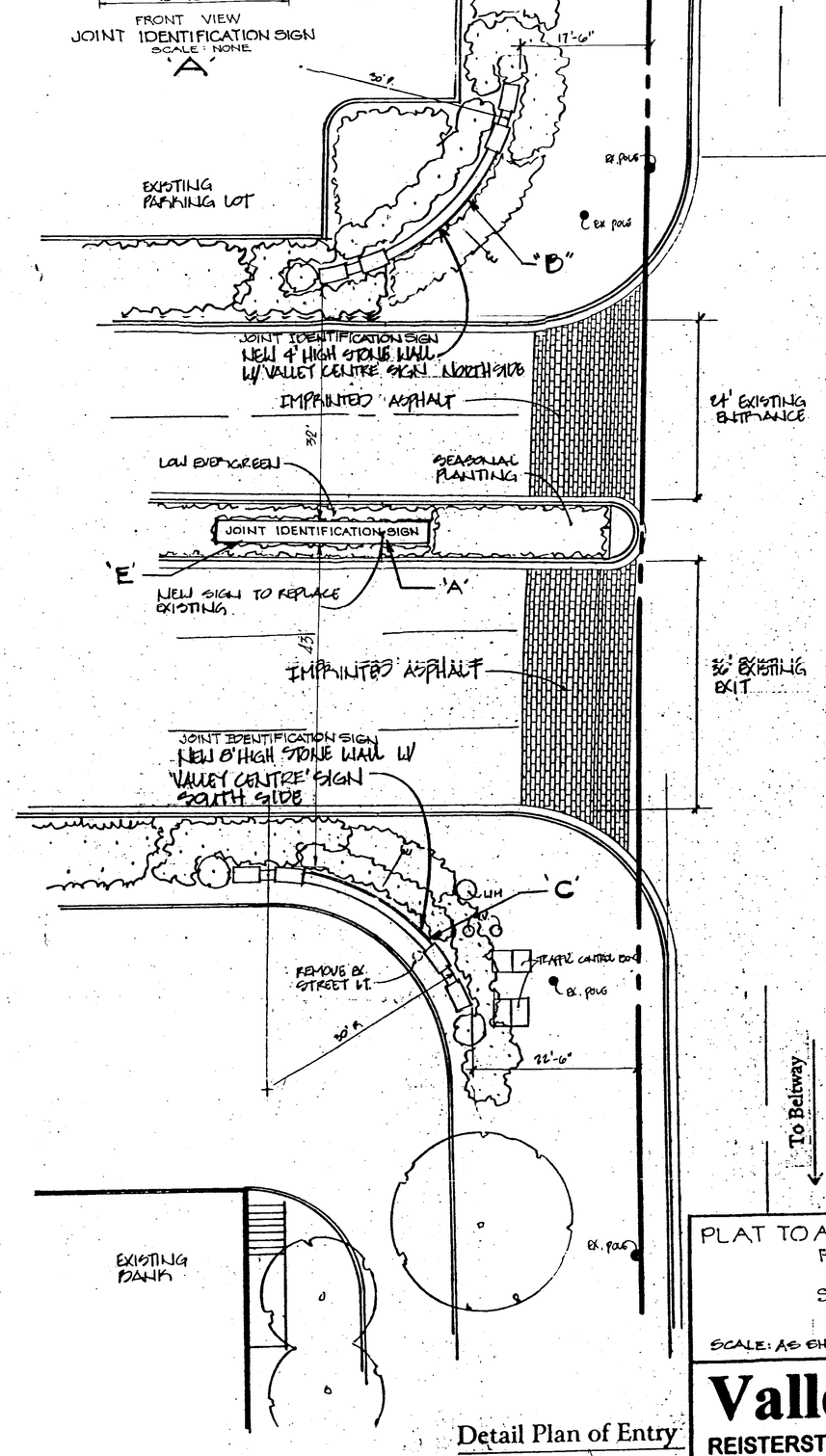


TENANT DIRECTORY
NO SCALE
'D'



'E'
CHANGEABLE COPY - ACCESSORY TO A THEATER.
(12'-6" x 15'-0" = 162.5 S.F.)

FRONT VIEW
JOINT IDENTIFICATION SIGN
SCALE: NONE
'A'



Detail Plan of Entry
Scale 1"=10'

PLAT TO ACCOMPANY PETITION
FOR VARIANCES
AND
SPECIAL HEARING

SCALE: AS SHOWN DATE: MAY 17, 2000

Valley Centre

REISTERSTOWN ROAD
OWINGS MILLS, BALTIMORE CO., MD

ZONING PLAT ONLY

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
606 KENILWORTH DRIVE, SUITE 200
TOWSON, MARYLAND 21204
(410) 823-8126

SHEET 2 OF 2