ORDER RECEIVED FOR FILING
Date 25 6
By 250 1 1 10 100

IN RE: PETITION FOR VARIANCE

HANCE * BEFORE THE

SW/Corner Old Court Road & Town Center

Place, and N/S Walker Avenue * ZONING COMMISSIONER

(Pikesville Giant)

3rd Election District * OF BALTIMORE COUNTY

2nd Council District

* Case No. 01-243-A

Reister Court, LLC and the

Baltimore County Revenue Authority

Petitioners

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Reister Court, LLC and the Baltimore County Revenue Authority, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 232.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum side yard to property line setback of 5 feet in lieu of the required 10 feet, for the redevelopment of an existing Giant Food store on the subject site. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Bradley Glaser, a representative of Reister Court, LLC, Scott Rouk, a representative of Morris & Ritchie Associates, who prepared the site plan for this property, Jim Hermann, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property at issue consists of a series of lots respectively owned by the Petitioners. Specifically, Reister Court, LLC owns Lots 6, 8, 10, 12, 14, 16 and 18 of Walker Avenue, 403 Foley Lane, and 7 and 9 Old Court Road, and the Baltimore County Revenue Authority owns Lots 11, 13 and 15 Old Court Road. Those lots owned by Reister Court, LLC, are zoned B.L.-C.T. and are improved with a Giant Food Store and a large parking field which front on Old Court Road. The lots owned by the Baltimore County Revenue Authority are located to the rear of the Giant Food Store, in the vicinity of Walker Avenue, and are presently improved with single family dwellings. Reister Court, LLC has contracted to purchase

ORDER RECEWED FOR FILING
Date

Of Children

the Revenue Authority's holdings to create one parcel and redeveloping the entire tract with a new Giant Food Store. The existing dwellings on the Revenue Authority property will be razed as will the existing Giant Food Store, and in their place, a larger food store will be constructed to the rear of the tract. As shown on the site plan, the new store will contain 63,063 sq.ft. Additionally, a larger parking area is proposed, as are two smaller freestanding buildings in the front of the lot adjacent to Old Court Road. The Petitioners have not determined the identity of the use for those buildings, but, typically, they will be used for a bank, retail or other similar use.

The variance requested relates to the new Giant Food Store and its proposed location near the property line adjacent to Town Center Place. The site plan shows that Town Center Place curves along the side property line and as a result, a portion of the new building will be located within 5 feet of the property line. Thus, the requested variance is necessary.

There were no Protestants at the hearing, and no adverse Zoning Advisory Committee (ZAC) comments were submitted by any Baltimore County reviewing agency. The ZAC comment submitted by the Office of Planning was generally supportive of the request; however, that agency requests continuing input as to the use of the two freestanding buildings inasmuch as the site is located within a revitalization area. The Office of Planning further requested that a complete set of proposed building elevation drawings, including materials and color pallet be provided to them for their review and approval, as well as a landscape plan for screening the rear of the Giant Food Store along Walker Avenue.

A similar written comment was received from the Department of Economic Development. That agency opines that the redevelopment of the Giant Food Store site would present a more modern appearance and provide an up-to-date grocery store to meet the needs of the Pikesville community. It was also indicated that development within this revitalization area will strengthen the economic base of the County, improve the physical appearance of an important commercial area, attract significant private investment, create employment opportunities for local residents, and generate new income and property tax revenue for the County. Thus, it is clear that the Department of Economic Development supports the Petitioner's proposal.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. I concur with the assessment offered by the Office of Planning and the Department of Economic Development that the proposed improvements represent a unique opportunity to upgrade this revitalization area. Moreover, I concur with the Office of Planning that they should be given an opportunity to review building elevation drawings and landscape plans to assure that development of this site is consistent with the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County day of February, 2001 that the Petition for Variance seeking relief from Section 232.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum side yard to property line setback of 5 feet in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) Compliance with the Zoning Advisory Committee comments submitted by the Office of Planning, dated January 9, 2001, a copy of which is attached hereto and made a part hereof. The Petitioners shall submit building elevation drawings and a landscape plan for review and approval by the Office of Planning, prior to the issuance of any building permits.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING LES:bis

3



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

February 1, 2001

Fax: 410-887-3468

Robert A. Hoffman, Esquire Venable, Baetjer & Howard 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITION FOR VARIANCE

SW/Corner Old Court Road & Town Center Place; N/S Walker Avenue

(Pikesville Giant)

3rd Election District – 2nd Council District

Reister Court, LLC and the Baltimore County Revenue Authority - Petitioners

Case No. 01-243-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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

c: Mr. Roger K. Wright, V.P., Real Estate & Development,

Reister Court, LLC, 1408 Bare Hills Road, Suite 210, Baltimore, Md. 21209

Mr. George E. Hale, Executive Director, Baltimore County Revenue Authority

115 Towsontown Boulevard, Towson, Md. 21286

Mr. Scott Rouk, Morris & Ritchie Assoc., Inc., 110 West Road, #245, Towson, Md. 21204

Mr. Jim Hermann, 616 Nanticoke Court, Abingdon, Md. 21009

Office of Planning; Department of Economic Development; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at Place and Walker Avenue Center

which is presently zoned BL-CT

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)

Variance from Baltimore County Zoning Regulations Section 232.2.B to allow a minimum side yard setback to property line of five (5) feet in lieu of the required ten (10) feet.

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 determined 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.

			perjury, that I/we are is the subject of this	e the legal ov	irm, under ner(s) of t	the penalties of ne property which
	nser/Lessee:Of: 1 old Old C	1, 13, and 15	<u>Legal Owner(s)</u>			
Reister Court, Name - Type or Print By:	L.L.C.	7	SEE Name - Type or Print	ATTACHED) .	
Signature Roger K. 1408 Bare Hill	Wright, N-P - R s Road, Suite 21	Real Estate and O Development	Signature		·	
Address Baltimore, City	MD	Telephone No. 21209	Name - Type or Print	<u> </u>		<u> </u>
Attorney For Pet	State itioner:	Zip Code	Signature			
Robert A, Hoffi	nan //		Address			Telephone No.
Signature	A/		City Representative t	o be Cont	State acted:	Zıp Code
Company Baet of		LP	Robert A. Hoffm	ian		
210 Llegheny A		10-494-6200 Telephone No.	210 Allegheny A	venue	410-	194-6200 Telephone No.
Towach,	MD State	Zip Code	Towson,	MD	State	Zip Code
	a			FICE USE		
Case No. 0	-243A		ESTIMATED LENG UNAVAILABLE FO Reviewed By		1G	
REVALUI98					_ Date .	13.13.00

ATTACHMENT TO PETITION FOR VARIANCE 3757 OLD COURT ROAD

LEGAL OWNER(S)

Of: 6, 8, 10, 12, 14, 16 and 18

Walker Avenue; 403 Foley Lane; and

Reister Court, L.L.C. 7 and 9 old Old Court Road

Roger K. (Wr)ght

Vice President - Real Estate and

Development

1408 Bare Hills Road

Suite 210

Baltimore, MD 21209

Baltimore County Revenue Authority

Of: 11, 13 and 15 old

Old Court Road

By: George E. Na 1e, Executive Director 115 Towsontown Boulevard

Towson, MD 21286

TOIDOCS1/erl01/#109375 v1

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

BEGINNING at the intersection of the west right of way of Town Center Place (50 feet wide) and the north right of way of Walker Avenue (40 feet wide). Thence the following courses and distances:

South 55°46' 39" West 47.36 feet, South 34°39' 24" East 5.00 feet, South 56°13' 10" West 221.82 feet, North 34°10' 26" West 195.58 feet, South 65°49'34" West 11.42 feet, North 36°31'37" West 239.16 feet, North 86°32'15" East 290.75 feet, South 29°21'13" East 11.02 feet, North 84°06'09" East 68.12 feet, South 55°09'26" East 23.01 feet, 133.16 feet along the arc of a non-tangential curve to the left having a radius of 350.00 feet, South 37°44'23" East 76.81 feet, South 17°26'29" West 19.09 feet to the place of beginning.

CONTAINING 2.28 acres of land more or less.

BEING known as parcels 109, 110, 359, 453, 513, 516, 523, 630, 649, 706, 711, 752 and 805 on Baltimore County Tax Map 78 and being located in the Third Election District

OF MARIAN AND STATE OF MARIAN AND SCAPE LITTLE O

James V. Hermann

Licensed Landscape Architect #1044

GP:mak\s11440\2.25acre\121200

☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009

☐ 110 WEST ROAD, SUITE 245, TOWSON, MARYLAND 21204

☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

■ 410-515-9000 ■ FAX 410-515-9002

■ 410-821-1690 ■ FAX 410-821-1748

■ 410-792-9792 ■ FAX 410-792-7395

and the second s	24	3 9	0117		C C C C C C C C C C C C C C C C C C C	·
ALTIMORE COUNTY, MARY OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No.		TATAN DANG	.92 (2) 5.200 1/22 7.300 (4) 79	Aug.
12.13.00	CCOUNT_Fact	6150	1957 1967 1977 1978	erratists Boots	en arrini er e	\$\$\$ 6.54
RECEIVED FROM:	AMOUNT \$ 250	N. t.	pide Are	अपने विकास	r Inuite Stab	The Bar
FOR:						
		(7	BA	CAS	HIER'S VALIDAT	10N

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 <u>Towson, Maryland</u> on the prop-

- erty identified-herein as follows:

Case: #01-243-A Town Center Place

NWC Town Center Place and Walker Avenue (Pikesville

Gant;
3rd Election District – 2nd Councilmanic District
Legal Owner(s): Reister Court, L.L.C. & Baltimore County
Revenue Authority (6, 8, 10, 12, 14, 16, 18 Walker Avenue
& 403 Foley Lane; 7 & 9 old Old Court Road)
Contract Purchaser: Reister Court, L.L.C. (11, 13, & 15 old Old Court Road)

Variance: to allow a minimum side yard setback to property line of 5 feet in lieu of the required 10-feet.

Hearing: Tuesday, January 30, 2001 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. 1/080 Jan 11

CERTIFICATE OF PUBLICATION

·
TOWSON, MD,, 20 <u>01</u>
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 ofsuccessive
weeks, the first publication appearing on, 2001
THE JEFFERSONIAN,
J. Wilkingy
LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: <u>01-243-A</u>
; *	Petitioner/Developer: Town Center Place
	9/0 Venable, Baetjer & Howard
	Date of Hearing/Closing: 1-30-01
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	:
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
were posted conspicuously on the prope	es of perjury that the necessary sign(s) required by law erty located at <u>Pikesville Giant - Northwest</u> <u>Walker Avenue Pikesville</u> , MD 21208
The sign(s) were posted on	nuary 5, 2001
	(Month, Day, Year)
	Sincerely, (Signature of Sign Poster and Date) Stocy Gardner (Printed Name) SHANNON-BAUM SIGNS INC. 105 COMPETITIVE GOALS DR. ELDERSBURG, MD. 21784
	(City, State, Zip Code)

410-781-4000 (Telephone Number)

JAN 8 2001

RE: PETITION FOR VARIANCE 6, 8, 10, 12, 14, 16, 18 Walker Avenue; 403 Foley Lane; 7, 9, 11, 13, 15 Old Court Road, (Pikesville Giant)

NWC Town Center Place & Walker Ave 3rd Election District, 2nd Councilmanic

Legal Owner: Reister Court, LLC and

Baltimore County Revenue Authority

Contract Purchaser: Reister Court, LLC (11, 13, 15 Old Court Rd)

Petitioner(s)

BEFORE THE

* ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

BALTIMORE COUNTY

Case No. 01-243-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

role S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel Old Courthouse, Room 47

400 Washington Avenue

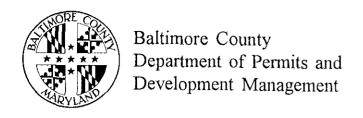
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimneinan PETER MAX ZIMMERMAN



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

Fax: 410-887-5708

December 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: 01-243-A

Town Center Place

NWC Town Center Place and Walker Avenue (Pikesville Giant)

3rd Election District - 2nd Councilmanic District

Legal Owner: Reister Court, L.L.C. & Baltimore County Revenue Authority (6, 8, 10, 12, 14, 16, 18 Walker

Avenue & 403 Foley Lane; 7 & 9 old Old Court Road)

Contract Purchaser: Reister Court, L.L.C. (11, 13 & 15 old Old Court Road)

<u>Variance</u> to allow a minimum side yard setback to property line of 5 feet in lieu of the required 10-feet.

HEARING:

Tuesday, January 30, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

C: Robert A. Hoffman, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue Towson 21204

Roger K. Wright, VP, Real Estate & Development, 1408 Bare Hills Road, Suite 210, Baltimore 21209

George E. Hale, Executive Director, 115 Towsontown Blvd, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 12, 2001.

(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

Thursday, January 11, 2001 Issue - Jeffersonian

Please forward billing to:

Amy Dontell

210 Allegheny Avenue Towson, MD 21204

410 494-6200

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: 01-243-A

Town Center Place

NWC Town Center Place and Walker Avenue (Pikesville Giant)

3rd Election District – 2nd Councilmanic District

Legal Owner: Reister Court, L.L.C. & Baltimore County Revenue Authority (6, 8, 10, 12,

14, 16, 18 Walker Avenue & 403 Foley Lane; 7 & 9 old Old Court Road) Contract Purchaser: Reister Court, L.L.C. (11, 13 & 15 old Old Court Road)

Variance to allow a minimum side yard setback to property line of 5 feet in lieu of the required 10-feet.

Tuesday, January 30, 2001 at 10:00 a.m. in Room 407, County Courts HEARING:

Building, 401 Bosley Avenue

Gアて

LAWRENCE E. SCHMIDT

awrence 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 PERMITS AND DEVELOPMENT MANAGEMENT ~ ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

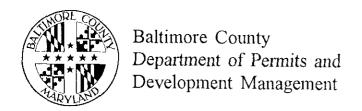
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

Item Numt	per or Case Number: 0/- 2+3-A
	REISTER COURT, LLC
Address or	Location: NORTHWEST CIRNER OF TOWN CENTER PLACE AND WALKER AVENUE
PLEASE F	ORWARD ADVERTISING BILL TO:
Name:	Amy PONTELL
Name:	Amy PONTELL
Name: Address: _	

Revised 2/20/98 - SCJ



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

Fax: 410-887-5708

January 26, 2001

Robert A Hoffman Venable Baetier and Howard LLP 210 Allegheny Avenue Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-243-A, Town Center Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 13, 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.

Supervisor, Zoning Review

WCR: qdz

Enclosures

Roger K Wright VP Real Estate and Development, 1408 Bare Hills Road, Suite 210, Baltimore 21209 People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 18, 2001

Department of Permits & Development Mgmt.

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 2, 2001

Item No. 243

The Bureau of Development Plans Review has reviewed the subject zoning item.

This office has several issues with this site that will be addressed at the development plan

review stage.

RWB:HJO:jrb

cc: File



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

December 27, 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 December 26, 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:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244, 245, 246, 247, 249, and 250

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 Ac/RBS

DATE:

January 18, 2001

SUBJECT:

Zoning Petitions

Zoning Advisory Committee Meeting of December 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address	
231	8100 Salt Lake Drive	
233	1305 Lincoln Woods Drive	
234	3 Arrowhead Court	
235	1223 Lake Falls Road	
238	Oak Grove Parcel B	
239	Crondall Corner	
241	10 McCormick Avenue	
242	1324 & 1325 Chippendale Road	
243	Pikesville Giant	
244	4800 Mt. Carmel Road	
245	6 Aston Court	
246	3700 Essex Road	
24.7	7163 E. Baltimore Street	
248	113 Westminster Road	
250	10002 & 10002A Lodge Road	

Ap. 130

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

JAN - 9

DATE: January 9, 2001

SUBJECT:

3757 Old Court Road

INFORMATION:

Item Number:

01-243A

Petitioner:

Reister Court, L.L.C., c.o. Robert A. Hoffman

Property Size:

8.0 acres

Zoning:

BL-CT

Requested Action:

Variance

Hearing Date:

January 30, 2001

REQUEST:

The variance being requested in this case is from Section 232.2.B of the B.C.Z.R. to allow a minimum side yard setback of five feet in lieu of the required ten feet.

The subject property consists of approximately eight acres located on the northwest corner of Town Center Place and Walker Avenue in the Pikesville Town Center. It is located within the boundaries of the Pikesville Commercial Revitalization District and the Pikesville Revitalization Plan, adopted by the Baltimore County Council in 1991. It is zoned BL-CT. Its current land use is comprised of an existing Giant Food Store with 221 parking spaces, and several additional small, adjacent parcels that are either vacant or marginally occupied. The Pikesville Revitalization Plan designates the area bounded by Walker Avenue to the south and Old Court Road to the north as an opportunity area for mixed use development due to its marginal occupancy. The applicants are proposing to raze the existing Giant store and adjacent buildings in order to construct a larger, (62,656 square feet) updated store with 440 parking spaces.

Additionally, two proposed buildings (10,000 square feet and 2000 square feet) are planned for the northernmost portion of the site.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends approval of this variance request provided that the following information is submitted to this office for review and approval:

- 1. A complete set of proposed building elevations indicating all materials and color palate, and signage elevations for the proposed Giant.
- 2. A proposed landscape plan for the entire site, specifically indicating screening treatment for the rear of the Giant store building (loading dock area) along Walker Avenue.
- 3. A note on the plan indicating the proposed use/tenant of the two pad sites, and proposed elevations and signage. If tenants have not yet been identified, a note on the plan should indicate that complete elevations be submitted for review and approval prior to application for permit.

Section Chief Jeffrey W. Zon



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

Date: 1.3.00

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

RE: Baltimore County

> Item No. 243 JCM

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.ind.us).

Very truly yours,

1. J. Grelle

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

Baltimore County Government Department of Economic Development



400 Washington Avenue Towson, MD 21204

(410) 887-8000 Fax (410) 887-8017

1/5/01 GZ

MEMORANDUM

To:

Zoning Commissioner

Zoning Commissioner's Office

From: Andrea Van Arsdale

Revitalization Director

Date:

January 4, 2000

Re:

Variance – Pikesville Giant (Case Number: 01-243-A)

The Department of Economic Development supports the requested variance submitted by Giant Food, Inc. Giant Food is requesting a variance to allow a minimum side yard setback of five feet in lieu of the required ten feet. This project has involved the coordinated efforts of Giant Food, Inc., the Baltimore County Revenue Authority and the Baltimore County Department of Economic Development. The subject property is located within the Pikesville Commercial Revitalization District, an area targeted by the County to receive assistance to promote economic development. The redevelopment of the Giant Food store would present a more modern appearance and a more up to date grocery store to meet the needs of the Pikesville community. The renovated Giant Food store will play an important role in the viability of Pikesville. By permitting the variance, the community and the County will realize a variety of benefits, including:

- redeveloping a key site within the Pikesville Revitalization District;
- strengthening the economic base of the community;
- improving the physical appearance of an important commercial area;
- attracting significant private investment;
- creating accessible employment opportunities for local residents; and
- generating new income and property tax revenue for the County.

As the architectural plans for the renovation progress, the Department of Economic Development and the Office of Planning would like to review the plans to ensure the site has a commercial presentation that enhances the Pikesville community core, especially as it relates to the properties to the rear and to the side of the site.

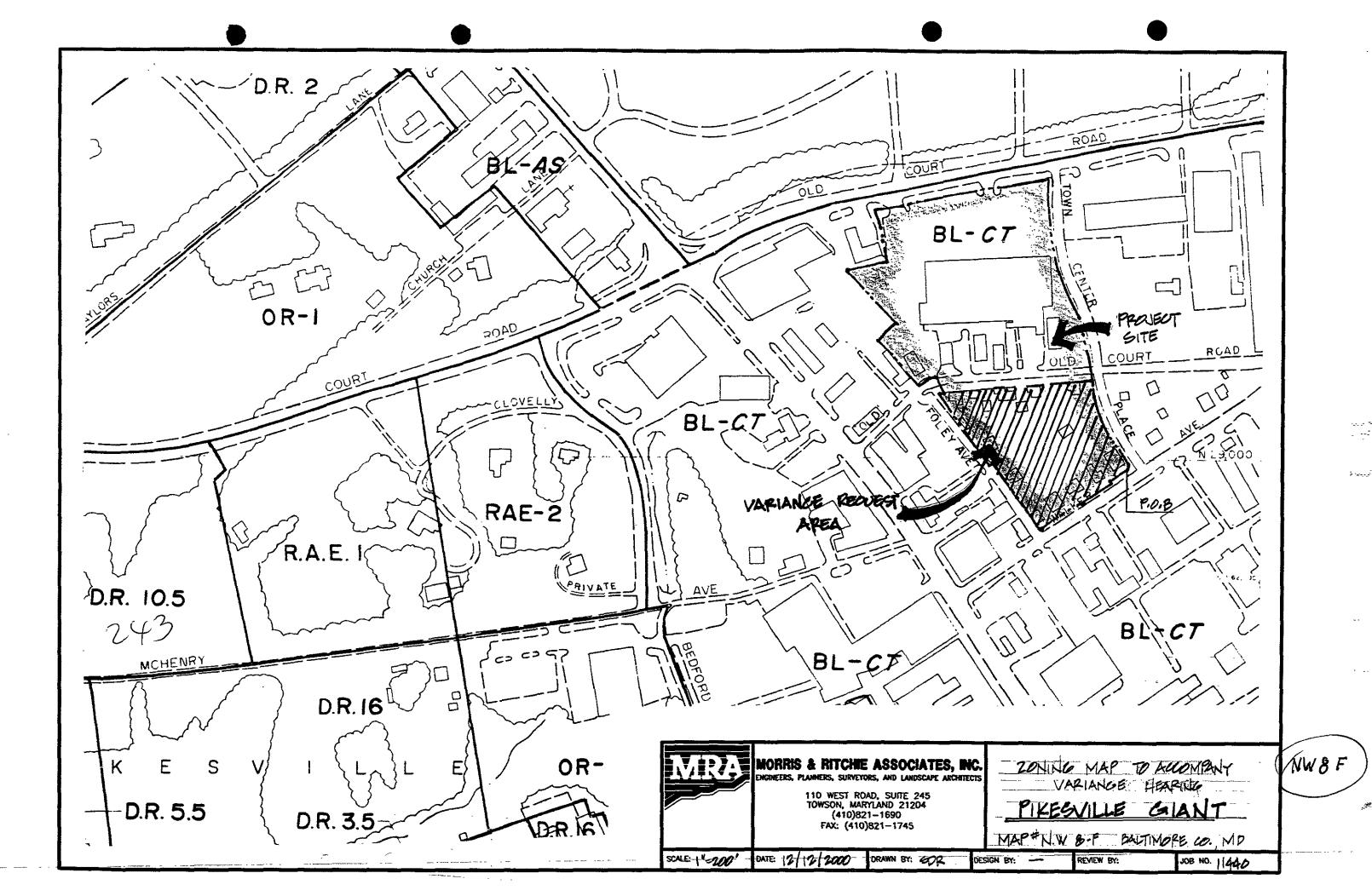
Thank you for your time and attention to this important matter. If you have any questions, please call me at extension 2055.

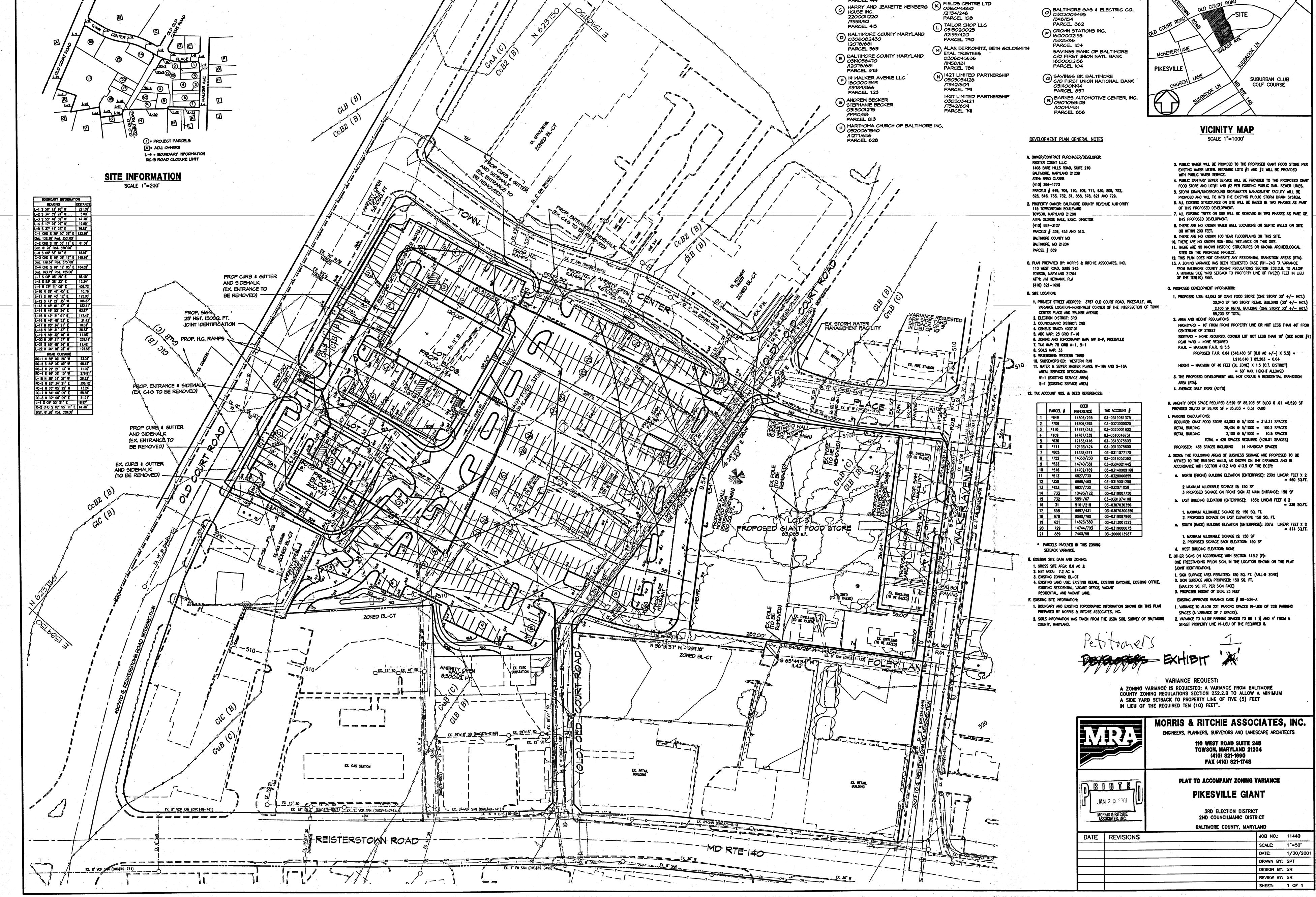
CC: Peirce Macgill, Western Commercial Revitalization Specialist

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoteman	210 Allechung 21204
Jn Hernam	616 Nontrouke Ch. Ahihadan a
BRADIEY GLASER	210 Alleghung 21204 616 Nontricuke Ct., Abingdon 2 1408 BARE Hells PS#210
SCOTT ROUK	110 WEST RD TOURD MD 410-04
	110 WEST RD TOWER MD 21204 Swite 245

	,
· · · · · · · · · · · · · · · · · · ·	





/1342/609 PARCEL 191

0305034129

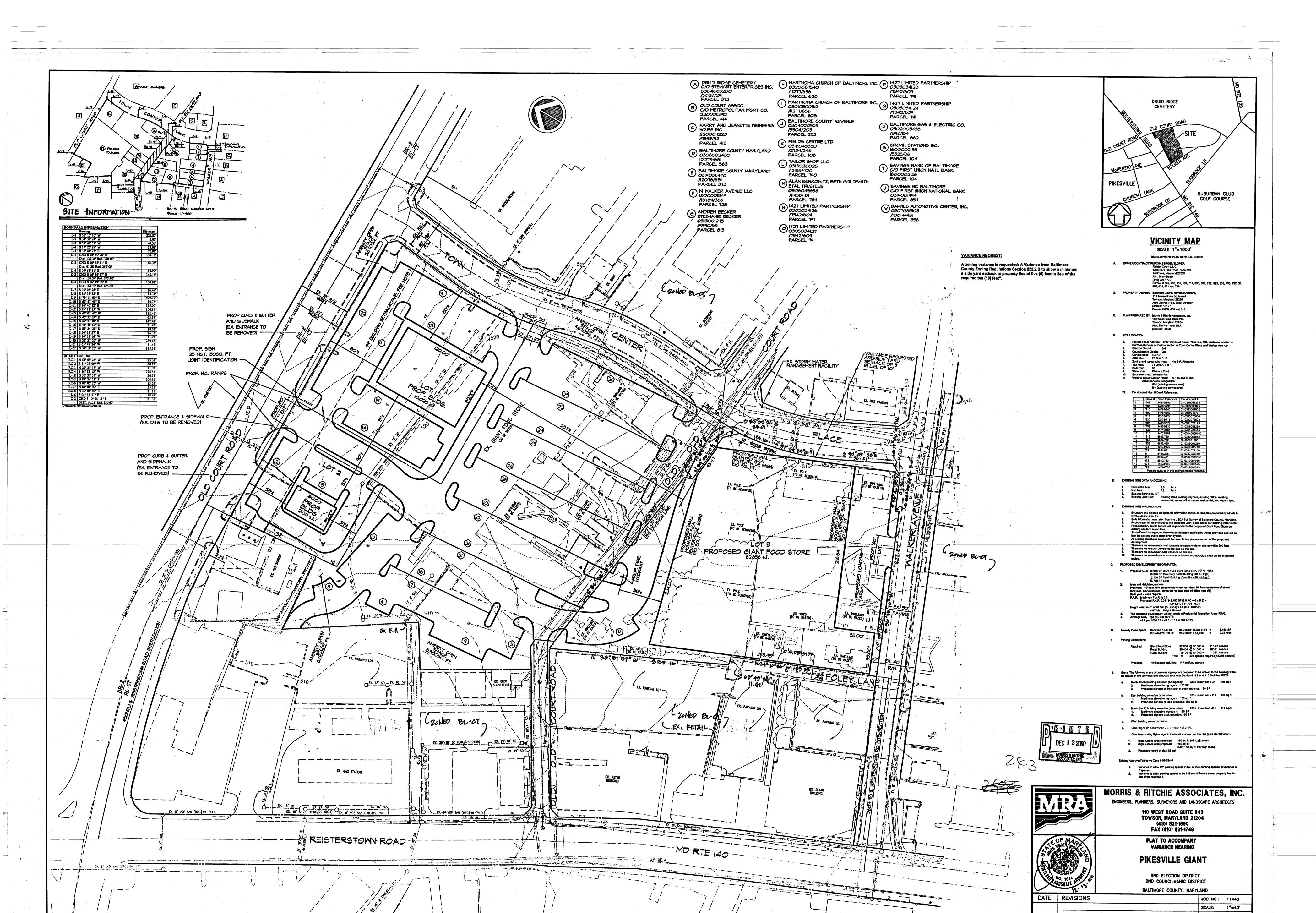
B OLD COURT ASSOC.

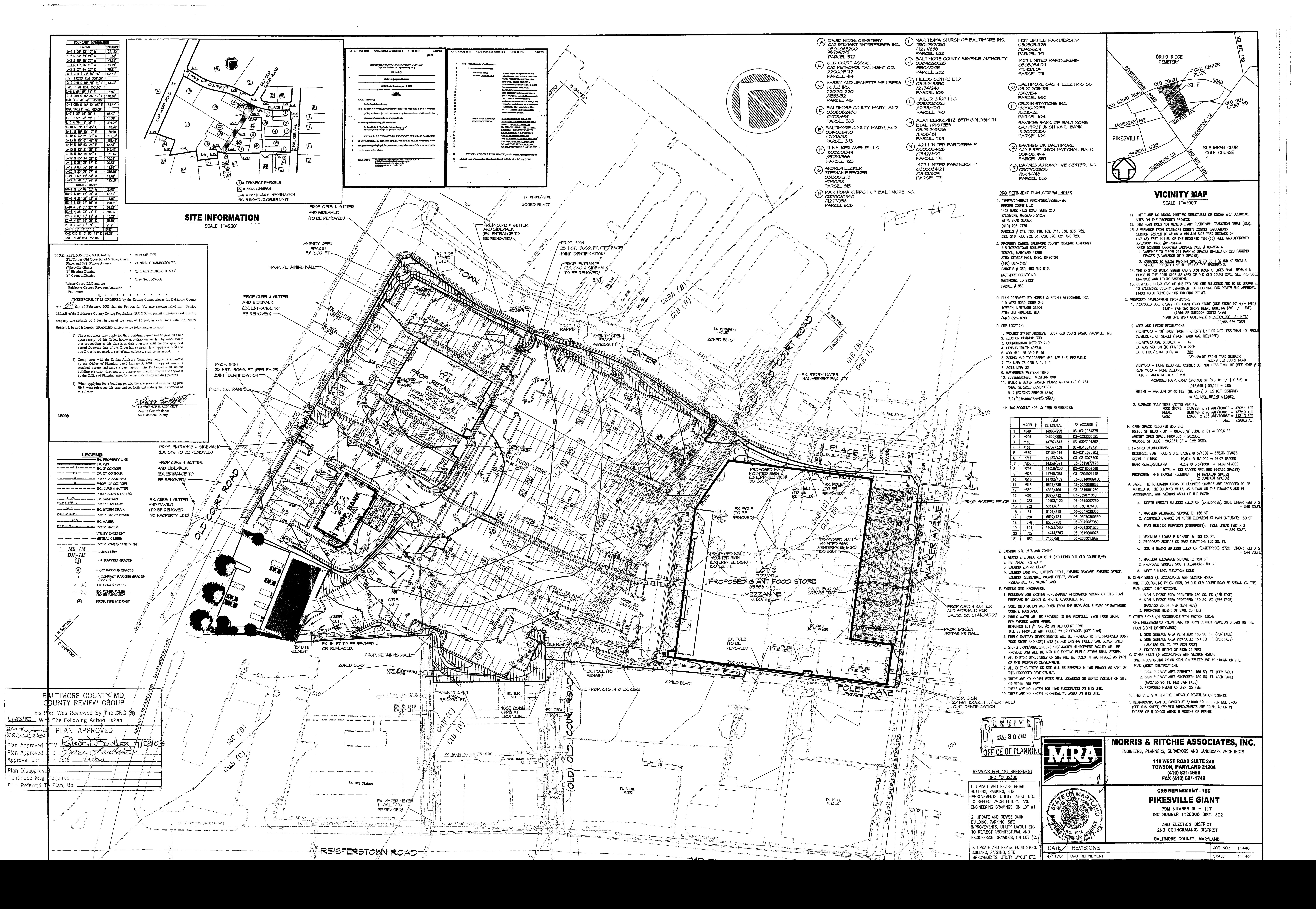
2200015192

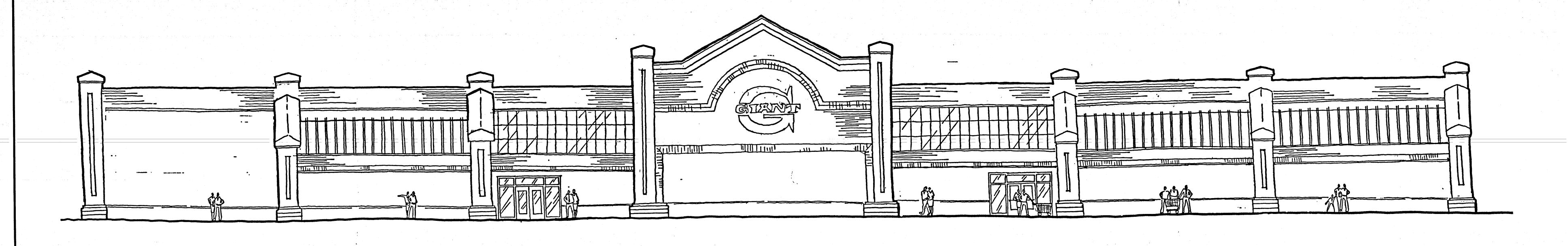
PARCEL 414

0304020525

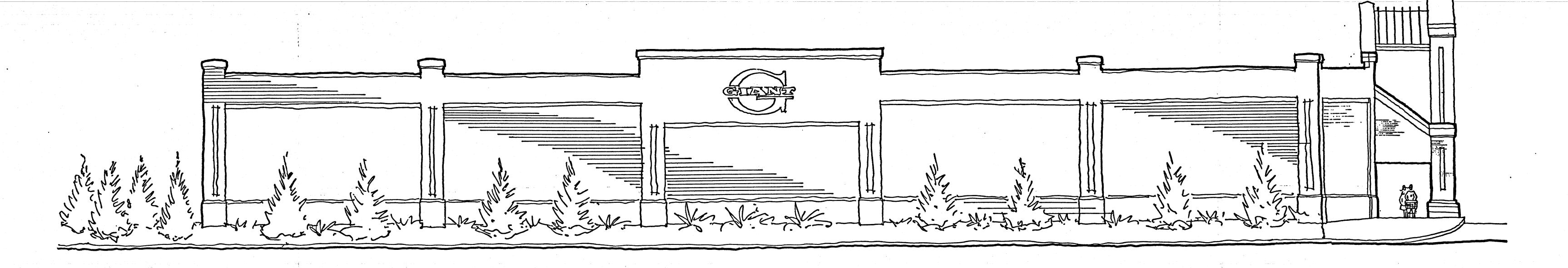
PARCEL 252







Old Court Road Elevation



Town Center Place Elevation

Giant Food Inc.

P.O.Box 1804 D-851

Washington, DC 20013

Phone: (301) 386-0573

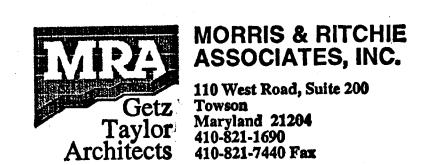
Telecopier: (301) 618-4989

Giant Store #90

Pikesville, Maryland

27 October 2000 Scale: 1/8" =1'-0"







REVIEW BY: JVH

