

IN RE: PETITION FOR VARIANCE
SE/Corner Security Boulevard and
Rolling Road
(2005 Security Boulevard)
1st Election District
1st Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-257-A

Security Center, LLC, Owners;
Great Atlantic & Pacific Tea Co., Inc., Lessees *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Security Center, LLC, and the Contract Lessees, Great Atlantic & Pacific Tea Company, Inc., through their attorney, G. Scott Barhight, Esquire. The Petitioners seek relief from Section 450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) wall-mounted enterprise signs in a B.M.-C.T. zone in lieu of the three (3) allowed; to permit four (4) enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the allowed two (2) per facade; to permit enterprise wall-mounted signs of 245 sq.ft. on both the left side elevation (Elevation 2) and the right side elevation (Elevation 5) in lieu of the allowed 150 sq.ft. each; and, to permit enterprise wall-mounted signs of 527 sq.ft. on the front elevation (Elevation 1) in lieu of the allowed 150 sq.ft. The subject property and requested relief 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 on behalf of the Petitioners were Wilbur E. "Tom" Simmons III, Vice President of Acquisitions and Development for Mid-Atlantic Realty Trust, and G. Scott Barhight, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, containing a gross area of 7.105 acres, more or less, split zoned B.M.-CT. (6.494

ORDER RECEIVED FOR FILING

Date 2/28/01

By [Signature]

acres) and B.L. (0.611 acres). This commercial parcel is located at the southeast corner of the intersection of Security Boulevard and Rolling Road, adjacent to Security Square Mall in Woodlawn. The property was previously the site of a Hechinger's home improvement store that ceased operations approximately 18 months ago. The property was subsequently redeveloped with a Super Fresh grocery store, which occupies a substantial portion of the original Hechinger building, and other retail stores located within a wing of the existing structure. Additionally, a portion of the site has been altered to eliminate a warehouse building used by Hechinger. In lieu thereof, two pad sites have been installed in the front portion (Rolling Road side) of the property. These pad sites feature a fast food restaurant and bank.

The property is unique by virtue of its shape and the fact that it is surrounded by roads on all four sides. As noted above, Security Boulevard runs along the north side of the property and Rolling Road, along the west side. To the south and east are accessory roads which provide access from the property to the neighboring Security Square Mall. The fact that there are numerous points of access to the subject property, in part, drives the need for the requested variances. The property also has a recent zoning history. In Case No. 00-440-A, variance relief was granted to allow a slightly enlarged sign identifying the tenants/occupants of the property. Specifically, relief was granted to allow nine (9) display lines in lieu of the permitted five (5) for a joint identification, freestanding sign. Relief was also recently granted under Case No. 01-195-A relative to an existing driveway which provides vehicular circulation within the site.

The variances requested in the instant case relate to proposed identification signs for the new Super Fresh store. Pages 2 and 3 of Petitioner's Exhibit 1 more particularly show the proposed signs. It need be emphasized that all of the proposed signs are located on the façade of the building. Essentially, because vehicular access is available on all four sides, the Petitioners propose signs on multiple sides of the building to identify the uses therein.

The precise zoning relief requested also deserves discussion. Section 450 of the B.C.Z.R. contains the sign regulations and features a table for each type of sign proposed. The subject signs fall within the "enterprise sign" definition, meaning "an accessory sign which

displays the identity and which may otherwise advertise the products or services associated with the individual organization." It is the judgment of this Zoning Commissioner that the enterprise signs proposed here are further classified within that category identified under Subsection (d) of the Table, which identifies wall-mounted (canopy) enterprise signs. Specifically, it is clear that this is a multi-tenant building in that the overall structure features not only the Super Fresh store but other retail tenants. That is, the space occupied by the Super Fresh store shares a common wall with other retail uses on the property. This finding renders moot the request for variance relief to permit six (6) wall-mounted enterprise signs in the B.M.-C.T. zone in lieu of the permitted three (3) signs, as that requirement regulates only to enterprise signs in Subparagraph (a) of the Table. Likewise, variance relief is not required to permit 245 sq.ft. of enterprise signs on both the left and right side elevations in that the limitation of 150 sq.ft. is not applicable to signs regulated in Subsection 5(d) of the Table. Variance relief is required, however, to permit four (4) enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the allowed two (2) signs per façade, and to permit 527 sq.ft. of enterprise wall-mounted signs on the front (Elevation 1) in lieu of the permitted 150 sq.ft.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. As noted above, the property is unique by virtue of its configuration and the fact that it is bordered on all four sides by public roads. Moreover, owing to the multiple vehicular entrances to the site, the proposed signage is appropriate and warranted to identify this land use. I find that the Petitioners would suffer a practical difficulty if relief were denied. Finally, given the commercial character of the surrounding locale, I do not find the proposed signage to be inconsistent with the area, nor will it cause detriment to adjacent properties.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of February, 2001 that the Petition for Variance seeking relief from Section

450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit four (4) enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the allowed two (2) signs per façade, and to permit 527 sq.ft. of enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the allowed 150 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permits 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.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) wall-mounted enterprise signs in a B.M.-C.T. zone in lieu of the three (3) signs allowed, and to permit 245 sq.ft. of enterprise wall-mounted signs on both the left side elevation (Elevation 2) and the right side elevation (Elevation 5) in lieu of the allowed 150 sq.ft. each, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 2/20/09
By [Signature]



**Baltimore County
Zoning Commissioner**

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

February 20, 2001

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

RE: PETITION FOR VARIANCE
SE/Corner Security Boulevard and Rolling Road
(2005 Security Boulevard)
1st Election District – 1st Council District
Security Center, LLC, Owners; Great Atlantic & Pacific Tea Co., Inc., Lessees - Petitioners
Case No. 01-257-A

Dear Mr. Barhight:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Wilbur E. Simmons, III
Security Center, LLC, 170 W. Ridgely Road, Suite 300, Lutherville, Md. 21093
Mr. Gary R. Rediker, Great Atlantic Pacific Tea Co., Inc.
1506 Woodlawn Drive, Baltimore, Md. 21207
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at S.E. Corner of Security Blvd. and Rolling Rd.
which is presently zoned BM-CT and BL

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 attached.

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.

Contact Purchaser/Lessee:

Great Atlantic P & Pacific Tea Co., Inc.

Name - Type or Print

Signature

1500 Woodlawn Drive

594-7534

Address

Telephone No.

Baltimore, MD 21207

City

State

Zip Code

Attorney For Petitioner:

David K. Gildea

Name - Type or Print

Signature

Whiteford, Taylor & Preston L.L.P.

Company

210 W. Pennsylvania Ave.

832-2000

Address

Telephone No.

Towson, MD 21204

Zip Code

Legal Owner(s):

Security Center, LLC

Abington Center Associates, L.P.

Name - Type or Print

Signature

Wilbur E. Simmons, III

Name - Type or Print

Vice President Acquisitions Development

Signature

170 W. Ridgely Rd., Suite 300

684-2000

Address

Telephone No.

Lutherville, MD 21093

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 JRP Date 12/20/00

MART

WILBUR E. "TOM" SIMMONS III, CPM, SCSM
VICE PRESIDENT
ACQUISITIONS AND DEVELOPMENT

MID-ATLANTIC REALTY TRUST

170 WEST RIDGELY ROAD
SUITE 300
LUTHERVILLE, MD 21093
410-684-2000 EXT. 113
TOLL FREE 888-545-6278
FAX NO.: 410-859-5685
MOBILE 443-831-0230
E-MAIL: tom@martreit.com

ORDER RECEIVED FOR FILING
Date 12/20/00

ATTACHMENT TO PETITION FOR VARIANCE

SECTION 450.4.5.a

1. BCZR Section 450 - To permit six (6) wall mounted enterprise signs in the BM-CT zone in lieu of the required three (3) enterprise mounted wall signs.
permitted
2. BCZR Section 450 - To permit four (4) enterprise wall mounted signs on the front elevation (Elevation I) in lieu of the required two (2) enterprise wall mounted signs per façade.
permitted
3. BCZR Section 450 - To permit 245 square feet of enterprise wall mounted signs on the left side elevation (Elevation 2) in lieu of the required 150 square feet.
permitted
4. BCZR Section 450 - To permit 245 square feet of enterprise wall mounted signage on the right elevation (Elevation 5) in lieu of the required 150 square feet.
permitted
5. BCZR Section 450 - To permit 527 square feet of enterprise wall mounted signs on the front elevation (Elevation 1) in lieu of the required 150 square feet.
permitted

214673

01-257-A

Description

to Accompany Petition for Variance

6.494 Acre Parcel

7005 Security Blvd.
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

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)



BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9014

DATE 12-20-00 ACCOUNT R-201-6150

AMOUNT \$ 250.00

RECEIVED FROM: Whiteford Taylor & Preston

FOR: 7015 South E. Ave. II-#7937
C. Vance Town by: JEP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT TOTAL 250.00
DATE 12/20/2000
RECEIVED BY: JEP
CASHIER: JEP
CHECK # 144857
GRAND TOTAL 250.00
Receipt For 250.00
OK
Noted by: JEP

CASHIER'S VALIDATION

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: #01-257-A

2005 Security Boulevard

SEC Security Boulevard & Rolling Road (Security Center)

1st Election District - 1st Councilmanic District

Legal Owner(s): Security Center, LLC

Contract Purchaser: Lessee: Great Atlantic P & Pacific Tea Co., Inc.

Variance: to permit 6 wall-mounted enterprise signs in the B.M.-C.T. zone in lieu of the permitted 3 enterprise mounted wall signs; to permit 4 enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the permitted 2 enterprise wall-mounted signs per façade; to permit 245 square feet of enterprise wall-mounted signs on the left side elevation (Elevation 2) in lieu of the permitted 150 square feet; to permit 245 square feet of enterprise wall-mounted signage on the right elevation (Elevation 5) in lieu of the 150 square feet; and to permit 527 square feet of enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the permitted 150 square feet.

Hearing: Tuesday, February 13, 2001 at 2:00 p.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/1/795 Jan. 30

C447348

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/11, 2001

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 1/30, 2001.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-257-A

Petitioner/Developer: Security Center, LLC

Date of Hearing/Closing: 13 Feb 2001

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:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7005 Security Blvd

The sign(s) were posted on 30 JAN 2001
(Month, Day, Year)

Sincerely,

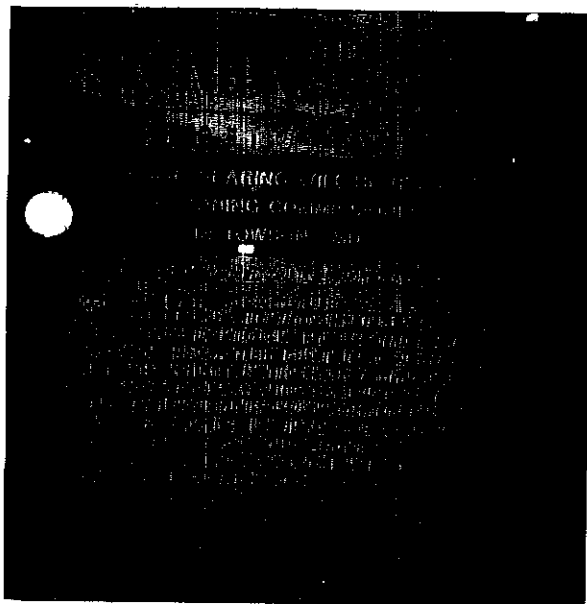
SSG Robert Black 30 JAN 2001
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



RE: PETITION FOR VARIANCE
2005 Security Boulevard, SEC Security Blvd
& Rolling Rd (Security Center)
1st Election District, 1st Councilmanic

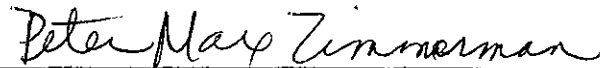
Legal Owner: Security Center, LLC
Contract Purchaser: Great Atlantic & Pacific Tea Co.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-257-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 19th day of January, 2001 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



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

January 10, 2001

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: 01-257-A

2005 Security Boulevard

SEC Security Boulevard & Rolling Road (Security Center)

1st Election District – 1st Councilmanic District

Legal Owner: Security Center, LLC

Contract Purchaser: Lessee: Great Atlantic P & Pacific Tea Co., Inc.

Variance to permit 6 wall-mounted enterprise signs in the B.M.-C.T. zone in lieu of the permitted 3 enterprise mounted-wall signs; to permit 4 enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the permitted 2 enterprise wall-mounted signs per façade; to permit 245 square feet of enterprise wall-mounted signs on the left side elevation (Elevation 2) in lieu of the permitted 150 square feet; to permit 245 square feet of enterprise wall-mounted signage on the right elevation (Elevation 5) in lieu of the 150 square feet; and to permit 527 square feet of enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the permitted 150 square feet.

HEARING: Tuesday, February 13, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".
602

Arnold Jablon
Director



C: David K. Gildea, Whiteford, Taylor & Preston LLP, 210 W. Pennsylvania Ave.,
Towson 21204
Great Atlantic P & Pacific Tea Co Inc., Gary R. Rediker, 1506 Woodlawn Drive
Baltimore 21207
Wilbur E. Simmons, III, VP, Security Center LLC 170 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 MONDAY, JANUARY 29, 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
Tuesday, January 30, 2001 Issue – Jeffersonian

Please forward billing to:

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

410 832-2000

NOTICE OF ZONING HEARING

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

CASE NUMBER: 01-257-A

2005 Security Boulevard

SEC Security Boulevard & Rolling Road (Security Center)

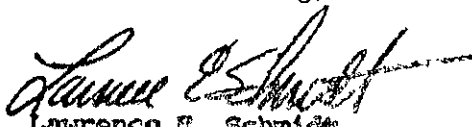
1st Election District – 1st Councilmanic District

Legal Owner: Security Center, LLC

Contract Purchaser: Lessee: Great Atlantic P & Pacific Tea Co., Inc.

Variance to permit 6 wall-mounted enterprise signs in the B.M.-C.T. zone in lieu of the permitted 3 enterprise mounted-wall signs; to permit 4 enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the permitted 2 enterprise wall-mounted signs per façade; to permit 245 square feet of enterprise wall-mounted signs on the left side elevation (Elevation 2) in lieu of the permitted 150 square feet; to permit 245 square feet of enterprise wall-mounted signage on the right elevation (Elevation 5) in lieu of the 150 square feet; and to permit 527 square feet of enterprise wall-mounted signs on the front elevation (Elevation 1) in lieu of the permitted 150 square feet.

HEARING: Tuesday, February 13, 2001 at 2:00 p.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: 257

Petitioner: Security Center, LLC

Address or Location: SE corner of Security Blvd. + Rolling Rd (7005 Security Blvd.)

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K. Gilden

Address: 210 W. Penn. Ave
Towson, MD. 21204

Telephone Number: (410) 832-2000

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

David K Gildea
Whiteford Taylor & Preston LLP
210 W Pennsylvania Avenue
Towson MD 21204

Dear Mr. Gildea:

RE: Case Number: 01-257-A, Security Blvd & Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 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: Wilbur E Simmons III VP, Security Center LLC, 170 Ridgely Road, Suite 300,
Lutherville 21093
Gary R Rediker, 1506 Woodlawn Drive, Baltimore 21207
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

January 10, 2001

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: SECURITY CENTER, LLC

Location: DISTRIBUTION MEETING OF JANUARY 8, 2001

Item No.: 257

Dear Ms. Stephens:

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

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *AC/RBS*

DATE: January 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 8, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
251	2855 Lodge Farm Road
254	6311 Sherwood Road
255	800 Race Road
257	2005 Security Boulevard
258	15505 Carroll Road
259	10407 Vincent Road
261	1018 Wagner Road
262	15 Hanover Road 10 Westminster Pike
263	9639 Belair Road
265	1678 Bullock Circle

Res
2/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 26, 2001

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

SUBJECT: 2005 Security Blvd.

INFORMATION:

Item Number: 01-257

Petitioner: Security Center LLC.

Zoning: BM-CT & BL

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that it is incumbent upon the petitioner to demonstrate practical difficulty and unreasonable hardship concerning the requested variances. In making a ruling on this matter, the Zoning Commissioner should take into consideration all previous sign variances granted for this development.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Z...
AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

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

Date: 1.10.01

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

RE: Baltimore County
Item No. 257 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 122 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

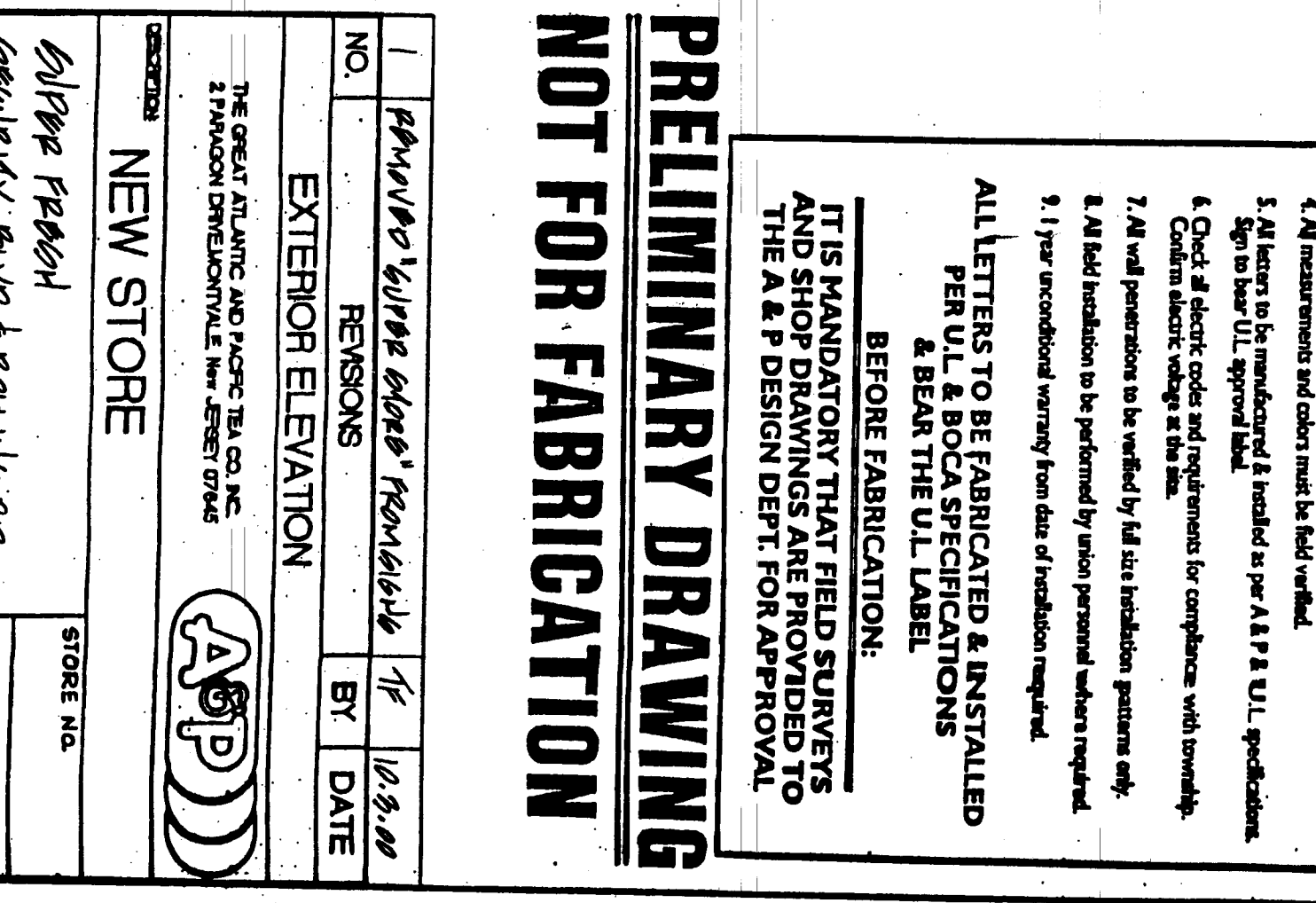
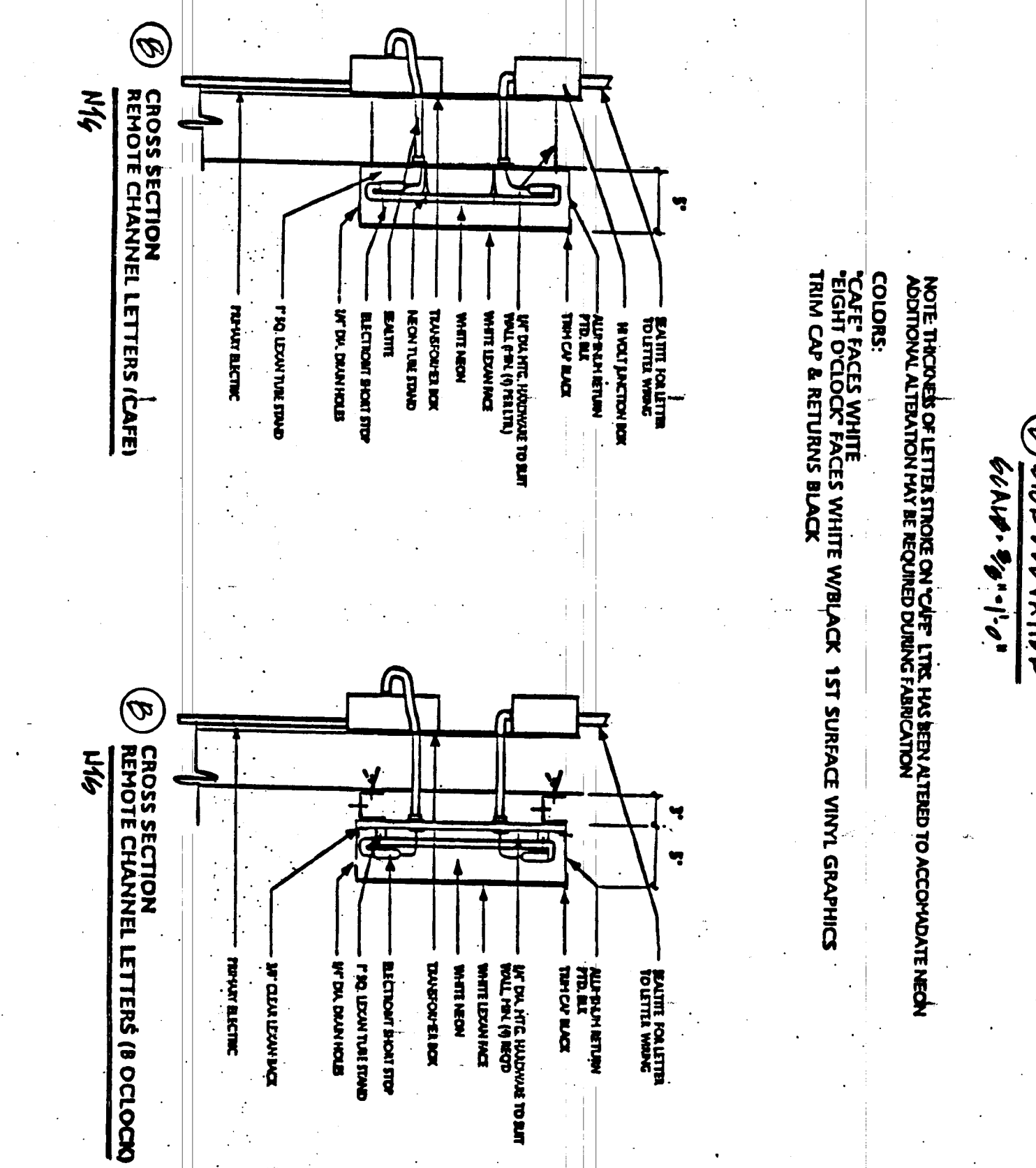
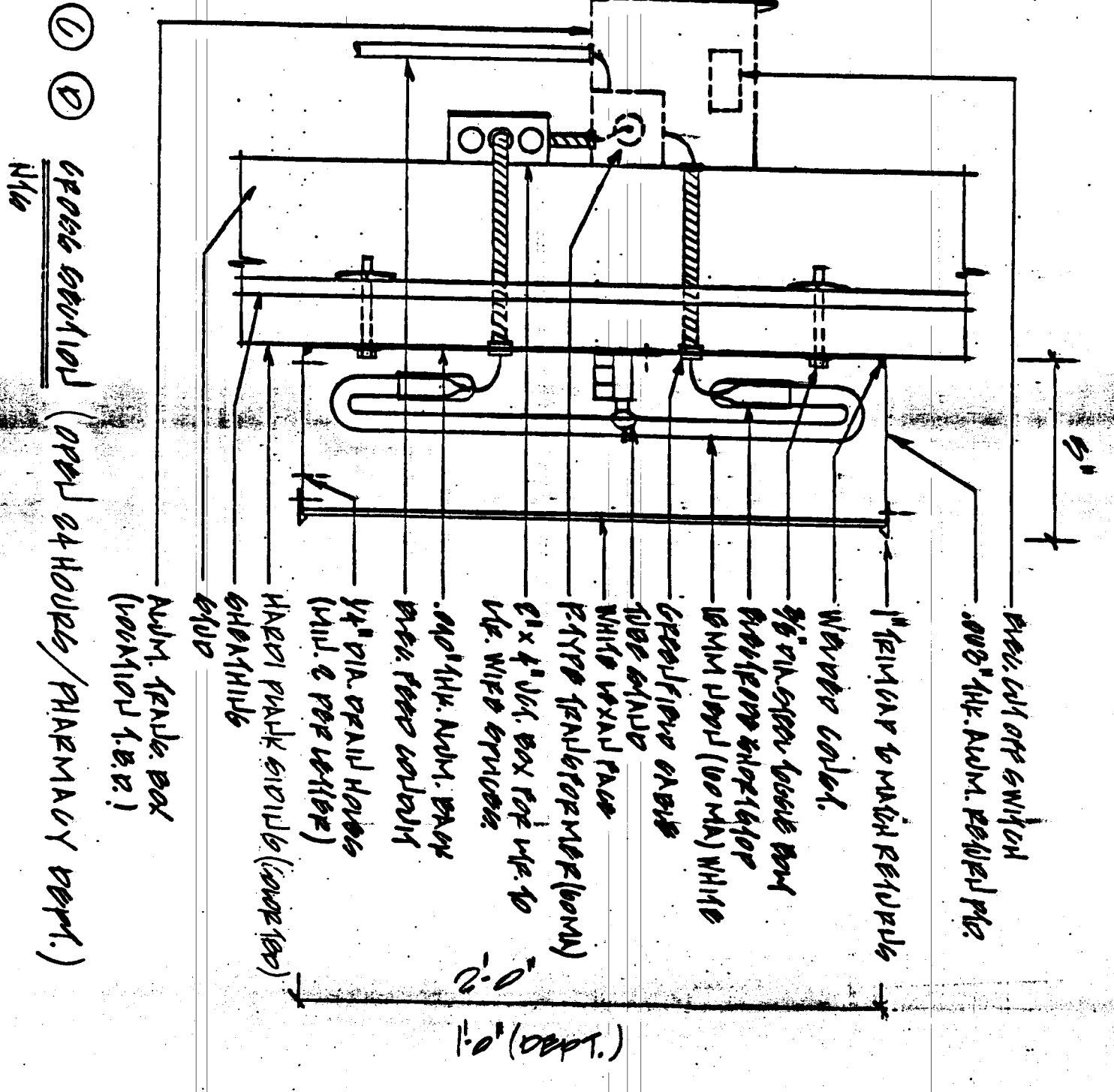
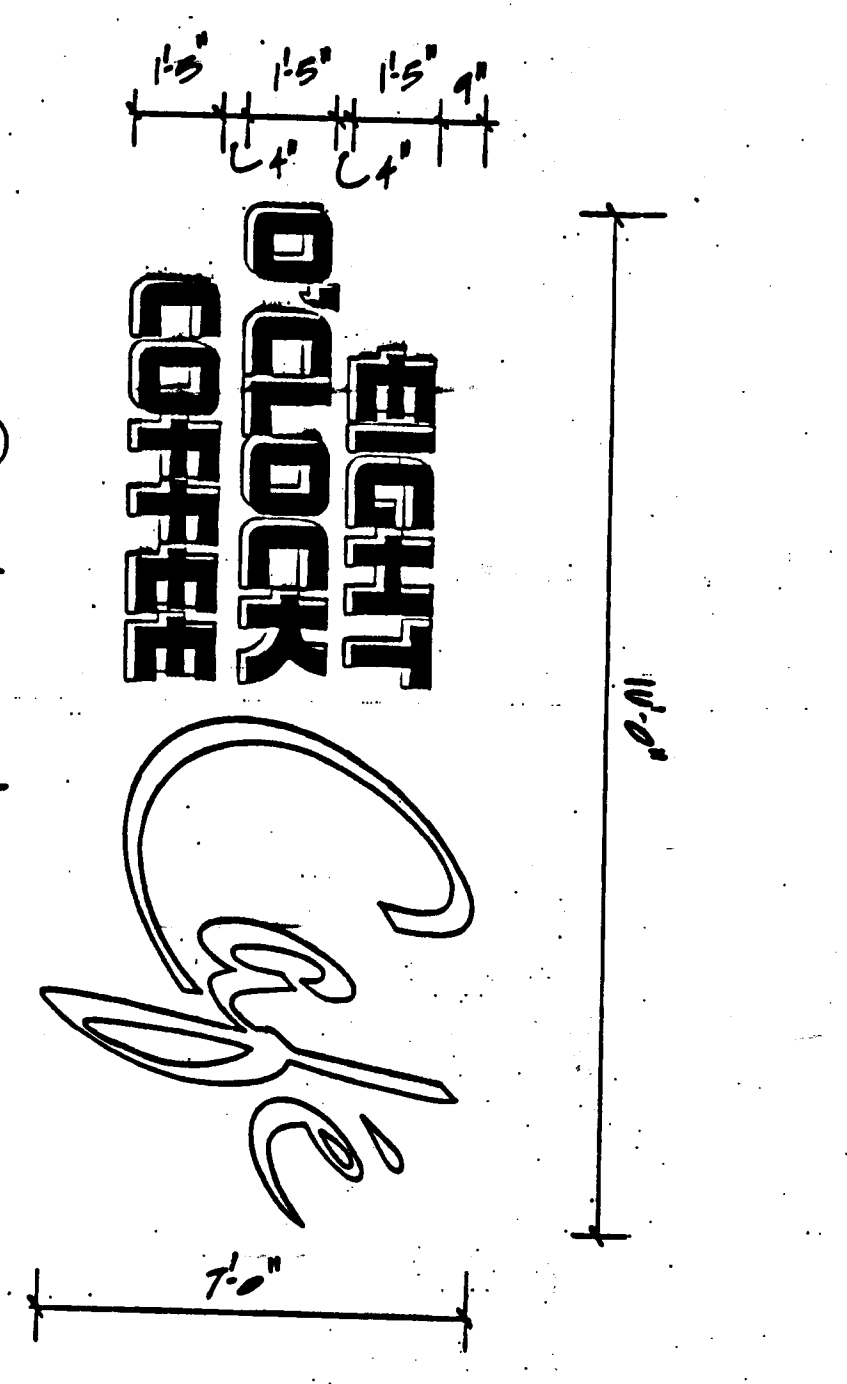
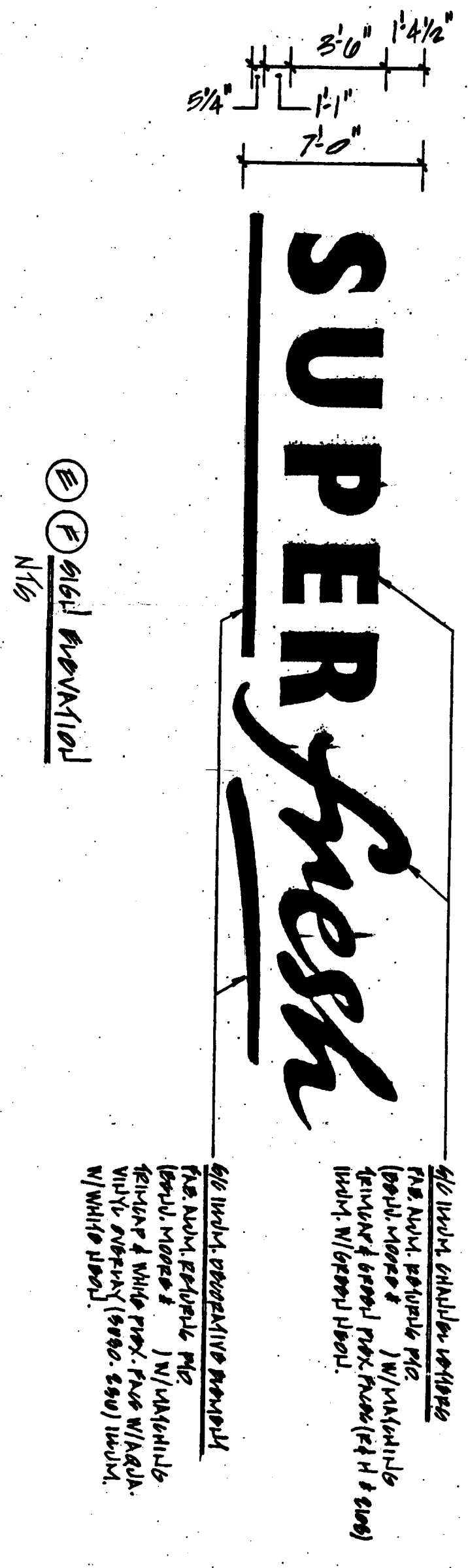
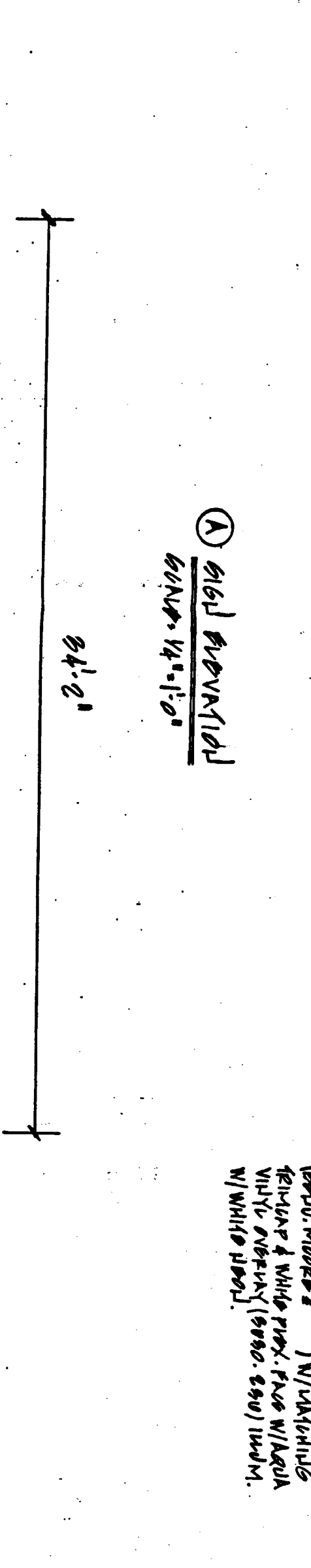
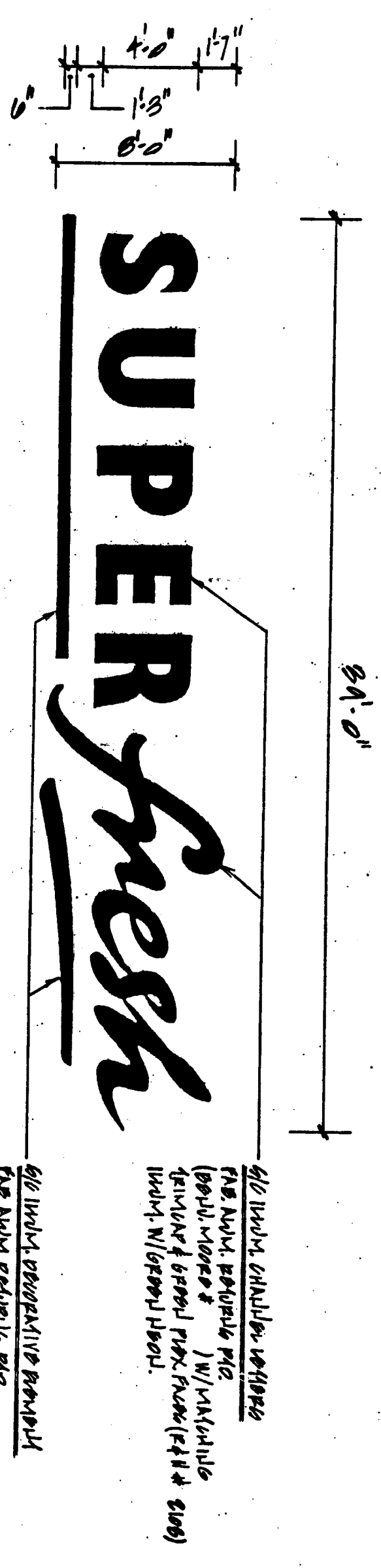
Very truly yours,

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

My telephone number is _____

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

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



VOLTAGE TO BE VERIFIED

NOTE: 1. Shop contractor must provide shop drawings for A&P approved before fabrication work. 2. This drawing was prepared based on the information that was available at the time it was prepared. 3. The drawing was prepared for bidding purposes only and may change without notice. 4. All measurements and dimensions must be field verified. 5. All items are to be manufactured & installed as per A&P & U.L. specifications. 6. Shop to use U.L. approved materials. 7. All welds must be in accordance with A&P specifications. 8. All field fabrication to be performed by union personnel with proper training. 9. 1 year unconditional warranty from date of installation required.

ALL LETTERS TO BE FABRICATED & INSTALLED PER U.L. & A&P SPECIFICATIONS & BEAR THE U.L. LABEL

BEFORE FABRICATION:

IT IS MANDATORY THAT FIELD SURVEYS AND SHOP DRAWINGS ARE PROVIDED TO THE A & P DESIGN DEPT. FOR APPROVAL.

PRELIMINARY DRAWING

NOT FOR FABRICATION

1. **OWNER:** PHOENIX COFFEE ROASTERS, INC.

2. **DESIGNER:** A&P DESIGN DEPT.

3. **DATE:** 1/14/00

4. **SCALE:** 1/8" = 1'-0"

5. **PROJECT:** NEW STORE

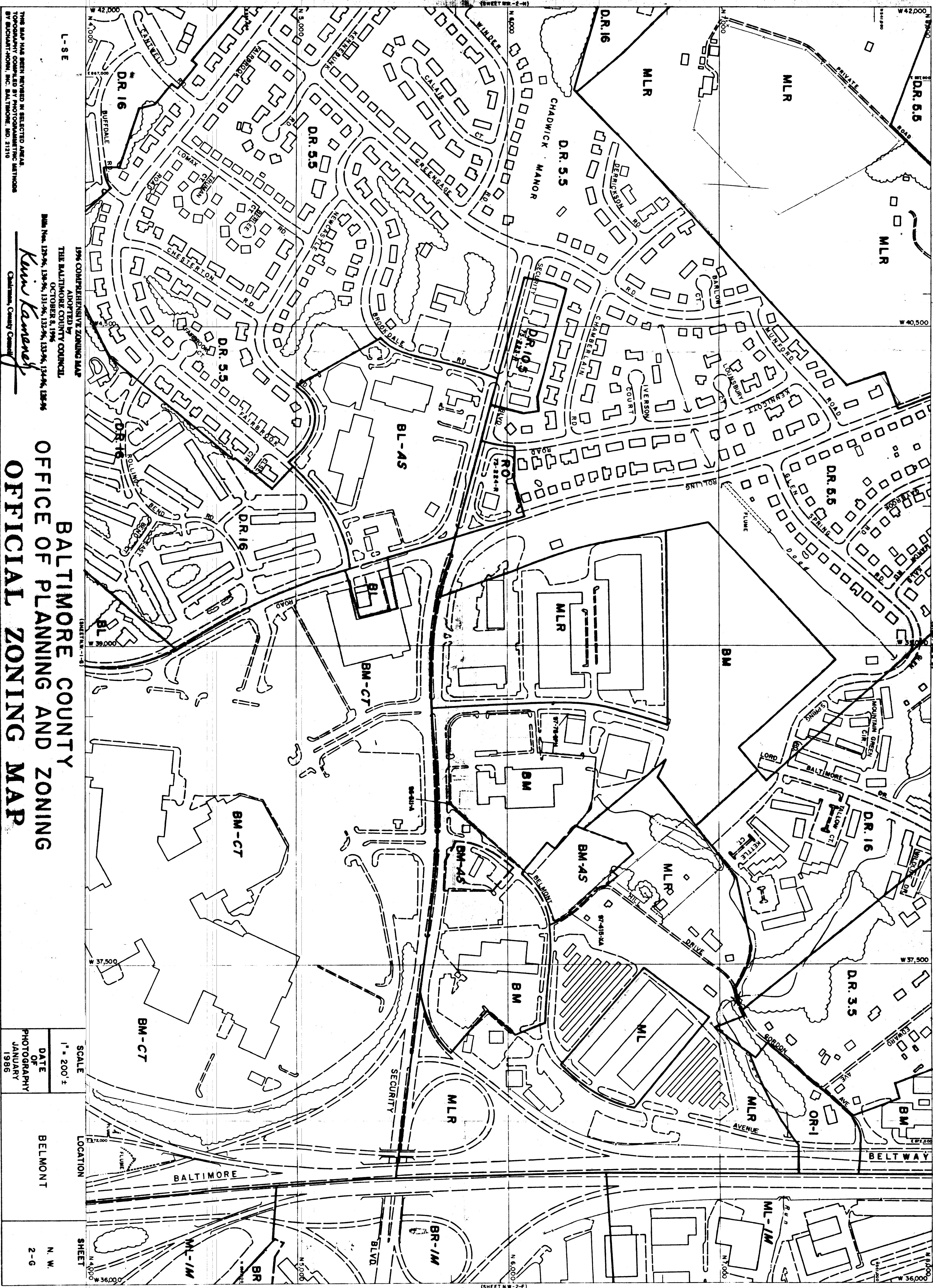
6. **STORE NO.:** 100

7. **STORE NAME:** PHOENIX COFFEE ROASTERS, INC.

8. **STORE ADDRESS:** 1000 N. 10TH AVE., PHOENIX, AZ 85006

9. **STORE PHONE:** (602) 254-1000

10. **STORE FAX:** (602) 254-1001



NW 2-6