

IN RE: PETITION FOR VARIANCE
E/S Belair Road, 500' N centerline of
Chapel Road (Perry Hall Marketplace)
11th Election District
5th Councilmanic District
(9639 Belair Road)

Gustine Perry Hall Associate, Ltd.,
Legal Owners
and
Safeway, Inc.
Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-263-A

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*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Gustine Perry Hall Associates, Ltd. and the contract purchaser/lessee of the site, Safeway, Inc. The variance request is for property located at 9639 Belair Road, which property is zoned BLR. The variance request is as follows:

1. A variance from Section 450.4.I.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a second wall-mounted sign of 21.75 sq. ft. in lieu of the one wall-mounted sign permitted (Sign #1 -- Sun Trust Bank);
2. A variance from Section 450.4.I.5.d of the B.C.Z.R., to allow a third wall-mounted sign of 22 sq. ft. in lieu of the one wall-mounted sign permitted (Sign #2 -- Starbucks Coffee);
3. A variance from Section 450.4.I.5.d of the B.C.Z.R., to allow a fourth wall-mounted sign of 20.78 sq. ft. in lieu of the one wall-mounted sign permitted (Sign #3 -- One Hour Photo); and
4. A variance from Section 450.4.I.5.d of the B.C.Z.R., to allow a second canopy sign of 33.23 sq. ft. in lieu of the one canopy sign permitted (Sign #4 -- Insignia).

Appearing at the hearing on behalf of the variance requests were Jim Brooks, a representative of Safeway, Inc., David Dresen, David Martin, appearing on behalf of George W. Stephens & Assoc., Inc., the engineering firm who prepared the site plan of the property and

01-263-A
2/23/01
J. J. Jenson

David Karceski, attorney at law, representing the Petitioners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is located on the east side of Belair Road just north of its intersection with Chapel Road. The subject property is proposed to be developed with a Safeway grocery store and accessory retail uses. The particulars of the development of the property are shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. Safeway is constructing a new grocery store on this property and in conjunction therewith has located within its store a Sun Trust Bank, a Starbucks coffee shop, and a One Hour Photo developing store. It is becoming more common to find such ancillary uses within grocery stores. In order to inform the members of the public about these additional uses within the Safeway grocery store, the Petitioner is proposing signage on the exterior façade of their building identifying these additional uses. Details of that signage are shown on Petitioner's Exhibit No. 2, the signage plan which was submitted into evidence at the hearing. This plan has been reviewed by the Office of Planning who does not oppose the granting of the variances herein. This particular method of signage has been used by Safeway at other store locations in and around the Baltimore metropolitan area.

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

To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

COPIES OF THIS DOCUMENT
DATE 2/23/01
BY [Signature]

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

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

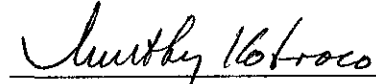
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 23rd day of February, 2001, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance as follows:

1. A variance from Section 450.4.I.5.d of the Baltimore County Zoning Regulations(B.C.Z.R.), to allow a second wall-mounted sign of 21.75 sq. ft. in lieu of the one wall-mounted sign permitted (Sign #1 -- Sun Trust Bank);
2. A variance from Section 450.4.I.5.d of the B.C.Z.R., to allow a third wall-mounted sign of 22 sq. ft. in lieu of the one wall-mounted sign permitted (Sign #2 -- Starbucks Coffee);
3. A variance from Section 450.4.I.5.d of the B.C.Z.R., to allow a fourth wall-mounted sign of 20.78 sq. ft. in lieu of the one wall-mounted sign permitted (Sign #3 -- One Hour Photo); and
4. A variance from Section 450.4.I.5.d of the B.C.Z.R., to allow a second canopy sign of 33.23 sq. ft. in lieu of the one canopy sign permitted (Sign #4 -- Insignia).

be and are hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty
(30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
BALTIMORE COUNTY
ZONING DEPARTMENT
02/23/01
By: R. J. Emerson



Baltimore County
Zoning Commissioner

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

February ²³~~22~~, 2001

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 01-263-A
Property: 9639 Belair Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Copies to:

Mr. Jim Brooks
Safeway, Inc.
4551 Forbes Boulevard
Lanham, MD 20706

Mr. David Martin
George W. Stephens & Assoc., Inc.
1020 Cromwell Bridge Road
Towson, MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 9639 Belair Road (9641-reassign number)
(Perry Hall Market Place) which is presently zoned BLR

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 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.

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:

Safeway, Inc.

Name - Type or Print

By: Tom Castleberry

Signature Tom Castleberry, VP of Real Estate
4551 Forbes Boulevard (301) 918-6661

Address Telephone No.

Lanham MD 20706

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6262

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

Gustine Perry Hall Associates, Ltd.

Name - Type or Print

By: Patrick DeSimone

Signature

Patrick DeSimone, Project Manager

Name - Type or Print

Signature

2100 Wharton Street, S-700 (412) 381-1122

Address Telephone No.

Pittsburgh PA 15203-1942

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire

Name

210 Allegheny Avenue (410) 494-6262

Address Telephone No.

Towson MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By TAC Date 12/27/00

Case No. 01-263 A

REC 9/15/98

SAFEWAY (Store No. 1758)
VARIANCES REQUESTED FOR
PERRY HALL MARKETPLACE

1. Variance from Section 450.4.I.5.d of the Baltimore County Zoning Regulations ("BCZR") to allow a second wall-mounted sign of 21.75 square feet in lieu of the one wall-mounted sign permitted (Sign #1 – SunTrust Bank).
2. Variance from BCZR Section 450.4.I.5.d to allow a third wall-mounted sign of 22 square feet in lieu of the one wall-mounted sign permitted (Sign #2 – Starbucks Coffee).
3. Variance from BCZR Section 450.4.I.5.d to allow a fourth wall-mounted sign of 20.78 square feet in lieu of the one wall-mounted sign permitted (Sign #3 – One Hour Photo).
4. Variance from BCZR Section 450.4.I.5.d to allow a second canopy sign of 33.23 square feet in lieu of the one canopy sign permitted (Sign #4 – Insignia).

TO1DOCS1/#107766 v1

01-263 A

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Belair and Chapel Roads



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90604

DATE

12-27-00

ACCOUNT

20016130

AMOUNT

\$ 250.00

RECEIVED
FROM:

Venable, Baetjer & Howard

FOR:

Variance - Safeway Inc

9639 Belvoir Rd 41-26317

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAID 12/27/2000 12/27/2000 10:00 AM

PO 4502 CASHIER 0001 1401 000000

Dept 5 500 ZONE 1001000000

Receipt # 105561

CP NO. 09074

Receipt Tot

250.00

250.00

00.00

Baltimore County, Maryland

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: #01-263-A

9639 Belair Road

E/S Belair Road, 500' N of centerline Chapel Road (Perry Hall Marketplace)

11th Election District - 5th Councilmanic District

Legal Owner(s): Gustine Perry Hall Associates, Ltd.

Contract Purchaser, Safeway, Inc

Variance: to allow 4 (3 additional) wall-mounted signs (21.75 square feet, 22 square feet and 20.78 square feet), all in lieu of the permitted 1 wall-mounted sign; and to allow a second canopy sign (33.23 square feet) in lieu of the permitted 1 canopy sign.

Hearing: Wednesday, February 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/1/799 Jan 30

C447378

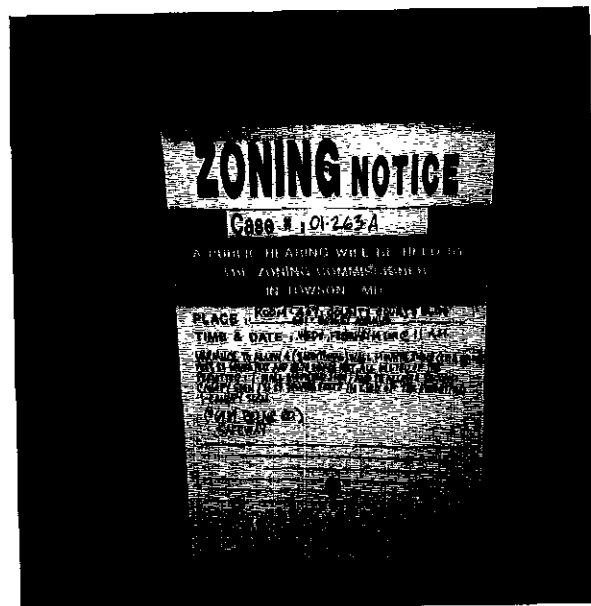
CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/14, 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.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING



01-263-A

SAFEWAY - VBH
#6939 BELAIR RD CL-2/14/01

CERTIFICATE OF POSTING

RE: Case No.: 01-263-A

Petitioner/Developer SAFEWAY, ETAL
C/O VENABLE

Date of Hearing/Closing 2/14/01

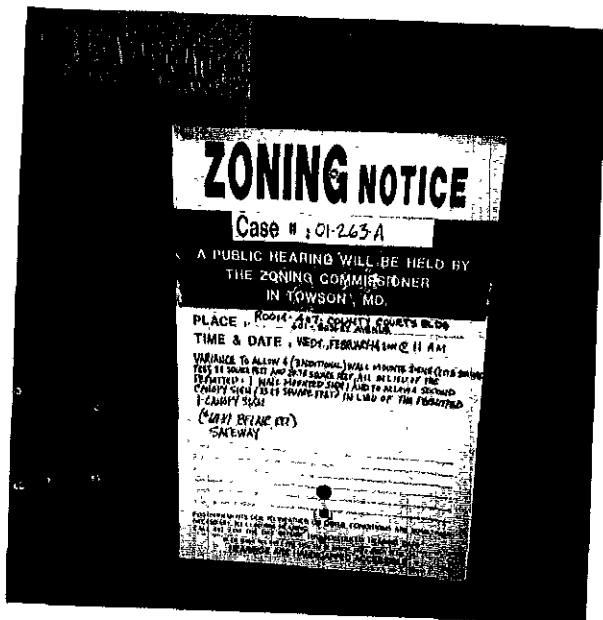
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 #6939 BELAIR RD.

The sign(s) were posted on 1/25/01
..(Month, Day, Year)



Sincerely,

Patricia M. O'Keefe 1/25/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

01-263-A

6939 SAFEWAY - VBH
BELAIR RD CL-2/14/01

RE: PETITION FOR VARIANCE
9639 Belair Road, E/S Belair Rd,
500' N of c/l Chapel Rd
11th Election District, 5th Councilmanic

Legal Owner: Gustine Perry Hall Associates, Ltd.
Contract Purchaser: Safeway, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-263-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 Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, 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: 01-263-A

9639 Belair Road

E/S Belair Road, 500' N of centerline Chapel Road (Perry Hall Marketplace)

11th Election District – 5th Councilmanic District

Legal Owner: Gustine Perry Hall Associates, Ltd

Contract Purchaser: Safeway, Inc.

Variance to allow 4 (3 additional) wall-mounted signs (21.75 square feet, 22 square feet and 20.78 square feet), all in lieu of the permitted 1 wall-mounted sign; and to allow a second canopy sign (33.23 square feet) in lieu of the permitted 1 canopy sign.

HEARING: Wednesday, February 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Arnold Jablon". Below the signature, the initials "G.D.Z." are written.

Arnold Jablon
Director

C: Robert A. Hoffman, Venable Baetjer and Howard LLP, 210 Allegheny Avenue,
Towson 21204
Patrick DeSimone Project Manager, Gustine Perry Hall Assoc LTd, 2100 Wharton
Street S-700, Pittsburgh PA 15203
Tom Castleberry VP, 4551 Forbes Blvd, Lanham 20706

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 30, 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:

Robert A. Hoffman Esquire
Venable Baetjer and Howard LLP
210 Allegheny Avenue
Towson MD 21204

410 494-6262

NOTICE OF ZONING HEARING

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CASE NUMBER: 01-263-A

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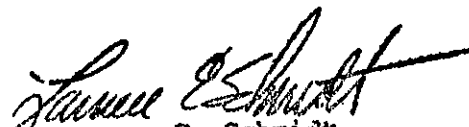
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HEARING: Wednesday, February 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
G D Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

Robert A Hoffman
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-263-A, 9639 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 27, 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

652

WCR: gdz

Enclosures

C: Patrick DeSimone Project Mgr, Gustine Perry Hall Assoc, Ltd, 2100 Wharton Street
S-700, Pittsburgh PA 15203
Tom Castleberry VP, Safeway Inc, 4551 Forbes Boulevard, Lanham 20706
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

FROM: *Pub* 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 9, 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: SEE BELOW

Location: DISTRIBUTION MEETING OF January 8, 2001

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:

253, 256, 258, 259, 260, 261, 263, 264, 265

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



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

Jeri
2/14

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

JAN 26

SUBJECT: 9639 Belair Road

INFORMATION:

Item Number: 01-263

Petitioner: Gustine Perry Hall Associates, Ltd.

Zoning: BLR

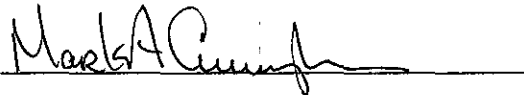
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request for four variances from Section 450.4.1.5.d of the Baltimore County Zoning Regulations to allow a second wall-mounted sign of 21.75 square feet in lieu of the permitted one sign; to allow a third wall-mounted sign of 22 square feet in lieu of the permitted one wall-mounted sign; to allow a fourth wall-mounted sign of 20.78 square feet in lieu of the permitted one wall-mounted sign; and to allow a second canopy sign of 33.23 square feet in lieu of the one permitted canopy sign.

This office worked for more than 10 years to revise the sign regulations. The primary purpose of this endeavor was to minimize the sign clutter that undermines the aesthetic appeal of Baltimore County's commercial corridors. The provisions included in Section 450 were developed in consultation with an advisory group that consisted of industry as well as community representatives. These regulations were considered to be fair and reasonable by the members of the advisory group, the Planning Board, and the County Council at the time of adoption.

Prepared by:



Section Chief:
AFK:MAC:



Jim
2/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 12, 2001

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

FEB 13

SUBJECT: 9639 Belair Road

INFORMATION:

Item Number: 01-263

Petitioner: Gustine Perry Hall Associates, Ltd.

Zoning: BLR

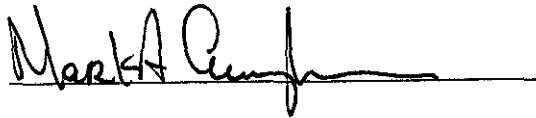
Requested Action: Variance

AMENDED COMMENT

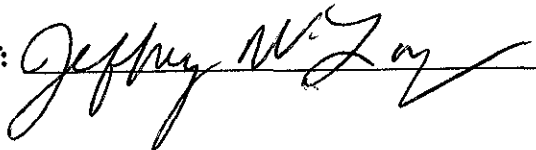
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has met with the petitioner's representative, Robert Hoffman, who indicated the proposed signs are necessary in order to provide indication that the Sun Trust Bank and the Starbucks Coffee shop are located within the Safeway Store. As these sites have no independent access to the parking lot, it is essential that small signs be placed on the façade of the Safeway Store. Given the circumstances and the scale of the signs, the Office of Planning does not oppose the relief requested by the applicant.

Prepared by:



Section Chief:
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

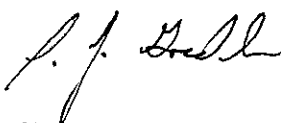
RE: Baltimore County
Item No. 263 TAG

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 1, 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).

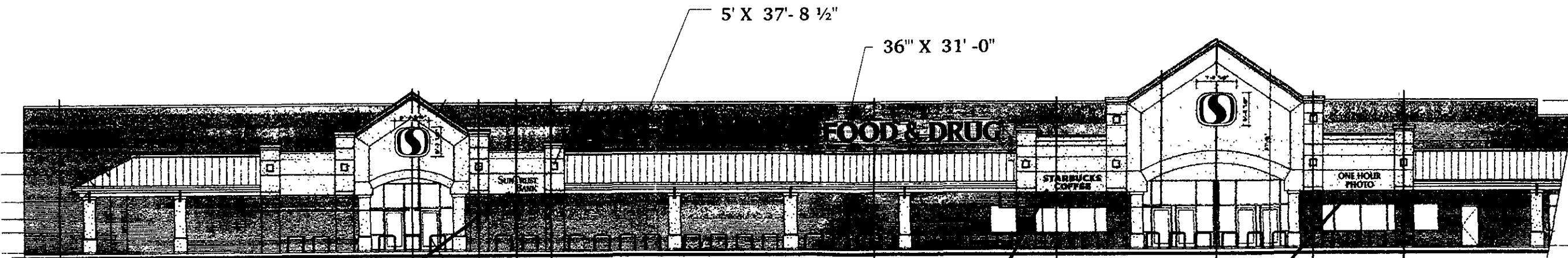
Very truly yours,


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



7'-3"

16"

**SUNTRUST
BANK**

16"

7'-9 1/2"

13 1/2"

**ONE HOUR
PHOTO**

5"

9'-8"

12"

**STARBUCKS
COFFEE**

Per Ex 2

A SUBSIDIARY OF
LOCKWOOD SIGN GROUP

LOCKWOOD
SIGN GROUP

9125 - L. Whiskey Bottom Rd
Lynch, MD 20723
301.604.2600 phone
301.604.9407 fax
lockwood@lmsigngroup.com

CLIENT



Perry Hall Market Place

SALESPERSON

David D

DESIGNER

Delancy

WORK ORDER

REVISIONS

NO.	BY	DATE
△		
△		
△		
△		
△		

ISSUE DATE

9/5/00

APPROVED BY

Sales

Estimating

Production

Project Mgr

FILE NAME

1503

PAGE

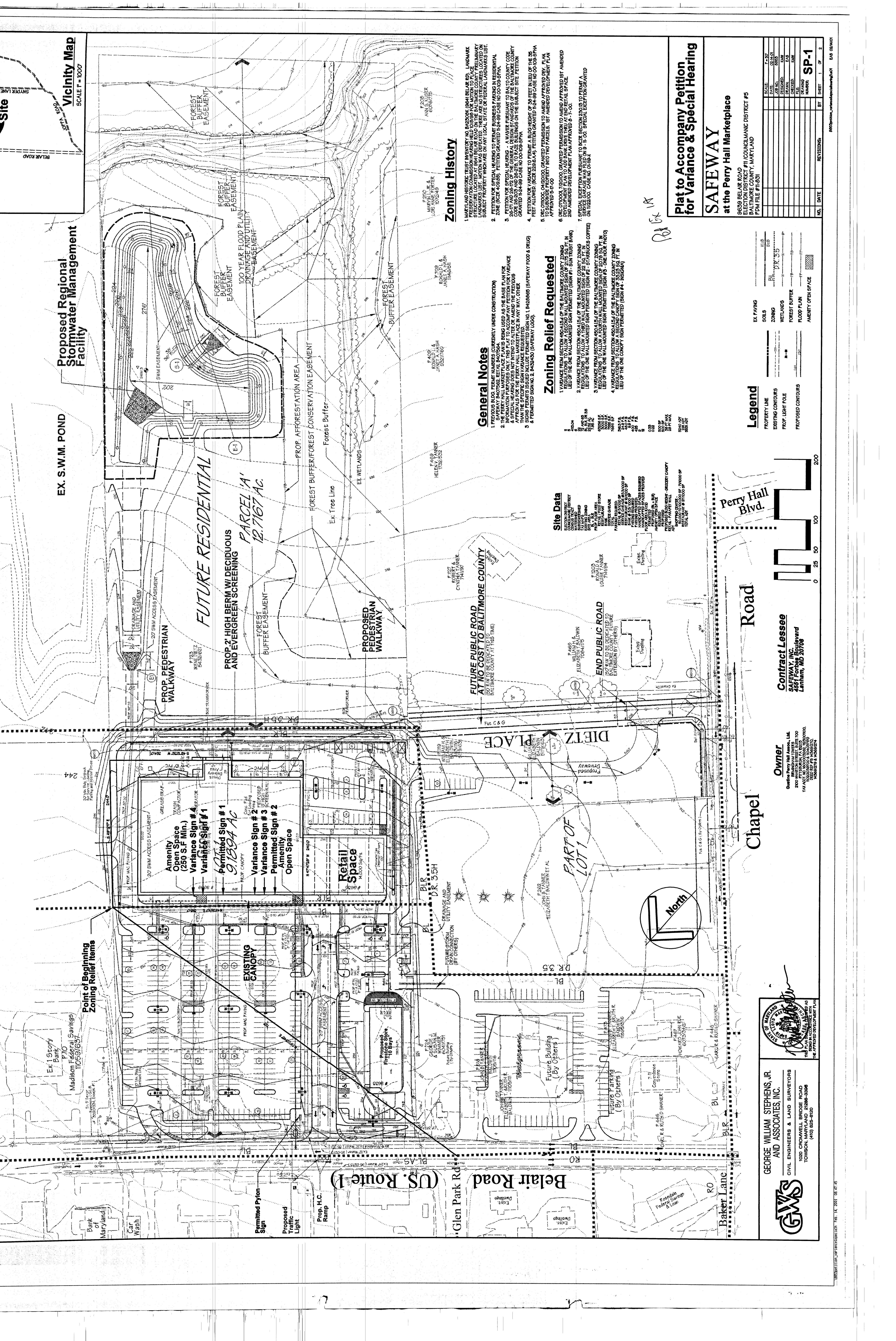
1

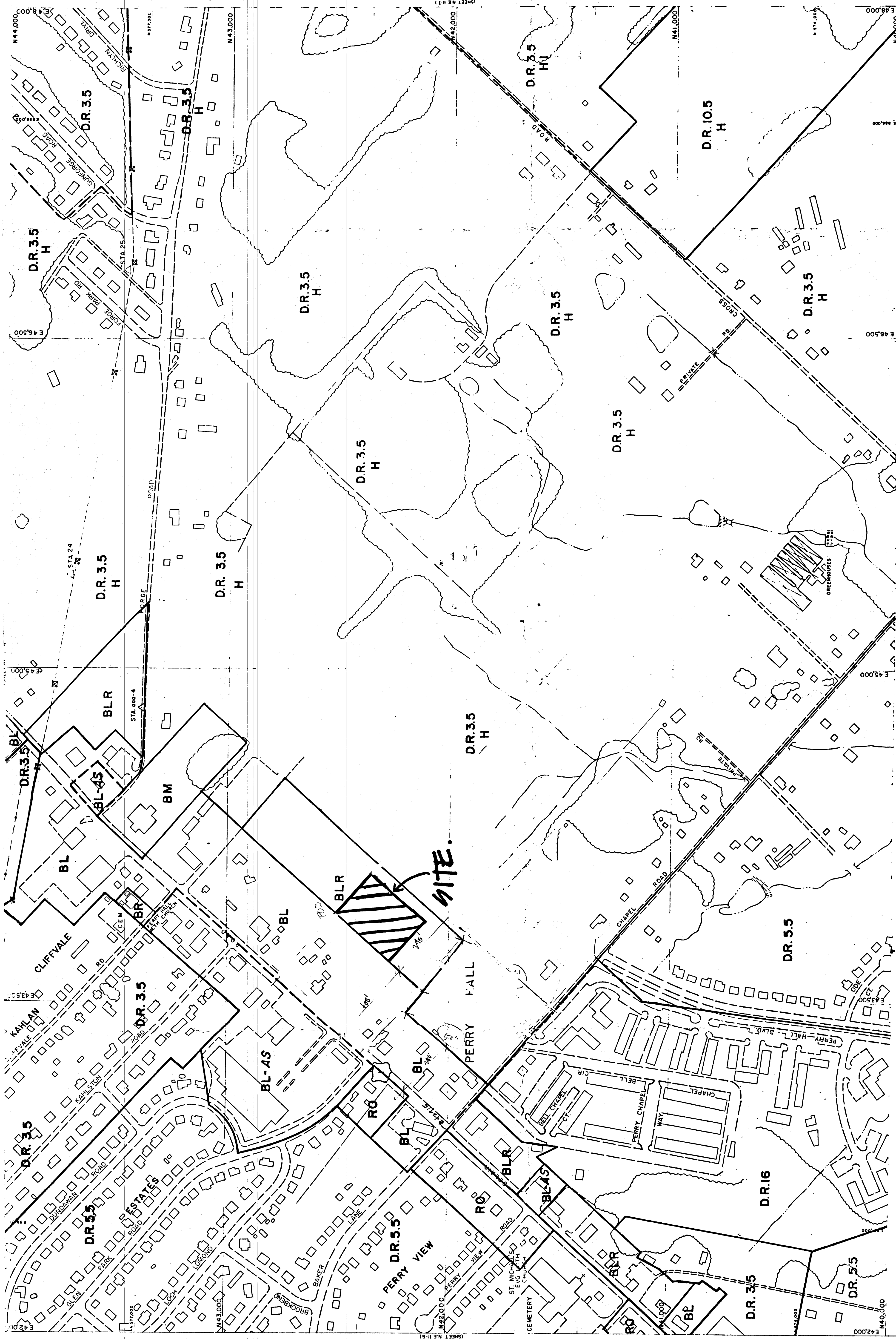
Owner
Guadine Perry Hall Assoc., Ltd.
BRIMINGHAM TOWERS
2100 WHARTON STREET, SUITE 700
PITTSBURGH, PA 15205
/NY AGT. NO. 1600003282, 123500100,
10200039700 & 104003770
DEED REF. #S 145691270,
145691271 & 145691274

Age Group	Percentage
0-25	10
25-50	100
50-100	100
100+	200

[illegible]

1A
Ex
D





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	NE.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	II-H

Q - SW Q - SE
M - NW M - NE

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

01-263A