

IN RE: PETITION FOR VARIANCE
W/S Waltham Woods Road and S/S
Perring Parkway, 233' N of Joppa Road
(North Plaza Mall)
9th Election District
6th Council District

Estate of Leonard Stulman, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-382-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Estate of Leonard Stulman, Frank T. Gray, Walter D. Pinkard, Jr., and Shale D. Stiller, by Scott Kessler on behalf of North Plaza Associates Limited Partnership, Contract Lessees, through their attorney, Gordon L. Peltz, Esquire. The Petitioners request relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1,595 spaces in lieu of the required 1,857 spaces for the proposed redevelopment of the subject site. 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 in support of the request were Owen Daly, III, on behalf of Colliers Pinkard, co-owner of the subject property, and Scott A. Kessler, a representative of North Plaza Associates Limited Partnership, Contract Lessees of the subject property. Also appearing in support of the request were Roby Reece, Maintenance Division, North Plaza Mall; Richard L. Smith with KCI Technologies, Inc., who prepared the site plan for this property; and, Gordon L. Peltz, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of a gross area of 31.57 acres, more or less, split zoned B.L. and B.L.-A.S., and is the site of the North Plaza Mall shopping center which has existed on the property since the 1970s. Two of the major tenants at that time were Hechinger's and Value Food, both of which have closed due to bankruptcy. Several other tenants have moved from the premises, and many of the retail spaces within the strip shopping center are currently vacant. Presently, only a few small retail stores remain on the premises, including a K-Mart, a Subway fast food restaurant, Ground Round Restaurant, dry cleaners, florist, medical offices, and a bank. Testimony indicated that the nature of shopping centers has changed in recent years and many mall-type shopping centers have been converted to house "big box" chain stores. The Petitioners propose to redevelop the subject site and increase the amount of leasible space. Testimony indicated that a Safeway store will be moved into the old Hechinger site, a 20,000 sq.ft. addition will be added to the existing K-Mart store, and a new restaurant will be moved into the Ground Round pad site. In addition, the parking lot and traffic movement through the site will be reoriented to promote safety and convenience for the customers. Specifically, the parking field in front of the Safeway store is being reoriented so that its customers will not have to cross a traffic aisle to access the store. Moreover, larger parking spaces (9 feet wide) are proposed to provide easier access and negotiation for both motorists and customers with shopping carts. In addition, a landscaping plan, which was recently submitted and approved by the County's landscape architect, will be implemented. As a result of the proposed improvements and reorientation of the parking field and travelways within the shopping center complex, the requested variance is necessary. Testimony indicated that in all the years that North Plaza Mall has existed, there has never been a parking problem. In fact, Mr. Roby Reese, who has been with the Maintenance Division of the

ORDER RECEIVED FOR FILING

Date 5/16/01

By [Signature]

North Plaza Mall for many years, indicated that only 65% of the parking lot has ever been full, even during the Holiday season and special event sales. Thus, it appears that the relief requested can be granted without detriment to the surrounding locale.

Based upon the testimony and evidence presented, I am persuaded to grant the requested variance. It is clear that strict compliance with the parking regulations would be unreasonably burdensome, and that the variance is necessary for the revitalization of the shopping center. The proposed improvements will bring new life to the mall and increase the viability of the businesses located therein. Moreover, it is clear that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale.

It is to be noted, however, that the Office of Planning requested that building elevation drawings of the proposed improvements be submitted for their review to determine if any buffering of adjacent residential properties is necessary. I am satisfied that the concerns raised by the Office of Planning will be met by the landscaping to be provided and thus, I will not require that building elevation drawings be submitted for their review.

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 this 16th day of May, 2001 that the Petition for Variance seeking relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1,595 spaces in lieu of the required 1,857 spaces for the proposed redevelopment of the subject site, 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) Landscaping of the subject site shall be in accordance with the landscape plan reviewed and approved by the County's Landscape Architect.
- 3) When applying for any permits, 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

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/16/01
By [Signature]



Baltimore County
Zoning Commissioner

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

May 15, 2001

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Waltham Woods Road and S/S Perring Parkway, 233' N of Joppa Road
(North Plaza Mall)
9th Election District – 6th Council District
Estate of Leonard Stulman, et al - Petitioners
Case No. 01-382-A

Dear Mr. Peltz:

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. Scott Kessler, North Plaza Assoc. L.P.
1147 Donnington Circle, Towson, Md. 21204
Mr. Owen Daly, III, Colliers Pinkard
100 Light Street, Suite 1400, Baltimore, Md. 21202
Mr. Richard L. Smith, KCI Technologies, Inc.
10 North Park Drive, Hunt Valley, Md. 21030
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8810-8980 Waltham Woods Road
which is presently zoned BL & BL-AS

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) Section 409.6 A 2

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

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:

North Plaza Associates Ltd. Ptrshp.

SCOTT A. KESSLER

Name - Type or Print

Scott A Kessler

Signature

c/o Mr. Scott Kessler

Address 1147 Donnington Circle Telephone No.

Towson, Maryland 21204

City State Zip Code

Attorney For Petitioner:

Gordon L. Peltz, Esquire

Name - Type or Print

[Signature]

Signature

N/A

Company

105 Ware Avenue (410) 296-3454

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

Estate of Leonard Stulman

FRANK T. GRAY

Name - Type or Print

WALTER D. PINKARD JR

Signature

Walter D. Pinkard Jr

Name - Type or Print

SHALE D. STILLER

Signature

[Signature]

Personal Representatives

Address c/o Mr. Scott Kessler Telephone No.

1147 Donnington Circle

City State Zip Code

Towson, Maryland 21204

Representative to be Contacted:

Gordon L. Peltz, Esquire

Name 410-256-1421

105 Ware Avenue (410) 296-3454

Address Telephone No.

Towson, MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BSL Date 3/27/01

ORDER RECEIVED FOR FILING

Case No. 01-382-A

Date 3/16/01 By [Signature]

By [Signature]

Attachment to Petition for Variance/North Plaza Mall

8810-8980 Waltham Woods Road

North Plaza Mall (North Plaza), in order to remain a viable neighborhood shopping center in competition with the "big box" complexes, has had to reinvent and restructure itself. This restructuring included the renovation of the interior mall space, constructing a new building facade, a proposed expansion of the existing Kmart store and the addition of new major tenants. The said restructuring is under way and the proposed increase in floor area and necessary parking area re-striping required for tenant relocation has resulted in the need for a variance of 262 spaces (1595 spaces in lieu of 1857 spaces). The practical difficulties and undue hardship requiring the variance results from the fact that there is no additional space or land available on which to locate such parking spaces.

c:\aadaily\daily\nppetvr2.223

DESCRIPTION
NORTH MALL

This description is to accompany the petition for a parking variance on the said North Mall property.

Beginning for the same at a point on the west side of Waltham Woods Road; said point of beginning being 233' more or less north of the center line of Joppa Road. Thence leaving said Waltham Woods Road and binding on the North Mall property lines the following courses and distances:

(1) North $59^{\circ} 13' 30''$ west 246.15' to a point; thence (2) south $30^{\circ} 46' 30''$ west 92.40' to a point; thence (3) north $23^{\circ} 07' 30''$ west 125.00' to a point; thence (4) south $66^{\circ} 52' 30''$ west 200.00' to a point; thence (5) N $23^{\circ} 07' 30''$ west 471.12' to a point; thence (6) south $66^{\circ} 52' 30''$ west 35.91' to a point; thence (7) north $30^{\circ} 33' 24''$ east 3.03' to a point; thence (8) by a curve to the right with a radius of 2754.79' and an arc length of 81.85' and with a chord of N $31^{\circ} 24' 28''$ east 81.85' to a point; thence (9) north $57^{\circ} 44' 27''$ west 10.00' to a point; thence (10) by a curve to the right with a radius of 2764.79' and an arc length of 1,442.35' and with a chord of north $47^{\circ} 12' 15''$ east 1426.05' to a point; thence (11) north $62^{\circ} 08' 58''$ east 155.48' to a point, thence (12) north $84^{\circ} 06' 36''$ east 66.85' to a point, thence (13) south $75^{\circ} 17' 27''$ east 34.01' to intersect the north side of Waltham Woods Road; thence binding on the north and west side of Waltham Woods Road the following courses and distances to the point of beginning (14) south $27^{\circ} 51' 02''$ east 204.21'; thence (15) by a curve to the right with a radius of 630.89' and an arc length of 645.00' and with a chord of south $01^{\circ} 26' 16''$ west 617.27' to a point; thence (16) south $30^{\circ} 43' 35''$ west 308.17'; thence (17) by a curve to the right with a radius of 660.00 and an arc length of 283.56' and with a chord of south $43^{\circ} 02' 05''$ west 281.39' to a point; thence (18) south $55^{\circ} 20' 35''$ west 114.75; thence (19) by a curve to the left with a radius of 740.00 with an arc length of 381.08' and a chord of south $40^{\circ} 35' 31''$ west 376.84 to the point of beginning.

Containing 31.57 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93075

DATE 3/27/01 ACCOUNT R001-006-0150

AMOUNT \$ 250.00

RECEIVED FROM: Gordon H2 -

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/27/2001 3/27/2001 10:19:44

REF: 0002 CASHIER LUIL LNW DRAWER 3

RECEIPT # 173522 OFIN

DATE 5 528 ZONING VERIFICATION

CR NO. 093075

Rept Tot 250.00

250.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

1:00 PM # 382

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: # 01-382-A

8810-8980 Waltham Woods Road W/S Waltham Woods Road, 233' N centerline Joppa Road
9th Election District-6th Councilmanic District

Legal Owner(s): Frank T. Gray, Walter D. Pinard Jr. & Shale D. Stiller

Contract Purchaser: North Plaza Associates Ltd Partnership.

Variance: to approve 1595 parking spaces in lieu of the required 1857 spaces.

Hearing: Thursday, May 10, 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.

4/28/01 Apr. 26

C464680

CERTIFICATE OF PUBLICATION

4/26/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/26/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

01-382-A

RE: Case No.

382
01-282-A

Petitioner/Developer STOLMAN, ETAL

90 - PETTE, ESQ

Date of Hearing/Closing 5/10/01

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 FOUR ONSITE

ENTRANCE LOCATIONS - WALTHAM WOODS RD.
PEDDING PKWY

The sign(s) were posted on

4/19/01
(Month, Day, Year)

Sincerely,

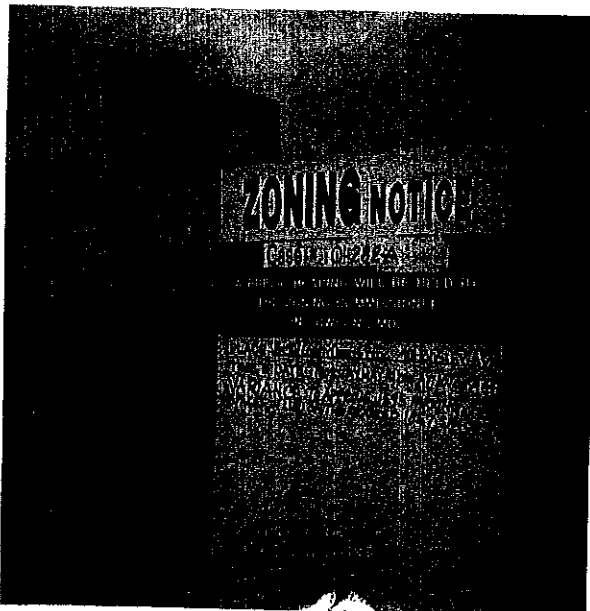
Patrick M. O'Keefe 4/18/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857.
(Telephone Number)



Amth.

01-282-A
P.P.W. 9 WALTHAM WOODS RD.
5/10/01

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-382-A

Petitioner: ESTATE OF LEONARDSTULMAN / NORTH PLAZA ASSOCIATES

Address or Location: NORTH PLAZA MALL 40 SCOTT KESSLER 1147 DONNINGTON CIRCLE 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: GORDON L. PELTZ, ATTORNEY

Address: 105 WARE AVENUE

TOWSON, MD 21204

Telephone Number: 410-296-3454



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

April 11, 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: 01-382-A

8810-8980 Waltham Woods Road

W/S Waltham Woods Road, 233' N centerline Joppa Road

9th Election District – 6th Councilmanic District

Legal Owners: Frank T Gray, Walter D Pinard Jr & Shale D Stiller

Contract Purchaser: North Plaza Associates Ltd Partnership

Variance to approve 1595 parking spaces in lieu of the required 1857 spaces.

HEARING: Thursday, May 10, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

GDZ
Arnold Jablon
Director

C: Gordon L Peltz, Esquire, 105 Ware Avenue, Towson 21204
Frank T Gray, Walter D Pinkard Jr, Shale D Stiller, Estate of Leonard Stulman,
C/o Scott Kessler, 1147 Donnington Circle, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 25, 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, April 26, 2001 Issue – Jeffersonian

Please forward billing to:

Gordon L Peltz
105 Ware Avenue
Towson MD 21204

410 296-3454

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: 01-382-A

8810-8980 Waltham Woods Road

W/S Waltham Woods Road, 233' N centerline Joppa Road

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Contract Purchaser: North Plaza Associates Ltd Partnership

Variance to approve 1595 parking spaces in lieu of the required 1857 spaces.

HEARING: Thursday, May 10, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT ^{G72}
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

May 4, 2001

Gordon L Peltz Esquire
105 Ware Avenue
Towson MD 21204

Dear Mr. Peltz:

RE: Case Number: 01-382-A, 8810-8980 Waltham Woods Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 27, 2001.

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: Frank T Gray, Walter D Pinkard Sr, Shale D Stiller, Estate of Leonard Stulman, c/o
Scott Kessler, 1147 Donnington Circle, Towson 21204
People's Counsel

file
5/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13 , 2000

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

SUBJECT: 8010 – 8980 Waltham Woods Drive

APR 18

INFORMATION:

Item Number: 01-382

Petitioner: North Plaza Associates Ltd. Partnership

Zoning: BL

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested parking variance providing the following conditions are met:

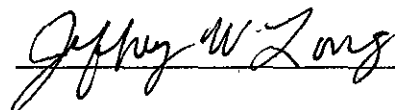
1. The petitioner should provide elevation drawings for the proposed Safeway to this office for review and approval prior to the issuance of any building permits. The drawings should include specific details on the loading dock area. A cross section from Joppa Road should accompany these drawings in order to determine whether additional screening is needed.
2. Provide sign details of any additional free standing signs.

Prepared by:



Section Chief:

AFK: MAC





Baltimore County
Fire Department

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

April 12, 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 APRIL 9, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS IN REGARD TO THE FOLLOWING ITEM #'S.

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

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

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 5 . 0 1

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

RE: Baltimore County
Item No. 382 B2

Dear Ms. Jackson:

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

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

Very truly yours,

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

RE: PETITION FOR VARIANCE
8801-8980 Waltham Woods Road,
W/S Waltham Woods Rd, 233' N of c/l Joppa Rd
9th Election District, 6th Councilmanic

Legal Owner: Frank Gray, Walter Pinkard, Jr.
& Shale Stiller
Contract Purchaser: North Plaza Assoc. L.P.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-382-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



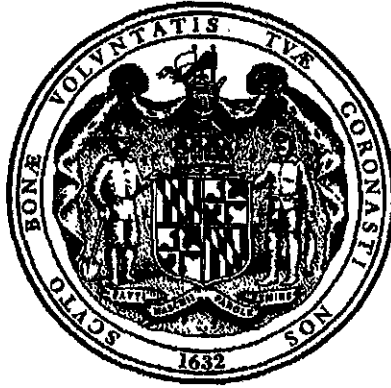
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Gordon L. Peltz, Esq., 105 Ware Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 110579

I certify that administration of the Estate of
LEONARD STULMAN

was granted on the 6th day of March, 2000

to FRANK T GRAY, SHALE D STILLER AND WALTER D PINKARD JR

as personal representative(s) and the appointment is in effect

this 8th day of March, 2000

☒ Will probated 03/06/2000
& CODICILS (date)
☐ Intestate estate.

Grace G. Connolly
GRACE G. CONNOLLY
Register of Wills for

Baltimore County

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD L SMITH

KCI TECHNOLOGIES, INC.
10 NORTH PARK DR. 21030

SCOTT A. KESSLER

NORTH PLAZA ASSOC. LTD PART
1147 DONNINGTON CIRCLE
TOWSON MD 21204

OWEN DALY, III

COLLIERS PINKARD

100 LIGHT ST. SUITE 1400

BALTO., MD. 21202

BOBY REECE

NORTH PLAZA MALL

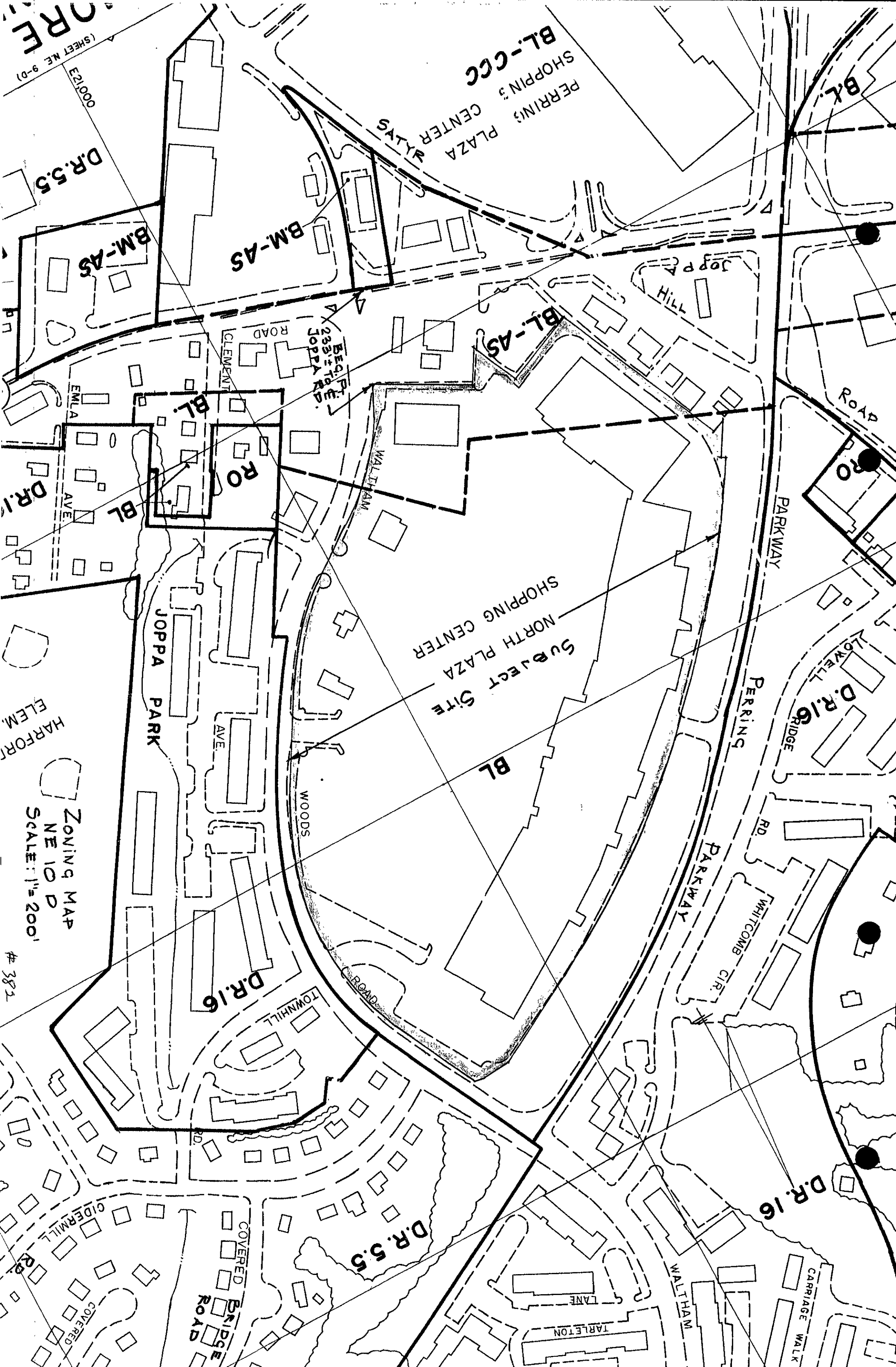
8866 BALTO MD

GORDON L. PELTZ CITY

105 WARE AVE

TOWSON, MD 21204

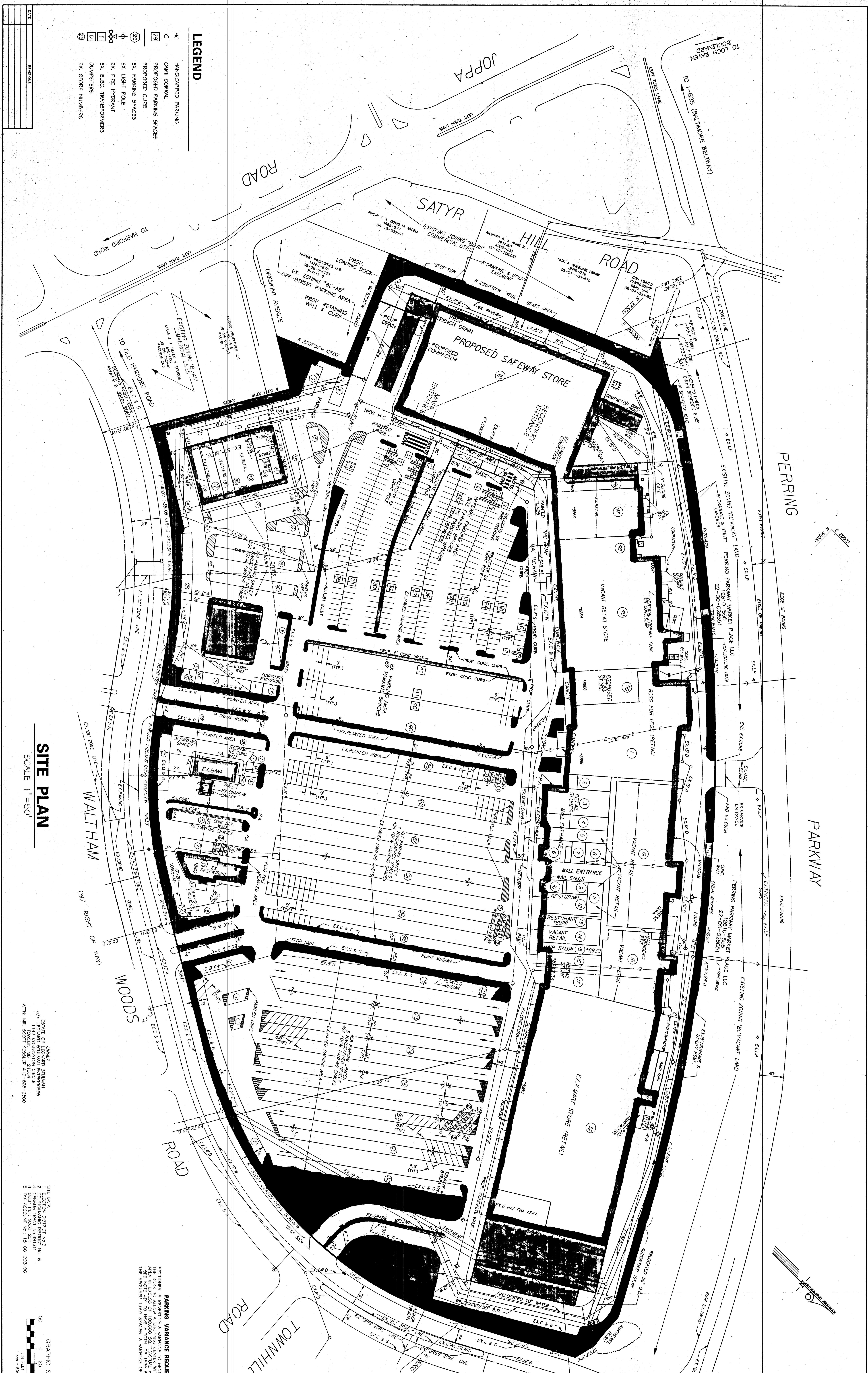






Scale: 1"=200'

Pub No 2



SITE PLAN

SCALE 1"=50

OWNER
ESTATE OF LEONARD STULMAN
c/o LEONARD STULMAN ENTERPRISES
1147 DONNINGTON CIRCLE
TOWSON, MD 21204
ATTN: MR. SCOTT KESSLER 410-828-6600

SITE DATA

1. ELECTION DISTRICT No.9
2. COUNCILMANIC DISTRICT No. 6
3. CENSUS TRACT No.491.01
4. DEEP REF: 9350-201
5. TAX ACCOUNT No.: 18-00-003190

GRAPHIC SCALE
0 25
1 IN FEET